



Walsh Hills  
Planned Residential Development and  
Unit Lot Subdivision  
**Project Narrative**

## PROJECT OVERVIEW

*Walsh Hills* is a new residential community proposed in the northeastern portion of the City of Snohomish, Washington. It will create 111 fee-simple, detached single-family residential lots with the subdivision of the western and central portions of a single, approximately 19.3-acre property (County tax parcel no. 280607001-03600). The subject property and project site front and are accessed from the east side of Terrace Avenue. This new residential community will include several open space tracts with a variety of active and passive amenities conveniently distributed throughout the neighborhood for the enjoyment of its residents. These open space areas will be owned and maintained in common by the residents of *Walsh Hills*. Two additional and relatively large commonly owned open space tracts are also being created on the site to contain and protect natural open space areas and critical resources including wetlands, streams, and steep slopes and their associated buffers.

The project site is uniquely comprised of a single real parcel with two zoning designations. The west 230 feet and approximately 3.5 acres of the site is zoned Single Family Residential (SF) and the remaining 15.8-acre portion east of that line is zoned Medium Density Multifamily Residential (MD). Detached single-family residences are the principal land use for the SF zone according to Snohomish Municipal Code (SMC) 14.205.020. The SF zone allows for a maximum density of 6 dwelling units per acre. The MD zone permits both single-family and multifamily residential uses at an allowable density of 18 dwelling units per acre per SMC 14.205.020. City of Snohomish municipal code and the proposed development plan require that the two distinct residential land use designations—single-family residential and medium density multifamily residential—undergo separate subdivision application, review, and approval processes in accordance with applicable sections of Snohomish Municipal Code (SMC) Chapter 14.215, *Subdivisions*. Those separate applications are proposed to be processed concurrently to complete the subdivision of the full site as a single project.

The City confirmed through the pre-application process and subsequent communications that new lots, tracts, and right-of-way within the SF zone will be created using the standards of SMC 14.212.310, *Subdivision, Lots, and Blocks*. The project is also proposing to implement the provisions of SMC Chapter 14.220, *Planned Residential Developments* (PRD) special design, bulk, and dimensional standards of SMC 14.220.100 for the SF site area to accommodate an existing onsite wetland and its buffers (Wetland “C”). The MD-zoned portion of the site will follow the City’s Unit Lot Subdivision (ULS) process to create the individual fee-simple residential lots and tracts as established by SMC 14.215.125, *Fee Simple Unit Lot Subdivisions*. The ULS will apply the standard bulk density and dimensional criteria of SMC 14.210.330, Table 2 to the overall MD site area as the “parent lot”. The individual fee-simple lots within the ULS have been sized and configured to provide structure separations conforming with applicable residential building codes as well as to accommodate the required 400 square feet of private open space on each individual lot as required by SMC 14.215.125.G.2.

The 111 detached single-family residential lots within the proposed *Walsh Hills* community—17 in the PRD and 94 in the ULS—are a fraction of the 306 total units allowed by the site’s current SF and MD zoning designations. This is in-part because nearly a third of the site is occupied by steep slopes, wetlands, buffers, or a combination of critical areas and that limits development to the western 13.3 acres. It is also because of the project’s objective to maintain an overall single-family residential character consistent with the established neighborhoods adjacent to the site.

*Walsh Hills* will be developed as a single, cohesive residential community and the two subdivision applications which this Project Narrative are a part of will run concurrently. Site development and infrastructure elements will be installed as a single project and there will be one homeowner’s association for *Walsh Hills* that will include residents, lots, and tracts in both the PRD and ULS areas of the site. It is expected that approval decisions for the

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separate applications will make reference to the other or will be “cross-conditioned” where consideration of the cumulative project may be necessary to comply with any specific subdivision criterion.

