



SDP – APPLICANT NARRATIVE TEMPLATE

Use of this template is optional, to address compliance with applicable municipal code sections as required under the SDP Submittal Checklist. A separate applicant narrative document submitted in lieu of this form **must** address specific code sections. Please attach separate sheets if necessary.

DESCRIPTION OF PROJECT

The project consists of a new wood-framed 2,628 SF ground-up dental office on a property with two existing buildings.

Demolition work to include the removal of both existing buildings & appurtenances, existing sidewalks, existing fencing, and several existing large trees.

Site work to include new ADA-Accessible sidewalks, landscaping, parking lot, screen fence/wall, and a new curb cut.

DESCRIPTION OF PROJECT CONSISTENCY WITH THE SNOHOMISH MUNICIPAL CODE (SMC)

Code Section	How the project meets the code
SMC 14.65 Site Development Plans	14.65.020 - Adequate streets, sidewalks, transit stops, open spaces, water, sewer, and stormwater facilities are available for the proposed development. Parks and Schools are not applicable for this development. The design and appearance of the proposed structure will comply with the applicable design standards and guidelines. The proposed development is consistent with the Comprehensive Plan, and will mitigate any significant adverse environmental impacts (none expected). Concurrency requirements shall be complied with for the proposed development. The proposed development is consistent with the health, safety, and general welfare.

<p>SMC 14.205 Permitted Land Uses</p>	<p>14.205.070 - The proposed development is a permitted use under the current Mixed Use (MU) Designation. The area is characterized by mixed uses and is within walking distance of bus service.</p>
<p>SMC 14.210 Dimensional and Other Requirements</p>	<p>The proposed development meets the requirements of this section, with any adjustments to the requirements being discussed directly with the City of Snohomish. On March 11, 2020, an updated Site Plan was sent to Brooke Eidem, noting deviations from these requirements, specifically regarding the landscape requirements. A response was provided by Brooke on March 12, explaining that the proposed site plan would likely be approved. Another response was provided by Katie Hoole on April 9 that both Building and Engineering had no additional comments about the proposed site plan, other than their original Pre-App comments.</p>
<p>SMC 14.225/14.230 Design Standards</p>	<p>The proposed development is outside the historic district, and will meet the design standards to the extent feasible therein. See response to Dimensional and Other Requirements.</p>

<p>SMC 14.235 Off-Street Parking, Loading, and Access Requirements</p>	<p>The proposed development meets the required number and size of parking spaces for the proposed building size. Deviations from these requirements were noted in email correspondence with Brooke Eidem on March 11, 2020. The proposed development meets landscaping and open space area requirements. The proposed parking lot will abut the public right of way, and landscaping cannot be provided. A 3'-0" high screening wall has been provided in lieu of the landscape buffer, and the drive aisle has been increased to 26'-0" to allow for easier backing out for the stalls furthest down.</p>
<p>SMC 14.255 Critical Areas – General</p>	<p>There are no Critical Areas present on the property.</p>
<p>SMC 14.260 Wetlands</p>	<p>There are no Wetlands present on the property.</p>

<p>SMC 14.280 Habitat Conservation Areas</p>	<p>There are no Habitat Conservation Areas present on the property.</p>
<p>Other</p>	<p>As noted above in several responses, please refer to email correspondence between the City of Snohomish and Architectural Werks, Inc. for further information about the proposed Site Plan and any deviations from the listed requirements or guidelines.</p>