



MEMORANDUM

DATE: **October 3, 2019**
TO: **Katie Hoole - City of Snohomish**
FROM: **TC Colleran, PLA, AICP**
RE: **Willow 120 — SMC 14.240.040 Deviation**



Per Snohomish Municipal Code (SMC) 14.240.040(C)(1), the Willow 120 commercial use proposal is required to provide perimeter landscaping along the site’s northwest property line to create visual separation between the property located at 508 Pearl St. which is a single-family residence. Specifically, Table I requires the planting strip be ten feet wide of Type III landscaping. The applicant requests a deviation from this standard.

SMC 14.240.040(F)(3) reads as such:
TYPE III: Visual Buffer.

- a. Purpose. Type III landscaping is intended to provide visual separation of incompatible uses from streets, arterials, and along property lines.*

- b. Description. Type III landscaping shall consist of conifers or a mixture of coniferous and deciduous (no greater than 80 percent deciduous) trees. Maximum spacing shall be twenty (20) feet on center for evergreen trees and thirty-five (35) feet on center for deciduous trees. Shrubs and live ground covers shall provide for at least 75 percent coverage of landscaped area within a two year period. An earthen berm may be used with low shrubbery (maximum thirty-six (36) inches, mature height) in place of more level terrain with larger three (3) to five (5) foot shrubbery.*

Remaining consistent with the purpose of Type III landscaping to provide visual separation of incompatible uses along property lines, the applicant proposes a buffer along the site’s northwest property line. First, a six-foot-high cedar fence will be provided a long the entirety of the northwest property line. Second, the three-foot-wide landscape buffer will consist of trees, shrubs, and groundcover in a mix of evergreen and deciduous varieties. At six-feet tall, the Slender Hinoki Cypress and Greenspire Upright Euonymus plantings will compose the evergreen screen between the adjacent properties. In addition, the mix of evergreen plants (Variegated Japanese Pieris, Regal Red Painted and Deer Ferns, Firepower Nandina, etc.), Hameln Dwarf Fountain Grass, and various ground covers will bring texture and seasonal interest. Within two years, a minimum of 75 percent coverage of the landscaped area will be achieved through the shrubs and ground covers. While the planting strip will not measure ten feet wide, the proposed landscape buffer combined with the continuous fencing will provide adequate visual separation and comply with the intent of the perimeter landscaping buffer requirements of the SMC.