

# 805 Project

# Preliminary Short Plat

# NOTICE OF DECISION

City File #SP20-0001

**Description of Proposal:** Subdivision of a 0.54-acre site into three lots for single family use.

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

**Proponent:** Brian Kalab for Kevin Shinn

**Date of Application:** June 25, 2020

**Date of Complete Application:** July 22, 2020

**Date of Notice of Application:** August 4, 2020

**Lead Agency:** 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. 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.

**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. December 16, 2020**. All appeals shall be in accordance with SMC 14.20.170. (Ord. 2338, 2017)

**For Information Contact:**  
**Brooke Eidem, Planner**  
**(360) 282-3167**

**Date of Notice:** December 2, 2020



## CITY OF SNOHOMISH

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