



# CITY OF SNOHOMISH

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## PRELIMINARY SHORT PLAT DECISION

FROM THE OFFICE OF THE PLANNING DIRECTOR  
FOR THE CITY OF SNOHOMISH

In the Matter of the Application of	)	
<b>Brian Kalab for Kevin Shinn</b>	)	
For Approval of a Preliminary Short Plat	)	FINDINGS, CONCLUSIONS AND DECISION

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**Project File Number:** SP20-0001

**Project Name:** 805 Project

**PROPONENT: CONTACT:**

Kevin Shinn  
731 Second St  
Snohomish, WA 98290  
(425) 308-8635

Brian Kalab, Insight Engineering Co.  
PO Box 1478  
Everett, WA 98206  
(425) 303-9363

**Location:** 805 13<sup>th</sup> Street (parcel #00487700001401)

**Land Use Designation:** Single Family Residential

**Application Complete:** July 22, 2020

### A. SUMMARY OF DECISION

The application for a Preliminary Short Plat to allow subdivision of a 0.54-acre parcel into three individual lots for single family use is **APPROVED**, subject to conditions.

### B. SUMMARY OF RECORD

**Request:**

Kevin Shinn (Applicant), requested approval of a Preliminary Short Plat (a Type 3 permit) to subdivide a 0.54-acre parcel at 805 13<sup>th</sup> Street into three single family lots with access from Hillcrest Drive. Development will include grading, installation of utilities and stormwater facilities, and frontage improvements. The property is in the Single Family land use designation area and is currently developed with a single-family home, which will remain on proposed Lot 2. Existing outbuildings will be demolished. The Planning Director is the decision-making authority for Type 3 permits.

## Exhibits:

This decision was based on review of the following records:

<b>Exhibit #</b>	<b>Record Name/ Description</b>	<b>Date</b>
1	Application forms: Preliminary Short Plat and Land Use, with legal description	6/25/2020
2	Title Report	6/25/2020
3	Affidavit of Adjacent Property Owner List with map	7/27/2020
4	Preliminary Short Plat map and Civil Plan set, Insight Engineering Co.	10/13/2020
5	Preliminary Stormwater Site Plan, Insight Engineering Co.	10/13/2020
6	Limited Geotechnical Investigation, Cobalt Geosciences	6/25/2020
7	Reconnaissance Report, Wetland Resources	6/25/2020
8	Pre-Application Review	3/16/2020
9	Determination of Complete Application letter	7/22/2020
10	Notice of Application, including declaration of posting and distribution, mailing labels, and Daily Herald (Everett) affidavit of publication	8/4/2020
11	Comment letter from Puget Sound Energy	8/17/2020
12	Comment letter from Snohomish School District #201	9/1/2020
13	Review memorandum from Sharon Pettit, Building/Fire Official	9/8/2020
14	Review memorandum from Monty Dhaliwal, Project Engineer	11/19/2020
15	Determination of Concurrency	11/19/2020

## General Property Information (existing conditions):

<b>Property Information</b>	
<p>The property is a 0.54-acre rectangular parcel with a north-south orientation addressed as 805 13<sup>th</sup> Street, on Snohomish County Parcel Number 00487700001401. The property contains one single-family home, which is proposed to remain. The property is located in the SW quarter of Section 07, Township 28 N, Range 06 E, WM. The full legal description is provided on Exhibit 1.</p>	
<b>Site Photo</b> (facing southwest)	<b>Aerial Image</b>
	
<b>Existing Land Use</b>	
Subject Site	Single-family residence
Property to North	Single-family residences (across 13 <sup>th</sup> Street)
Property to South	Single-family residences
Property to East	Single-family residences (across Hillcrest Drive)
Property to West	Single-family residence
<b>Comprehensive Plan and Zoning Map Designation</b>	
Subject Site	Single Family Residential
Property to North	Single Family Residential
Property to South	Single Family Residential
Property to East	Single Family Residential
Property to West	Single Family Residential
<b>Existing Vegetation</b>	
<p>The site is primarily maintained lawn with shrubs and scattered trees. Five trees are proposed to remain. A large hedge along the 13<sup>th</sup> Street frontage will be removed.</p>	
<b>Existing Topography</b>	
<p>The site is generally flat.</p>	
<b>Critical Areas</b>	
<p>There are no critical areas on site. (Exhibit 7)</p>	
<b>Utilities</b>	
Sanitary Sewer	City of Snohomish
Domestic Water	City of Snohomish
Stormwater	Stormwater will be conveyed to the City drainage system
Natural Gas	Puget Sound Energy
Electric	Snohomish County PUD
Telecommunications	Frontier Communications, Comcast

## C. FINDINGS & ANALYSIS

Subdivisions and short subdivisions are subject to the criteria specified by RCW 58.17.110 and Chapter 14.215 SMC. In accordance with the consistency test outlined in the Growth Management Act (RCW 36.70B.040), prior to making a decision or recommendation on an application, the City must consider whether a project meets the adopted development regulations and/or Comprehensive Plan policies.

