

Tenth Street Residences Site Development Plan NOTICE OF DECISION

City File #22-18-SDP

Description of Proposal: 28-unit multi-family development within three separate buildings on a 2.04-acre site. The project will include grading, utilities and infrastructure improvements, on-site parking, landscaping, and critical areas mitigation for wetland buffer impacts.

Location: 1209 Tenth Street on tax parcel number 00487700001903

Proponent: Matt Echelbarger

Date of Application: December 13, 2018

Date of Complete Application: January 28, 2019

Date of Notice of Application: February 4, 2019

SEPA Threshold Determination: November 18, 2019

Amended SEPA Threshold Determination: December 24, 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 Site Development Plan approval, subject to conditions:

1. The application for site civil construction shall include four elements from the list of amenities for common outdoor space on page 37 of the Design Standards Outside the Historic District (2004).

2. Parking lot screening, as approved by the City and consistent with applicable design standards, shall be installed along the street frontage.

3. The west property line shall be planted with a mixture of shrubs and trees consistent with Type III screening pursuant to SMC 14.240.040C.

4. Prior to issuance of a building permit on the site, the applicant shall grant the City of Snohomish an easement for ingress/egress, maintenance, repair, and/or reconstruction of the sewer main that traverses the site.

5. Prior to issuance of a site/civil permit for site development, a Native Growth Protection Area easement shall be declared over the critical areas and buffers present on the development site, with the outer edge of the buffer marked with signage and fencing approved by the City.

6. Prior to issuance of a site/civil permit for site development, a third party fire flow test must be performed to demonstrate that the proposed water improvements will meet minimum domestic and fire flow and pressure requirements.

7. Prior to issuance of a site/civil permit for site development, details for the proposed accessible route of travel from the site to Avenue D shall be approved by the City.

CONTINUED ON REVERSE SIDE



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CONDITIONS OF APPROVAL, CONTINUED

8. Traffic impact mitigation fees shall be remitted prior to issuance of a building permit for the generation of 16 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 \$25,648.00. However, the total fee may change if the rate changes before a building permit is issued for this project.
9. Park impact mitigation fees shall be remitted prior to issuance of a building permit for the development 28 new multi-family dwelling units. The rate charged shall be the rate in place at the time of building permit issuance. The current rate is \$3,600.00 per multi-family dwelling unit for a total fee of \$100,800.00. However, the total fee may change if the rate changes before a building permit is issued for this project.
10. The development shall comply with the Snohomish County Inadvertent Discovery Plan for cultural resources.
11. All work shall be consistent with the project narrative, plans, and recommendations of the professional studies and reports relating to geotechnical, stormwater drainage, etc., as approved the City.

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. February 20, 2020**. All appeals shall be in accordance with SMC 14.20.170. (Ord. 2338, 2017)

**For Information Contact:
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Date of Notice: February 6, 2020