## **EXISTING CONDITIONS**

The site is currently occupied by a single-family residence and the Delta Rehabilitation Center, a private medical facility. A large maintained lawn area covers much of the western portion of the site and separates the existing home and rehabilitation center from Terrace Avenue, which runs the full length of its west frontage. The rehabilitation facility operations cover most of the central portion of the site. The central area of the site includes several large commercial buildings, paved driveways, parking lots, and outbuildings. These buildings include dormitories for patients, treatment areas, and administrative and maintenance buildings in support of the rehab center. These commercial features/facilities are dispersed over and cover much of the central and developable portion of the eastern part of the site. Two paved commercial access drives currently serve the site from Terrace Avenue. The site was cleared and graded to create and maintain its current uses.

The north and south perimeters and eastern limits of the site are mostly undeveloped and covered by forest and dense brush. Steep slopes encumber more than five acres of the site over its entire eastern limit. These slopes rise upward from a low elevation of about 92 feet at the east boundary up to top of slope elevations between 262 and 278 feet. The buffer at the top of the steep slope effectively demarks the ultimate easterly limit of the development. A topographic ridge with peak elevations between 298 and 300 feet traverses the west-central portion of the site. The existing grades slope moderately east and west from this ridge. Storm water runoff travels mostly as sheet and shallow concentrated flows toward the natural areas at the north and east boundary or west to the roadside ditches at Terrace Avenue. The existing paved parking lot and driveways have a sparse series of catch basin inlets that convey runoff from some improved areas to the ditch at Terrace Avenue. Storm water runoff from all surface areas of the site, including those draining to the steep slopes at the eastern limits, is unmitigated (i.e., there are no existing flow control facilities).

A number of public and private utilities extend onto the site to serve the existing residential and commercial facilities. These utilities include water and sanitary sewer mains that extend from City mains at Terrace Avenue. A natural gas main also extends onto and parallel the south boundary of the site. Electrical power is provided to the site by aerial services from Snohomish County PUD overhead lines along the east side of Terrace Avenue. An easement for access to and maintenance of the City’s water reservoir and its 16-inch ductile iron supply main encumbers the southwestern portion of the site. All existing utilities onsite will be removed and, in some cases, will be relocated with the proposed project. The existing overhead power and communication distribution lines along the east right-of-way of Terrace Avenue are proposed to remain with the poles relocated to a new planter strip that will be installed the project’s widening of this local access road. The 16-inch water supply main is proposed to be relocated to the new public road rights-of-way that the project will be improving and dedicating.

## **ACCESS AND PEDESTRIAN CIRCULATION**

The site will access from Terrace Avenue by the extension of two new public roads—Road A and Road B—with an intersection separation of approximately 360 lineal feet. Roads A and B are proposed in general accordance with the City’s Local Access “B” standard. This same typical road standard is also proposed for Road C which connects these two entry roads and other onsite plat roads. Roads A, B, and C include 32 feet of pavement, concrete vertical curb and gutter and 5-foot wide concrete sidewalk each side, and a 4.5-foot wide amenity/landscape strip on one side within a 50-foot wide public right-of-way. The other onsite public roads—Roads D, E, F, and G—are proposed generally consistent with the City’s Local Access “A” standard. These local

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roads also have a 50-foot right-of-way containing 28 feet of pavement and concrete vertical curb and gutter, a 5-foot wide amenity/landscape strip, and a 5-foot wide concrete sidewalk each side.

The site plan includes two private access and utility tracts—one in the PRD (Tract 992) and one in the ULS (Tract 994). Tract 994 provides access to several of the single-family residential lots as well as the pedestrian and maintenance access for the large community park and storm drainage facilities in Tract 997 at the eastern limit of the site. Two joint-use driveways provide access to some adjacent lots in the project (Lots 9 and 10 in the PRD and Lots 98-100 in the ULS). A new 15-foot wide paved access drive from Road E to the City's adjacent water reservoir site is proposed within a 20-foot wide tract (Tract 993) to replace its current driveway and easement over the property.

