



# CITY OF SNOHOMISH

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**Project File Number:** PRD20-0001 & PP20-0001

**Project Name:** Walsh Hills

**Request:** **Planned Residential Development (PRD) and Unit Lot Subdivision (ULS) to subdivide a 19.29-acre site into a total of 111 lots for single-family use**

**Hearing Date:** January 12, 2021

**Date of Report:** January 5, 2021

**Application Complete:** June 16, 2020

**Applicant:** DR Horton | 11241 Slater Ave NE, Ste 200 | Kirkland, WA 98033

## EXHIBITS – Walsh Hills

<b>Exhibit 1</b>	Staff Report to Hearing Examiner
<b>Exhibit 2</b>	Planned Residential Development, Unit Lot Subdivision, and Land Use Application forms including legal descriptions, received 5/19/2020
<b>Exhibit 3</b>	Project Narrative, received 12/3/2020
<b>Exhibit 4</b>	Subdivision Guarantee, Chicago Title, received 5/19/2020
<b>Exhibit 5</b>	Declaration of Adjacent Property Owners List with map and list, dated 6/1/2020
<b>Exhibit 6</b>	PRD Conceptual Building Elevations, received 5/19/2020
<b>Exhibit 7</b>	Planned Residential Development Site and Preliminary Plans, received 12/3/2020
<b>Exhibit 8</b>	Unit Lot Subdivision Site and Preliminary Plans, received 12/3/2020
<b>Exhibit 9</b>	Geotechnical Engineering Study by Terra Associates, Inc., received 11/9/2020
<b>Exhibit 10</b>	Infiltration Rate Memo by Carolyn S. Decker, P.E., Terra Associates, received 11/9/2020
<b>Exhibit 11</b>	Stormwater Site Plan Drainage Report by CPH Consultants, received 11/9/2020
<b>Exhibit 12</b>	Traffic Impact Analysis by Gibson Traffic Consultants, Inc., received 11/9/2020
<b>Exhibit 13</b>	Critical Areas Study and Buffer Mitigation Plan by Acre Environmental Consulting, LLC, received 11/9/2020

<b>Exhibit 14</b>	Wetland and critical area peer review emails and memorandum from Jessica Redman, PWS, ESA, dated 8/12/2020 and 11/11/2020
<b>Exhibit 15</b>	Tree Risk Assessment by Susan Prince, Creative Landscape Solutions, received 12/3/2020
<b>Exhibit 16</b>	Flow Test Information Sheet by American Fire Sprinkler Association, received 8/26/2020
<b>Exhibit 17</b>	Hydrant Flow Test Report by UMI Fire, received 10/5/2020
<b>Exhibit 18</b>	Determination of Complete Application with Corrections, dated 6/16/2020
<b>Exhibit 19</b>	Notice of Application issued 8/17/2020 including declarations of posting and distribution, mailing labels, and Everett Herald affidavit of publication
<b>Exhibit 20</b>	Determination of Non-Significance issued 10/16/2020 including annotated SEPA Checklist, declarations of posting and distribution, mailing labels, and Everett Herald affidavit of publication
<b>Exhibit 21</b>	Design Review Analysis, dated 12/10/2020
<b>Exhibit 22</b>	Public Comments
<b>Exhibit 23</b>	Staff Responses to Public Comments/Concerns
<b>Exhibit 24</b>	Comment from Stillaguamish Tribes, received 10/5/2020
<b>Exhibit 25</b>	Comments from State of Washington Department of Archaeology and Historic Preservation, dated 6/17/2020 and 1/4/2021, including email correspondence
<b>Exhibit 26</b>	Comment from Washington State Department of Natural Resources, received 8/20/2020
<b>Exhibit 27</b>	Comment from Snohomish School District, received 9/1/2020
<b>Exhibit 28</b>	Comment from Snohomish County PUD, dated 10/19/2020
<b>Exhibit 29</b>	Pre-Application review memorandum from Jack Hurley, Snohomish County, dated 12/1/2020
<b>Exhibit 30</b>	Review memorandum from Sharon Pettit, Building/Fire Official, dated 12/14/2020
<b>Exhibit 31</b>	Review memorandum from Andrew Sics, Senior Utilities Engineer, dated 12/17/2020
<b>Exhibit 32</b>	Determination of Concurrency, dated 12/17/2020
<b>Exhibit 33</b>	Notice of Public Hearing issued 12/18/2020 including declarations of posting and distribution, mailing labels, and documentation of Everett Herald posting