Based on the records above, the adopted ordinances of the City of Snohomish, and other information on file with the City, the City Planning Director enters the following Findings and Conclusions.

<b>1. REQUESTED ACTION &amp; PROJECT DESCRIPTION</b>		
<p>This proposal is a request for approval of a Preliminary Short Plat containing three single-family residential lots with access from an existing public street. The plan submitted on October 13, 2020 (Exhibit 4) depicts the proposed layout of the Preliminary Plat.</p> <p>Access to the site is from Hillcrest Drive, which is a local street per the Comprehensive Plan. Frontage improvements on 13<sup>th</sup> Street and Hillcrest Drive will be built as part of this project.</p>		
<b>2. SUBDIVISION REQUIREMENTS</b>		
Regulation	Requirement	Proposed
2.1. Consistency with RCW 58.17.110 SMC 14.215.020	Must meet the criteria of RCW 58.17.110	Discussed below.
2.2. Consistency with Comprehensive Plan SMC 14.215.020	Must be consistent with the Comprehensive Plan	The proposed use is consistent with this property's Comprehensive Plan designation of Single Family Residential. Attachment A provides relevant Goals and Policies from the Comprehensive Plan.
2.3. Consistency with Development Code & Engineering Standards SMC 14.215.020	Must be consistent with Development Code and EDCSS	It appears the application is intended to comply with all applicable regulations, as discussed below.
<b>3. BULK DIMENSIONAL REQUIREMENTS</b>		
Regulation	Requirement	Proposed
3.1. Density SMC 14.210.330	Maximum 6 dwelling units per acre	5.6 dwelling units per acre (3 du/0.54 acres = 5.55)
3.2. Minimum lot area SMC 14.210.330	7,200 s.f.	Average lot area: 7,817 s.f. Smallest lot size: 7,224 s.f. (Lot 1) (Exhibit 4)
3.3. Minimum lot width SMC 14.210.330	60 feet	Lot width is measured by scaling a circle of the applicable diameter within the boundaries of the lot. In this case, Lot 2 measures 55 feet at the street but widens to accommodate a 60-foot circle. Lots 1 and 3 measure 60 feet at the street. A 60-foot circle can be scaled within the boundaries of each lot. (Exhibit 4)

3.4. Minimum Setbacks SMC 14.210.330	Front: 20 feet Side: 5 feet Rear: 20 feet	All lots within the proposed subdivision provide for adequate building pads within the required zoning setbacks. (Exhibit 4)
3.5. Building Height SMC 14.210.330	Maximum 35 feet	All new structures within the proposed subdivision must meet the required building height limits at the time of building permit application.
<b>4. OPEN SPACES, LANDSCAPING, PARKS, RECREATION, PLAYGROUNDS</b>		
<b>Regulation</b>	<b>Requirement</b>	<b>Proposed</b>
4.1. Open spaces RCW 58.17.110	Appropriate provisions made for open spaces	Open space and recreation areas are not required for approval of a standard single family subdivision. Appropriate provisions for open space are made through conformance with building setback regulations.
4.2. Street Trees SMC 14.240.040	Street trees are required	Two existing trees are proposed to be retained along the frontage of Lot 3. Street trees are shown on the proposed plan for Lots 1 and 2. Species and exact location will be determined during construction review. (Exhibit 4)
4.3. Parks and Recreation, Playgrounds RCW 58.17.110	Appropriate provisions made for parks and recreation and playgrounds	No provisions are proposed or required, apart from payment of Park Impact Fees, as referenced below.
4.4. Park Impact Fees RCW 58.17.110 SMC 14.300	Park impact fees required as condition of subdivision	Payment of park impact fees is required for subdivisions, and must be paid prior to recording of the final plat. The park impact fee is \$4,150 per net new single family unit (two) for a total fee of \$8,300.
4.5. Park named in honor of deceased person RCW 58.17.110		Not applicable
<b>5. ACCESS, STREETS, PUBLIC IMPROVEMENTS, TRAFFIC, TRANSIT</b>		
<b>Regulation</b>	<b>Requirement</b>	<b>Proposed</b>
5.1. Public street improvements SMC 14.295	Curb, gutter, sidewalk required. Design per public street standards as described in EDCSS Section 3	A curb cut on 13 <sup>th</sup> Street will be replaced with curb, gutter, and sidewalk. Curb, gutter, and sidewalk will also be constructed along the Hillcrest Drive frontage, and ADA ramps will be installed on both sides of the intersection.  City Engineering staff have determined that the proposed road dimensions and improvements meet the EDCSS (Exhibit 14).
5.2. Off-street parking SMC 14.235.170	Minimum 2 spaces per dwelling unit (8 total spaces required)	All lots within the proposed subdivision must meet the zoning requirements for off-street parking at the time of building permit application.