Terrace Avenue is classified as a Local Street per the City's Transportation Comprehensive Plan. It currently has a rural section with a grass-lined ditch to collect and convey runoff primarily south along the site frontage. Frontage improvements including pavement widening, curb, gutter, sidewalk, and amenity/landscape strip will be provided with the project. The required road elements for this widening, including dimensional criteria, were communicated in the City's pre-application comments and subsequent discussions with our team.

All proposed road sections for the project are shown in the preliminary PRD and ULS plan sets that accompany this project narrative.

## **STORM DRAINAGE**

Storm water runoff currently travels mostly as sheet and shallow concentrated toward the natural areas at the north and east boundary or west to the roadside ditches at Terrace Avenue from the topographic ridge in the central regions of the site. The existing paved parking lot and driveways that cover the site have a sparse series of catch basin inlets that convey runoff from some improved areas to the ditch at Terrace Avenue. Storm water runoff from all surface areas of the site, including those draining to the steep slopes at the eastern limits, is unmitigated (i.e., there are no existing flow control facilities). Storm drainage system improvements including flow control and water quality treatment facilities will be provided with the project.

The site is located at a topographic high and, as such, it does not have any upstream contributing drainage areas. The general east and west drainage patterns that exist on the site will be generally maintained by the site grading, storm drainage, and roadway improvements. A preliminary downstream drainage analysis has been completed for the project. That analysis includes site reconnaissance, review of the topographic mapping that was prepared by the project surveyor, and review of the City's system maps. The results of the downstream analysis suggest that both the west and east drainage sub-basins ultimately discharge to the Pilchuck River. These sub-basins do not re-combine within one-quarter mile downstream of the site, and therefore they constitute two separate threshold discharge areas.

On-site, below-grade storm drainage vaults are proposed to collect and control the release of storm water runoff from the site for each area—east and west. The east vault will include an above-grade outlet pipe (i.e., "tightline") that will discharge to a new energy dissipator structure on the adjacent parcel immediately east of the site and just uphill from Machias Road ("Trust property", County tax parcel no. 280608002-02100). Flow from that downstream structure will outlet via a new connection to the existing County storm drainage system located in the west shoulder of Machias Road. The existing County drainage system daylights to a rock pad on the east side of the road. Flows released from this culvert outfall and travel as shallow concentrated flow onto the vacant, eastern portion of the Trust property which is located at the southeast corner of Machias Road and

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Three Lakes Road. The Trust property is not a part of the subdivision applications, but it is currently under the same ownership as the project site.

The collection and conveyance of the runoff from the east portion of the site onto the Trust property as described matches the current drainage pattern. The east margin of the Trust property abuts the County's right-of-way for the Centennial trail and area between the trail, Machias Road, and Three Lakes Road is a local low point. There is no visible drainage outlet from this area, but there is an 18-inch culvert that has the potential to flow into it based on the surveyed invert elevations. Based on the surrounding topography and observations made during and immediately following recent storm events, water ponded in this area is released by a combination of infiltration through the old railroad grade/berm supporting the trail and evaporation. This west side of the trail is shown on the current FEMA Flood Insurance Rate Map (FIRM) as being outside of the 100-year flood plain. A preliminary update to the FIRM (c. 2019) that is provided on the County's Planning and Development Services online portal suggests that the Trust site could be hydrologically connected to the flood plain of the Pilchuck River. This map update has not been adopted, but if it were the case, then the eastern portion of the project site could qualify for an exemption to flow control with a direct discharge to the flood plain. The project is currently not proposing a direct discharge exemption and is controlling the release of stormwater to the downstream systems using conventional, below-grade vault facilities in accordance with City of Snohomish and Snohomish County surface water design standards.

Storm water runoff from the western portion of the site travels as sheet and shallow concentrated flows over a mixture of paved and vegetated surfaces. This collective flow is ultimately received by an existing series of grassed ditches connected by culverts under the two driveways to the site along the east side of Terrace Avenue. These ditches and culverts flow south along the site frontage and continue in similar roadside conveyance features toward an ultimate outfall to the Pilchuck River more than a quarter mile south and downstream of the site.

