

BICKFORD TOWNHOMES UNIT LOT SUBDIVISION – 30 UNITS NOTICE OF DECISION

City File #15-18-PP

Description of Proposal: 30-unit Preliminary Unit Lot Subdivision on an approximately 3.25-acre site. The proposal includes a new public roadway, utility and infrastructure improvements, stormwater facilities, designation of open space, and critical areas mitigation for proposed wetland buffer impacts.

Location: 2501 and 2425 Bickford Avenue, TPNs 28050100401000 and 28050100400900

Proponent: Insight Engineering Co., on behalf of Bickford Landing, LLC

Date of Application: August 30, 2018

Date of Complete Application: September 13, 2018

Date of Notice of Application: September 26, 2018

SEPA Threshold Determination: April 3, 2019

Date of Public Hearing: May 21, 2019

Lead Agency: City of Snohomish Planning and Development Svcs Dept.

Decision: The Hearing Examiner determined the application is consistent with the Comprehensive Plan and applicable permit criteria and grants approval, subject to conditions*:

1. A fire flow analysis of the existing and constructed water system improvements shall be provided to the City prior to or in conjunction with the final plat review. If fire flow does not meet the minimum of

1,000 gallons per minute for a two hour duration, the Applicant will be required to upgrade, extend, or construct water mains to provide necessary fire flow.

2. The mitigation measures of the Mitigated Determination of Non-Significance (MDNS) issued April 3, 2019 related to noise impacts, shall be followed:

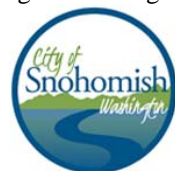
a. All of the “Mitigation Measures” as described in the Environmental Noise Study for Bickford Townhomes by A3 Acoustics, LLP, dated February 14, 2019, shall be implemented. The construction shall meet or exceed the standards described in the study.

b. The face of the final plat shall include the following note: “This unit lot subdivision is located adjacent to a loading dock and other commercial uses which can generate noise impacts at any time of the day. Even if the noise generated meets ‘acceptable’ standards and conforms to noise regulations it may create an adverse impact on subdivision residents.”

3. Prior to acceptance of the final plat, the outer edge of the buffer shall be marked with signage and fencing approved by the City. The final plat map shall include a Native Growth Protection Area easement over the critical areas and buffers present on the development site.

CONTINUED ON REVERSE SIDE

* Conditions include both those designed to mitigate impacts from the proposed project and those required by the City code.



CONDITIONS OF APPROVAL, CONTINUED

- 4. The pro-rata share of Water Recovery Contract 04-1 shall be paid at application for water meter installation.
- 5. The final plat shall include a ten-foot utility easement along the frontage of all lots within the plat.
- 6. The final plat shall identify access and utility easements and joint use and maintenance agreements. Covenants, conditions, and restrictions identifying the rights and responsibilities of property owners and/or the homeowners association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; drainage facilities, underground utilities; common open space; exterior building facades and roofs; and other similar features.
- 7. The final plat shall identify a five-foot-wide building maintenance easement for external walls, eaves, chimneys, and other architectural features that rest directly on a unit lot line.
- 8. The final plat shall note all conditions of approval, that unit lots are not buildable lots independent of the overall development, and that additional development of the individual unit lots, including but not limited to reconstruction, remodel, maintenance, and addition, shall comply with conditions of approval and may be limited as a result of the application of development standards to the parent lot or other applicable regulations.
- 9. Retaining wall design and construction plans shall be submitted with the application for site civil permit.

- 10. Traffic impact mitigation fees shall be remitted prior to issuance of building permits for individual homes for the net increase of 14 trips. The rate charged shall be the rate in place at the time of building permit issuance. The current rate is \$1,603 per P.M. peak hour trip. However, the total fee may change if the rate changes before a building permit is issued.
- 11. Park impact mitigation fees shall be remitted prior to approval of the final plat for the development of 30 new multi-family dwelling units. The rate charged shall be the rate in place at the time of final plat submittal. The current rate is \$3,600 per multi-family dwelling unit. However, the total fee may change if the rate changes before the final plat is submitted.
- 12. All work shall be consistent with the project narrative, plans, and recommendations of the professional studies and reports relating to geotechnical, stormwater drainage, critical areas, noise, etc., as approved by the City.

Appeal: The appeal period for this decision is twenty-one (21) days from the date of this notice per SMC 1.14.210. Any appeal must be filed in writing with the Snohomish County Superior Court at 3000 Rockefeller Avenue, Everett, WA 98201. (Ord. 2155, 2008). All appeals shall be in accordance with SMC 14.20.170. (Ord. 2338, 2017)

**For Information Contact:
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Date of Notice: 6/5/2019