5.3. Access - Private roads SMC 14.210.280	Private road corridor width accessing up to 4 lots: 20 feet	No private corridors are proposed.
5.4. Off-site improvements and dedications SMC 14.215.020	Provision of off-site improvements or dedications which are needed to mitigate impacts	ADA ramps will be installed on both the southwest and southeast corners of Hillcrest Drive and 13 <sup>th</sup> Street. A 15-square-foot right of way dedication is proposed at the southwest corner. (Exhibit 4)
5.5. Concurrency SMC 14.215.020	Shall meet concurrency requirements	City Engineering staff have reviewed the application and determined that with conditions of approval, the proposal will meet concurrency requirements. (Exhibit 14, 15)
5.6. Streets or roads RCW 58.17.110	Appropriate provisions made for streets or roads	<p>The short plat includes dedication and street improvements for 13<sup>th</sup> Street and Hillcrest Drive.</p> <p>The applicant has deferred to the ITE manual for traffic generation. According to the manual, the net increase in number of dwellings (two) will result in two new trips during the p.m. peak hour. The Engineering Department has determined that the project will not result in a deterioration level-of-service of any signalized intersection below the adopted service standard (Exhibit 15).</p>
5.7. Alleys RCW 58.17.110	Appropriate provisions made for alleys	Not applicable.
5.8. Other public ways RCW 58.17.110	Appropriate provisions made for other public ways	No public ways are proposed.
5.9. Transit stops RCW 58.17.110	Appropriate provisions made for transit stops	<p>No transit stops are proposed. According to the Community Transit website, the nearest transit stop is located approximately 0.3 miles away at 13<sup>th</sup> Street and Avenue D.</p> <p><a href="http://www.communitytransit.org">www.communitytransit.org</a></p>
5.10. Sidewalks RCW 58.17.110	Appropriate provisions made for sidewalks	Sidewalks will be installed along the property frontage on Hillcrest Drive, connecting to the existing sidewalk system on 13 <sup>th</sup> Street to create safe walking conditions for school children within the plat. (Exhibit 4)
5.11. Dedication of Land RCW 58.17.110	Dedication of land may be required as condition of subdivision	A dedication of 15 square feet at the corner of 13 <sup>th</sup> Street and Hillcrest Drive is proposed to accommodate new sidewalk and an ADA ramp. (Exhibit 4)
5.12. Public Improvements RCW 58.17.110	Public improvements may be required as condition of subdivision	The plat includes improvements to the right of way. No utility improvements are required. (Exhibit 4, 14)