A below-grade, combined detention and water quality vault is proposed in the southwest corner of the site to control runoff from the improved western portion of the project. This vault will be located beneath one of the open space and recreation tracts (Tract 995). The existing storm drainage conveyance systems along the east side of Terrace Avenue, both adjacent to the site and downstream of it, are relatively shallow. There are no formal roadway drainage facilities on the west side of Terrace Avenue. As such, the vault has been designed with a shallow depth for its detention volume. Even with that, though, the project is having to propose the installation of new storm drainage pipes and catch basins (with no inlet) in the west lane of Terrace Avenue to convey stormwater to a lower elevation in the system which occurs just north of 16<sup>th</sup> Street. The construction of this separate system in the west lane is necessary to avoid conflicts with a number of existing public utilities that are buried directly under or immediate parallel to the existing swale and culver systems on the east side of the road. These conflicting utilities include two water mains, a natural gas main, and overhead power lines.

The accompanying PRD and ULS plan sets provide additional illustration and details of the current drainage conditions and proposed improvements to facilitate the project. All stormwater controls will be designed and ultimately constructed in accordance with City of Snohomish Public Works and surface water standards, which are based on the 2012 Department of Ecology Stormwater Management Manual for Western Washington.

## **WATER, SANITARY SEWER, AND OTHER UTILITIES**

Public water and sanitary sewer service are available to the site from existing City systems at Terrace Avenue. Natural gas from existing Puget Sound Energy (PSE) and electrical power from Snohomish County overhead distribution poles/lines along the west side of Terrace Avenue are also available. All utility services will be provided by extending these existing facilities.

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It was confirmed with an analysis by the City's consultant subsequent to the pre-application review of the project that there are no constraints in the City's sanitary sewer facilities downstream of the site that would adversely affect service to the site. The preliminary grading and utility design for the project, as illustrated in the accompanying plan sets, propose the installation of new gravity sanitary sewer mains that will flow south and west to a connection at the 10-inch main near the center of Terrace Avenue. Each single-family lot will be provided with an individual side sewer service.

Domestic water service will be provided by the project via extension and looping of an 8-inch ductile iron water main through the site. This new main will connect to the existing 8-inch main located on the east side of Terrace Avenue at both new roadway intersections (Roads A and B). This main will support individual domestic water services to each individual lot and fire hydrants in accordance with City standards. There is an existing 16-inch diameter water system that traverses the southwestern portion of the site in an easement to the City. This main is understood to be the supply line to the City's domestic water reservoir on a parcel immediately south of the site. The project will relocate this supply main and maintain access to the tank site through the right-of-way of the new Roads B and D and a new public access and utility tract (Tract 993).

## **CRITICAL AREAS**

The project biologist has completed a reconnaissance of the site and the adjacent downstream property (i.e., Trust property). That resulted in the delineation of two wetlands within the steep slope area at the eastern limit of the site and one in the northwest corner of the site. Each of these wetlands has been rated by the biologist as Category III. The eastern-most wetlands—Wetlands A and B—have a standard buffer of 100 feet. The biologist also identified a Type Ns stream within each of these wetlands and assigned a buffer of 35 feet. This buffer is well within the 100-foot buffer of the wetlands. These resources along the eastern limit of the site will be fully contained within a proposed open space and critical areas tract which also encompasses the delineated steep slope areas on the site (Tract 999).

The standard buffer recommended for Wetland C is 60 feet. The biologist has stated that much of the current buffer around Wetland C is degraded. The project proposes to improve the buffer around Wetland C with enhancements through buffer averaging. The enhanced buffer and Wetland C would become an open space amenity and be protected by its containment within a designated tract (Tract 998).

