

120 Willow Avenue Tiny House Hotel Site Development Plan NOTICE OF DECISION

City File #01-19-SDP

Description of Proposal: to construct nine individual “tiny house” structures, which will be used as an eight-unit motel with a full-time office. Site improvements include utilities, landscaping, and parking for nine vehicles, in addition to frontage improvements on Pearl Street and Willow Avenue.

Location: 120 Willow Avenue, located on tax parcel number 00579401600400

Proponent: Jeff Fransen, on behalf of Willow 120 LLC

Date of Application: February 12, 2019

Date of Complete Application: March 19, 2019

Date of Notice of Application: April 2, 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. Prior to issuance of a site civil permit, a restrictive covenant in a form approved by the City shall be recorded with the Snohomish County Auditor's Office that prohibits future conversion of the site to residential use unless the site is redeveloped to meet development regulations in affect at the time of redevelopment.
2. The structures on the site shall be placed on permanent foundations and shall not be on wheels.
3. The development shall comply with the codes as adopted under Chapter 19.04 SMC.
4. Landscaping on site shall be consistent with the proposed landscape plan, the applicant's landscaping deviation request, and the landscape buffer agreement with the property owner at 508 Pearl Street.

5. Prior to issuance of a site civil permit, a fire flow analysis of the existing and constructed water system shall be submitted. Where the required fire flow for development exceeds that available in the City's water system, or as identified in the City of Snohomish Water Comprehensive Plan, the City of Snohomish Department of Public Works may impose additional requirements in addition to an approved automatic fire sprinkler system.
6. Traffic impact mitigation fees shall be remitted prior to issuance of a building permit for the generation of three 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 \$4,809.00. However, the total fee may change if the rate changes before a building permit is issued for this project.
7. 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. April 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: April 6, 2020



CITY OF SNOHOMISH

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