

# McDonald's Redevelopment Site Development Plan Notice of Decision

City File #04-19-SDP

**Description of Proposal:** Demolition of the existing 3,521-square-foot McDonald's restaurant and construction of a 4,586-square-foot restaurant with 46-stall parking lot, landscaping, and associated site improvements.

**Location:** 917 Avenue D (tax parcel number 28060700300300)

**Proponent:** McDonald's USA LLC, attn: Patrick Banker

**Date of Application:** April 4, 2019

**Date of Complete Application:** April 16, 2019

**Date of Notice of Application:** April 18, 2019

**SEPA Threshold Determination:** April 18, 2019

**Lead Agency:** The City of Snohomish Planning and Development Services Department.

**Decision:** The City Planner determined the application is consistent with the applicable permit criteria and grants Administrative Site Development Plan approval, subject to conditions:

1. Traffic impact mitigation fees shall be remitted prior to issuance of a building permit for the generation of 18 P.M. Peak Hour Trips. The rate charged shall be the rate in place at the time of building permit issuance. The current rate is \$1,603.00 per P.M. Peak Hour Trip for a total fee of \$28,854.00. However, the total

fee may change if the rate changes before a building permit is issued for this project.

2. The application for building permit shall include a design for a covered garbage enclosure.
3. Prior to issuance of a site/civil permit for site construction, the drainage easement along the southern property boundary shall be relinquished and documentation of the relinquishment shall be provided to the City.
4. All development shall be consistent with the project narrative, plans, and recommendations of the professional studies and reports submitted with the application, as approved the City, including but not limited to the geotechnical and stormwater drainage reports.

**Appeal:** The appeal period for this decision is fourteen (14) days from the date of this notice. Any appeal must be addressed to the City of Snohomish Hearing Examiner and must be filed in writing with the Snohomish City Clerk at 116 Union Avenue, Snohomish, Washington 98290, accompanied with a filing fee of \$500 by **4 P.M. August 5, 2019**. All appeals shall be in accordance with SMC 14.20.170. (Ord. 2338, 2017)

**For Information Contact:**  
**Brooke Eidem, Planner**  
**(360) 282-3167**

**Date of Notice:** July 22, 2019



**CITY OF SNOHOMISH**

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