A fourth wetland, Wetland D, was also identified by the project biologist. That resource occupies the easterly portion of the Trust property which is offsite and not a part of the project. That property was evaluated and the wetland was delineated because of the common ownership. No work is proposed on the Trust property or within Wetland D or its buffer on the east side of Machias Road.

All resources that have been identified by the biologist as they relate to this project are discussed in full detail in the Critical Areas Report and Mitigation Plan that accompany this project narrative.

## **OPEN SPACE AND RECREATION AMENITIES**

The *Walsh Hills* residential community includes several common open space and formal park areas that include a variety of active and passive recreation amenities for the residents. These are conveniently located throughout the community within both the PRD and ULS areas of the site and include a nearly one-acre park space in the southeast corner of the site (Tract 997). This primary community park for the *Walsh Hills* residents includes a large, level amenity area over the top of the storm vault as well as informal and more natural recreation areas around its perimeter. Two smaller park areas nearer to the entry of the

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community (Tracts 995 and 996) provide additional usable open space and maintained landscape areas for the community.

The total usable open space required within the PRD is 3,400 square feet based on 17 lots and a minimum 200 sf/du, and Tract 995 provides 17,651 square feet. The total open space required by both the PRD and ULS applications is 20 percent of the gross site area. This means that slightly more than 168,000 square feet (3.86 acres) of total open space is required to meet the subdivision requirements cumulatively, and the project is providing more than 322,500 square feet (7.41 acres), or 92 percent more than that minimum. On an individual basis, the PRD requires a minimum 30,150 square feet of total open space. The area of the two open space tracts within the SF zone (Tract 995 and portion of Tract 998) equal 30,383 square feet.

Later sections of this narrative provide additional details regarding the open space distribution between the PRD and ULS areas of the site as well as the overall open space for the project. The preliminary landscape plans that accompany this narrative and that are a part of the separate PRD and ULS applications also illustrate and provide details on the landscape amenities and concepts currently anticipated.

**SUMMARY OF COMPLIANCE WITH APPLICABLE SUBDIVISION CRITERIA**

The *Walsh Hills* development plan has been designed and will be executed in general accordance with current and applicable City of Snohomish municipal code and development standards. The project and its compliance with these standards are described by the various sections of this Project Narrative as well as the accompanying PRD and ULD plan sets. The applicable standards identified in this summary for the SF portion of the site are those referenced in SMC Chapter 14.220, *Planned Residential Developments*. This summary considers/identifies the applicable PRD standards as those required for compliance for the SF zoned properties. It also provides cumulative values for certain items to illustrate how the overall project complies with all required approval criteria.

**DIMENSIONAL REQUIREMENTS (SMC 14.210.330, SMC 14.220.100).** The proposed *Walsh Hills* site has been carefully designed in accordance with the following applicable site criteria and City standards:

| <b>Zoning Designation/Subdivision Application</b> | <b>SF / PRD</b>  | <b>MD / ULS*</b> |
|---|------------------|------------------|
| Maximum Allowable (gross) Density                 | 6 du/ac          | 18 du/ac         |
| Maximum Allowable Dwelling Units                  | 21 du            | 285 du           |
| <b>Proposed No. Dwelling Units</b>                | <b>17 du</b>     | <b>94 du</b>     |
| <b>Proposed Residential Density</b>               | <b>4.9 du/ac</b> | <b>5.9 du/ac</b> |

Density, Dimensions, and Bulk Standards (SMC 14.210.330, Table 2\*; SMC 14.220.100):

|  |                 |                 |
|--|-----------------|-----------------|
| Minimum Lot Size Allowed                       | 4,000 sf        | 6,000 sf        |
| <b>Proposed Average (Individual) Lot Size</b>  | <b>4,446 sf</b> | <b>3,054 sf</b> |
| <b>Proposed Minimum (Individual) Lot Size</b>  | <b>4,241 sf</b> | <b>2,820 sf</b> |
| Minimum Lot Width                              | 40 ft           | 50 ft           |
| <b>Proposed Minimum (Individual) Lot Width</b> | <b>40 ft</b>    | <b>34 ft</b>    |