<p>5.13 Traffic Impact Fees RCW 58.17.110 SMC 14.295</p>	<p>Traffic impact fees required as condition of subdivision</p>	<p>Payment of traffic impact fees is required for subdivisions, and must be paid prior to recording of the final plat. The traffic impact fee is \$1,603 per new p.m. peak period trip as determined by the City Engineer. Traffic impact fees (\$3,206) must be allocated to system improvements identified in the Comprehensive Transportation Plan.</p>
<p><b>6. DRAINAGE AND STORMWATER</b></p>		
<p>Stormwater for each lot will be collected through a perforated stub and conveyed to the City's storm drainage system.</p>		
<p><b>Regulation</b></p>	<p><b>Requirement</b></p>	<p><b>Proposed</b></p>
<p>6.1. Stormwater Management SMC 14.215.020 SMC 15.16</p>	<p>Compliance with stormwater management requirements</p>	<p>The proposal meets the minimum requirements of the 2012 manual (Exhibit 14). A condition of approval will require the connection point to be revised to a viable City facility.</p>
<p>6.2. Drainage ways RCW 58.17.110</p>	<p>Appropriate provisions made for drainage ways</p>	<p>The proposal is to convey stormwater to the City drainage system. City Engineering staff have determined that with conditions the proposal is consistent with applicable stormwater regulations. (Exhibit 5, 14)</p>
<p><b>7. UTILITIES</b></p>		
<p><b>Regulation</b></p>	<p><b>Requirement</b></p>	<p><b>Proposed</b></p>
<p>7.1. Potable water RCW 58.17.110</p>	<p>Appropriate provisions made for potable water supplies</p>	<p>An eight-inch water main is available in Hillcrest Drive. City Engineering staff have determined the proposal meets minimum water service requirements, however without modeling of local water system conditions, it is not possible to determine with certainty whether pressure and flow are adequate to provide service to the proposed subdivision. A condition of approval will require a flow test to be conducted prior to final plat approval. (Exhibit 14)</p>
<p>7.2. Sanitary wastes RCW 58.17.110</p>	<p>Appropriate provisions made for sanitary wastes</p>	<p>An eight-inch sanitary sewer main is available within a 10-foot utility easement in the rear of the site. All lots can gravity flow to the main. City Engineering staff have determined that adequate conveyance and treatment capacity exists in the system to accommodate the proposed development, however the sewer easement width must be widened to 20 feet, and unobstructed access must be provided to City personnel and maintenance equipment. (Exhibit 14).</p>
<p><b>8. PUBLIC INTEREST, HEALTH, SAFETY, AND GENERAL WELFARE</b></p>		
<p><b>Regulation</b></p>	<p><b>Requirement</b></p>	<p><b>Proposed</b></p>
<p>8.1. Public use and interest RCW 58.17.110</p>	<p>Public interest shall be served by subdivision</p>	<p>Development of the property with single-family residences is appropriate and serves the public interest by increasing the City's housing stock.</p>

<p>8.2. Public Health, Safety, and General Welfare RCW 58.17.110</p>	<p>Appropriate provisions made for public health</p>	<p>The short plat includes infrastructure improvements necessary for the development. City Engineering staff have approved the preliminary plan relating to on-site infrastructure and the Building/Fire Official has determined that with conditions the project will protect the health, safety, and general welfare of the community (Exhibit 13, 14).</p>
<p>8.3. Safe walking conditions to school RCW 58.17.110</p>	<p>Features shall assure safe walking conditions for students who walk to school</p>	<p>According to the School District, all students in the future development will ride the bus to school. An existing school bus stop is located at the intersection of 13<sup>th</sup> Street and Park Avenue, a distance of approximately 850 feet. (Exhibit 12)</p> <p>Sidewalks are present along the property frontage; an ADA ramp will be installed at the corner of 13<sup>th</sup> Street and Hillcrest Drive as part of the plat construction.</p>
<p>8.4. Schools and school grounds RCW 58.17.110</p>	<p>Appropriate provisions made for schools</p>	<p>No schools or school grounds are proposed.</p>
<p>8.5. School Impact Fees RCW 58.17.110 SMC 14.290</p>	<p>School impact fees required as condition of subdivision</p>	<p>As specified by Chapter 14.290 SMC, payment of school impact fees is required for residential development. School impact fees are imposed at the time of building permit for the dwellings.</p>
<p>8.6. Fire SMC 19.04</p>	<p>Per the 2015 IFC the project shall provide the following:</p> <ul style="list-style-type: none"> <li>• Adequate water supply</li> <li>• Access for fire-fighting apparatus</li> <li>• Meet the 2015 International Fire Code</li> <li>• Visible address</li> </ul>	<p>Existing fire hydrants are located in accordance with the 2015 IFC. A fire flow analysis will be required in order to verify minimum fire flow requirements are met.</p> <p>The proposed access meets minimum requirements for fire apparatus access (Exhibit 13).</p> <p>Compliance with the International Fire Code will be evaluated with each building permit review.</p> <p>Each lot will be visible from the street. Compliance with the adopted building codes will be evaluated with each building permit review.</p>

<p><b>9. PERMIT PROCESSING</b></p>	
<p><b>9.1. SEPA/Notice</b></p>	
<p>SEPA Environmental review:</p>	<p>The City Planning Director, acting as the City SEPA Responsible Official, determined the application is categorically exempt from SEPA review as minor new construction pursuant to WAC 197-11-800.</p>