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|  |       |       |
|--|-------|-------|
| Front Yard Setback, From Street            | 10 ft | 20 ft |
| Front Yard Setback, From Adjacent Property | 20 ft | 10 ft |
| Rear Yard Setback                          | 12 ft | 15 ft |
| Side Yard Setback, From Street             | 10 ft | 10 ft |
| Side Yard Setback, From Adjacent Property  | 5 ft  | 8 ft  |
| Garage Setback, From Back of Sidewalk      | 20 ft | 20 ft |
| Maximum Building Height                    | 35 ft | 35 ft |
| Maximum Lot Coverage                       | NA    | 80%   |
| Maximum Floor Area Ratio (FAR)             | 0.50  | NA    |

\* Dimensional standards listed for the MD zone and ULS subdivision application are applicable only to the “parent lot” and do not apply to the individual fee-simple unit lots per SMC 14.215.125.A.

**OPEN SPACE (SMC 14.210.330, 14.220.105).** The *Walsh Hills* residential community includes several common open space and formal park areas that include a variety of active and passive recreation amenities for the residents. These are conveniently located throughout the community. The dimensional standards and amenities which are illustrated in the accompanying preliminary landscape plans for both the PRD and ULS applications conform to the applicable standards of SMC 14.220.105 and SMC 14.210.330.

**Zoning Designation/Subdivision Application**

Minimum Required Usable Open Space (SMC 14.220.105.H)

| SF / PRD  | MD / ULS* |
|-----------|-----------|
| 200 sf/du | 200 sf/du |
| 3,800 sf  | 18,800 sf |

Minimum Required Usable Open Space, PRD+ULS (Cumulative)

|                |          |
|----------------|----------|
| 22,600 sf      | 0.52 ac. |
| 2.7% Site Area |          |

Provided Usable Open Space Areas:

Tract 995, Open Space, Storm Drainage, and Recreation

17,651 sf | -

Tract 996, Open Space and Recreation

- | 2,274 sf

Tract 997, Open Space, Storm Drainage, and Recreation

- | 41,270 sf

**Provided Total Usable Open Space**

**17,651 sf** | **43,544 sf**  
**0.41 ac** | **1.00 ac**

**Provided Total Usable Open Space, PRD+ULS (Cumulative)**

|                       |                |
|-----------------------|----------------|
| <b>61,195 sf</b>      | <b>1.40 ac</b> |
| <b>7.3% Site Area</b> |                |

Minimum Required Total Open Space (SMC 14.220.105A)

20% | 20%  
30,150 sf | 137,876 sf  
0.69 ac | 3.17 ac

Minimum Required Total Open Space, PRD+ULS (Cumulative)

|                 |         |
|-----------------|---------|
| 168,026 sf      | 3.86 ac |
| 20.0% Site Area |         |

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**Zoning Designation/Subdivision Application**

Provided Total Open Space Areas:

Total Usable Open Space (per SMC 14.220.105.H)  
Tract 998, Open Space and Critical Areas  
Tract 999, Open Space and Critical Areas

**Provided Total Open Space**

**Provided Total Open Space, PRD+ULS (Cumulative)**

| SF / PRD               | MD / ULS*         |
|------------------------|-------------------|
| 17,651 sf              | 43,544 sf         |
| 12,732 sf              | 3,776 sf          |
| -                      | 244,978 sf        |
| <b>30,383 sf</b>       | <b>292,298 sf</b> |
| <b>0.70 ac</b>         | <b>6.71 ac</b>    |
| <b>322,681 sf</b>      | <b>7.41 ac</b>    |
| <b>38.4% Site Area</b> |                   |

**LANDSCAPING (SMC 14.210.330, TABLE 2).** City code requires that the usable open spaces and other common amenity areas combine to provide a minimum overall landscape percentage on a gross site areas basis. The project complies with this requirement as follows:

**Zoning Designation / Subdivision Application**

Minimum Required Landscaping (14.210.330, Table 2)

Minimum Required Landscaping, PRD+ULS (Cumulative)

| SF / PRD         | MD / ULS* |
|------------------|-----------|
| NA               | 5%        |
| 0 sf             | 34,469 sf |
| <b>34,469 sf</b> |           |

Provided Landscape:

Total Usable Open Space  
Amenity (Planter) Strip

**Provided Landscape**

**Provided Landscape, PRD+ULS (Cumulative)**

|                  |                  |
|------------------|------------------|
| 17,651 sf        | 43,544 sf        |
| 5,020 sf         | 18,520 sf        |
| <b>22,671 sf</b> | <b>62,064 sf</b> |
| <b>84,735 sf</b> |                  |

**PARKING (SMC 14.235.170, TABLE 1) AND PUBLIC ROADS.** The public roads within the new *Walsh Hills* community will be contained within 50-foot wide rights-of-way that generally conform to the City's standard for Local Access, Types "A" and "B". These public roads will have a minimum width of 28 feet and will accommodate on-street parking on one side. Additionally, the project proposed to provide off-street parking in accordance with SMC 14.235.170, Table 1:

**Zoning Designation / Subdivision Application**

Minimum Required Parking, Off-street (SMC 14.235.170)

**Provided Parking, Off-street (2-car Garage per Unit)**

Proposed Length of Public Roadway

| SF / PRD       | MD / ULS*      |
|----------------|----------------|
| 4 sp/du        | 4 sp/du        |
| 68 spaces      | 376 spaces     |
| <b>4 sp/du</b> | <b>4 sp/du</b> |
| 68 spaces      | 376 spaces     |
| 796 LF         | 2,124 LF       |

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|   |   |                                |            |         |                 |  |
|---|---|--------------------------------|------------|---------|-----------------|--|
| Area of Proposed Public Rights-of-way                       | 42,784 sf<br>0.98 ac<br>28.4%   | 106,392 sf<br>2.44 ac<br>15.4% |            |         |                 |  |
| Area of Proposed Public Rights-of-way, PRD+ULS (Cumulative) | <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; width: 50%;">149,176 sf</td> <td style="border: 1px solid black; width: 50%;">3.42 ac</td> </tr> <tr> <td colspan="2" style="border: 1px solid black;">17.8% Site Area</td> </tr> </table> |                                | 149,176 sf | 3.42 ac | 17.8% Site Area |  |
| 149,176 sf  | 3.42 ac   |                                |            |         |                 |  |
| 17.8% Site Area   |   |                                |            |         |                 |  |

**SPECIAL DESIGN AND BULK STANDARDS FOR PRD (SMC 14.220.100)**

The Planned Residential Development (PRD) portion of the site and project conform to the special design and bulk standards criteria of SMC 14.220.100 in addition to its compliance with other applicable standard subdivision provisions as described elsewhere in this narrative and/or illustrated in the accompanying plans:

- A. PERMITTED DENSITY.** The density of the proposed PRD is 4.9 du/gross acre, which does not exceed the permitted maximum density of 6 du/gross acre for the SF zone.
- B. MINIMUM LOT SIZE.** The minimum lot size within the proposed PRD is 4,241 square feet. This is greater than the required minimum lot size of 4,000 square feet.
- C. MINIMUM LOT WIDTH.** The minimum lot width within the proposed PRD is 40 feet. This is equal to the allowable minimum of 40 feet for a PRD.
- D. BUILDING SETBACKS.** The standard PRD yard and setback dimensions specified by this section may be reduced with approval of the City on a case-by-case basis to provide innovative housing types and use of common areas. Currently, the project has been configured to conform with the standard PRD building setbacks per SMC 14.220.100.D which are:
  - 10-foot front yard
  - 20-foot garage door
  - 5-foot side yard
  - 10-foot side yard, street
  - 10-foot separation between structures on adjacent lots
- E. FLOOR AREA RATIO (FAR).** Residential structures within the PRD portion of the project will conform to the requirement for their gross floor area divided by the lot area to be no greater than 0.5.