Notice:	<p>Notice of this application was provided in accordance with the provisions of Chapter 14.20 SMC. This project was circulated for review and comment on August 4, 2020. The Notice of Application was publicized using the following noticing methods:</p> <ul style="list-style-type: none"> <li>• Advertisement in the local newspaper of record (Daily Herald);</li> <li>• Mailing a copy of the Notice to property owners within 300 feet of the project; and</li> <li>• Posting the Notice at the site and on the City website.</li> </ul> <p>No public comments were received. (Exhibit 10)</p>
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<b>9.2. Agency comment</b>	
a. Snohomish School District (Exhibit 12)	School children will ride the bus to school; the closest bus stop is located at the intersection of 13 <sup>th</sup> Street and Park Avenue.
b. Puget Sound Energy (Exhibit 11)	The property has existing natural gas service.

## D. CONCLUSIONS

With conditions of approval, this preliminary short plat complies with applicable policies and regulations. The outstanding issues can be addressed administratively prior to approval of either construction plans or the final short plat.

<b>Jurisdiction</b>		
Pursuant to SMC 14.20.020, the City Planning Director is the decision-making authority for Preliminary Short Plat applications (Type 3 Permit).		
<b>Conclusions Based on Findings</b>		
#	Conclusion	Finding Reference
1.	With conditions of approval, adequate infrastructure will be available to serve the development. Sidewalks will be installed along the street frontage. Adequate vehicle access will be provided. The development will be served by existing Community Transit facilities. Adequate water and sewer infrastructure is available adjacent to the site. Stormwater facilities will be provided in accordance with Department of Ecology standards, as adopted by the City of Snohomish.	5.1-5.13, 6.1, 6.2, 7.1, 7.2, 8.3
2.	The proposed development will be consistent with Washington State subdivision law (RCW 58.17).	2.1, 4.1, 4.3-4.5, 5.6-5.13, 6.2, 7.1, 7.2, 8.1-8.5
3.	The development will be consistent with the Comprehensive Plan. Utilities are available at the site with adequate capacity to serve the proposed development. The proposal does not cause levels of service for City services to drop below the adopted standards. The site meets the minimum lot size criterion. The adjacent right-of-way will be improved to City standards.	2.2, 3.1-3.5, 4.1-4.5, 5.1-5.13

4.	The development will not create significant adverse environmental impacts as it is considered to be minor new construction. Any potential adverse environmental impacts will be appropriately mitigated through enforcement of applicable regulations of the Municipal Code and imposition of the conditions of approval.	8.1, 8.2, 10.1
5.	With conditions of approval, the development will comply with the City's concurrency requirements. The traffic impacts of the development on City intersections will be mitigated concurrent with the development.	5.4, 5.5, 5.12, 5.13
6.	<p>With conditions of approval, the development will protect the public's health, safety, and general welfare. A condition of approval will require a third party testing of the fire flow in the area. Sidewalks will be provided along the street frontage. Street trees will be provided along the property frontage. Conformance to recommendations of professional studies will ensure that the project addresses stormwater management as required.</p> <p>The development must comply with applicable land use, environmental, and building regulations, as well as the City of Snohomish Public Works Department Design and Construction Standards. The engineering standards will ensure all improvements and infrastructure are designed and constructed in an appropriate manner. Damage caused by construction activities will be restored by the applicant. Compliance with the International Building Code and the City's engineering standards will ensure the drainage systems and structures are structurally sound.</p>	4.1-4.5, 5.1, 5.4-5.13, 6.1, 6.2, 7.1, 7.2, 8.1-8.3, 8.6

## E. DECISION

Based on the preceding Findings and Conclusions, the application for Preliminary Short Plat to allow subdivision of a 0.54-acre site into three single family lots including associated utility and infrastructure improvements is **APPROVED**, subject to the conditions specified below.