**UNIT LOT SUBDIVISION APPROVAL CRITERIA (SMC 14.215.125.G)**

The Unit Lot Subdivision (ULS) portion of the site and project conforms to the following approval criteria of SMC 14.215.125.G in addition to its compliance with other applicable standard subdivision provisions as described elsewhere in this narrative and/or illustrated in the accompanying plans:

- 1. INDIVIDUAL UTILITY SERVICE.** Each of the unit lots will be provided with an individual water, sanitary sewer, and electrical service. Drawing C4.00, Overall Utility Plan illustrates the project’s proposal to

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extend water and sanitary sewer from the City's existing mains at Terrace Avenue and to provide individual services to each of the fee-simple lots. Electrical service for the project will be provided by Snohomish County PUD and the project will be served similarly from the PUD's distribution services at Terrace Avenue and individual services and meters to each detached single-family residential unit.

**2. PRIVATE USABLE OPEN SPACE.** A minimum 400 square feet of private usable open space with a minimum dimension of 15 feet is required on each individual unit lot. Each of the proposed unit lots has a minimum width of 34 feet and a minimum rear yard depth of 15 feet for a total rear yard area of at least 510 feet. In most cases, the conceptual building plan provides for more than a 15-foot deep rear yard. There are some unit lots that have retaining walls and rockeries at the very outer limit of the rear yard, but those features do not adversely affect the usability of the overall private open space area. Drawing C3.02 of the accompany ULS plan set illustrates compliance with the minimum 400 square feet of private open space on each individual unit lot.

**3. PARKING.** Off-street parking for the project is required to conform with the applicable provisions of SMC 14.235.170, *Parking Requirements for Residential Land Uses*. SMC 14.235.170, Table 1 specifies a requirement for the single-family detached land use of 2 spaces per dwelling unit. The project proposes a minimum of 2 spaces per individual unit lot either by means of a 2-car garage, 18-foot wide and 20-foot long private driveway, or a combination of those two. No tandem parking is proposed.

**4. ACCESS AND UTILITY EASEMENTS AND OTHER AGREEMENTS.** There are private access and utilities tracts (Tracts 993 and 994) and joint-use easements within the PRD and ULS subdivision areas. The final plat and covenants, conditions, and restrictions (CC&Rs) for *Walsh Hills* that will be recorded with the Snohomish County Recorder's office will identify the parties—individual residents or homeowners association—that will benefit from and be responsible for the maintenance of private tracts, joint use easements, drainage facilities, open space areas, building exterior façades and roofs, and other such similar features. A homeowner's association will be established for the project prior to the recording of the final plat to include and incorporate the management of all common elements of both the PRD and ULS areas. The primary access roads for the project—Roads A, B, C, D, E, and F—generally conform to the City's typical Local Access "A" and "B" standard. These roads will be contained within public rights-of-way that will be owned and maintained by the City.

**5. ZERO LOT LINE DEVELOPMENTS.** The project does not propose any zero lot line building products. The fee-simple unit lots created by this subdivision application will accommodate detached, single-family residential buildings and this ULS criterion is therefore not applicable. Structure separation will be provided for maintenance and life safety requirements in accordance with current, applicable building codes.

**6. FINAL PLAT NOTE FOR UNIT LOTS.** A note will be provided on the face of the final plat to acknowledge that "...unit lots are not buildable lots independent of the overall development, and...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."

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**7. SITE PLAN WITH BUILDING FOOTPRINTS.** The plan set that accompanies this narrative and that is a part of the ULS application includes a *Unit Lot Subdivision Site Plan with Footprints* drawing (C3.02) to illustrate compliance with applicable subdivision criteria.