1. The project shall be consistent with all submitted plans and professional studies including but not limited to critical areas, geotechnical, and stormwater.
2. Prior to final plat application, a third-party fire flow test shall be performed to demonstrate the proposed water improvements will meet minimum domestic, fire flow, and pressure requirements.
3. The application for site civil permit shall include a revision to the submitted civil plans as to the outlet from the catch basin located along the curb line of Hillcrest Drive. The redesign shall show conveyance from the catch basin to a storm drainage structure at the southwest corner of 13<sup>th</sup> Street and Hillcrest Drive, or a storm drainage structure near Hillcrest Drive and Summit Street, as determined by the applicant.
4. The proposed sidewalk, curb, and gutter transition asphalt ramp along Hillcrest Drive shall terminate as close to the existing light pole as possible and the cluster mailbox shall be relocated. The applicant shall coordinate the mailbox relocation with the United States Post Office.
5. The landscape hedge at the northwest corner of the site shall be removed to provide unobstructed access to sewer structures and utilities in the area.

6. The buried manhole located beneath the hedge at the northwest corner of Lot 1 shall be raised to finished grade. A concrete pad shall be constructed from the back of sidewalk to the manhole.
7. The final plat shall declare a fire hydrant access/operation/maintenance easement, dedicated to the City.
8. The final plat shall dedicate a 10-foot sewer easement directly east of the existing sewer easement AFN 2068305, thus expanding the easement width to 20 feet.
9. The sewer easement shall be maintained with unobstructed access for operation and maintenance by the City Public Works Department, including limitations on fencing and other future improvements.
10. Prior to final plat approval, all applicable fees including, but not limited to, impact fees, administrative review fees, and fees for special studies, shall be remitted.

DECIDED this 2<sup>nd</sup> day of December, 2020



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Glen Pickus, AICP  
Planning Director

## **F. EXPIRATION**

This land use approval is issued in accordance with the permit validity limitations of SMC 14.20.120. The work authorized by this permit shall be commenced and substantial progress completed within two years of the date of this decision. Construction shall be completed within five years of the date of this decision.

## **G. APPEALS**

This decision is made pursuant to the authority granted to the Planning & Development Services Director in accordance with SMC 14.20.020D. A City department, other party of record, or agency with jurisdiction may appeal the Planning & Development Services Director's decision to the City Hearing Examiner following the procedures contained in Chapter 14.20 SMC. If no timely appeal is filed, then the Planning & Development Services Director's decision shall be final. Appeals shall be filed with the City Clerk within 14 days from the date of this decision. Appeals may be filed between the hours of 8:00 a.m. and 4:00 p.m. Monday through Thursday, excluding holidays, at City Hall, 116 Union Avenue. Appeals shall include a filing fee of \$500 (five hundred dollars).

## Appendix A

### Comprehensive Plan Applicable Goals and Policies

**GOAL LU 4: Plan for single-family neighborhoods that provide quietness, privacy, safety, and land use stability and compatibility.**

- SF 4.2: Single-family densities.** Detached single-family development should not exceed six units per gross acre.
- SF 4.3: Subdivision design.** New plats should create visually accessible home sites, provide efficient circulation for pedestrians and vehicles, and exhibit an orderly lot pattern that minimizes irregularly shaped lots.
- SF 4.4: Neighborhood character.** The predominant character of Single Family designations should be a detached single-family neighborhood. Non-residential uses, where permitted, should be designed to maintain and continue the residential character.
- SF 4.5: Street trees.** Provide for street trees in all subdivisions. All trees in planter strips should be species that will minimize damage to public infrastructure.

**GOAL HO 3: Promote the design and scale of new residential development that will foster neighborhoods with stability, vitality, and character.**

- HO 3.3: New development.** New development should enhance and be compatible with its surrounding neighborhood.
- HO 6.3: Permit process.** Achieve permitting processes, applicable regulations, and conditions of approval that are clear and understandable.
- TR 23: Development review.** Review all land use and development proposals for compliance with the Transportation Element.
- TR 24: Concurrence.** Prohibit development if the development causes the level of service on transportation facility to decline below the standards adopted in this element, or ensure that funding is identified to implement improvements to increase capacity within six years of the development.
- CF 1.1: Fair share.** New development shall bear a fair share of facility improvement cost necessary to serve the development in order to maintain adopted level of service standards and measurable objective standards.
- CF 1.4: Maintain transportation LOS.** The City shall verify that transportation improvements are sufficient to maintain adopted level of service standards as development occurs.
- CF 2.1: Service capacity.** Permit new development only where utility system capacity and performance will be available at the time of demand for service.
- CF 2.11 Level of service.** Ensure that level of service (LOS) standards are maintained as growth occurs.
- UT 1.3: Utilities in plats.** Reserve land within new plats for private utilities serving the development.
- UT 1.9: Undergrounding utilities.** Require undergrounding of all new utilities for new developments.