



CITY OF SNOHOMISH

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PLANNING & DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT TO THE HEARING EXAMINER FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

Project File Number: PRD20-0001 & PP20-0001

Project Name: Walsh Hills

PROPONENT/CONTACT:

DR Horton | 11241 Slater Ave NE, Suite 200 | Kirkland, WA 98072

Hearing Information: January 12, 2021, 1:00 p.m.

Online via Zoom: <https://us02web.zoom.us/j/89884802571>

Passcode: **849740**

Request:	Approval of a 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.
Location:	1705 and 1711 Terrace Avenue
Property Size:	19.29 acres (410,405 square feet)
Land Use Designation:	The site has two designations: Single Family (SF) on the west portion and Medium Density Residential (MDR) on the east
Application Complete:	June 16, 2020
Date report transmitted to Hearing Examiner:	January 5, 2021
Staff report author:	Brooke Eidem, Planner
Attachments:	A: Applicable Comprehensive Plan Policies

A. SUMMARY OF APPLICATION AND STAFF RECOMMENDATION

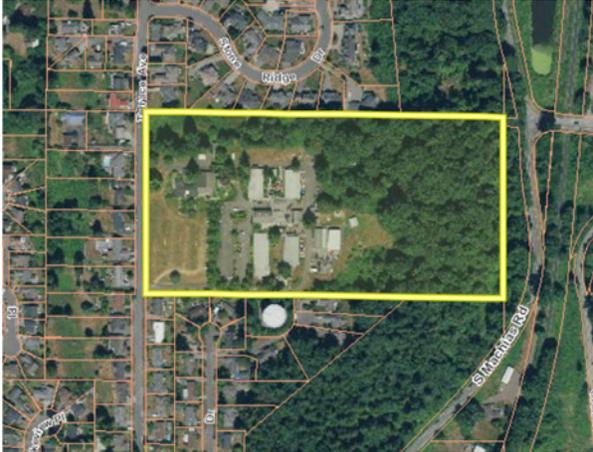
Request

Approval of a Planned Residential Development (PRD) subdivision for 17 single-family lots and a Unit Lot Subdivision (ULS) for 94 single-family lots. Development will include grading, new public roadway dedication and construction, installation of utilities and stormwater facilities, open space, critical areas mitigation, and street and utility improvements.

Staff Recommendation

Staff recommends **Approval** of the PRD and the ULS, subject to conditions.

General Property Information (existing conditions)

Property Information	
The site is addressed as 1705 and 1711 Terrace Avenue, on Snohomish County Assessor tax parcel 28060700103600. The full legal description is provided in Exhibit 2.	
Site Photo (facing east from Terrace Ave)	Aerial Image
	
Existing Land Use	
Subject Site	Delta Rehabilitation Center (now closed), consisting of eight separate buildings and a single-family residence.
Property to North	Single-family residences and vacant property
Property to South	Single-family residences, City water tower, and vacant property
Property to East	Vacant property
Property to West	Single-family residences (across Terrace Avenue)
Available Utilities	
Sanitary Sewer	City of Snohomish
Domestic Water	City of Snohomish
Natural Gas	Puget Sound Energy
Electric	Snohomish County PUD
Telecommunications	Ziplay Fiber, Comcast
Comprehensive Plan and Zoning Map Designation	
Subject Site	West side (appx 230 feet wide, 3.45 acres): Single Family East side (15.83 acres): Medium Density Residential
Property to North	Single Family and Parks, Open Space, & Public
Property to South	Single Family and Parks, Open Space, & Public
Property to East	Medium Density Residential
Property to West	Single Family (across Terrace Avenue)
Existing Vegetation	
Vegetation on the west side of the site is primarily maintained lawn with trees and landscaping. The eastern slope is forested.	
Existing Topography	
The site is generally flat on the west side, with a steep downward slope to the east.	

Critical areas
Three wetlands (A, B, and C) are present on the site, in addition to a steep slope and small streams. Wetlands A and B are within the ULS (east) portion of the site. Wetlands A and B are both Category III wetlands with a standard 100-foot buffer. Both wetlands are located on the steep slope and contain Type Ns streams with standard 35-foot buffers. Wetland C is within the PRD (west) portion of the site. It is a 2,172-square-foot Category III wetland with a standard 60-foot buffer. Buffer averaging and buffer reduction are proposed for Wetland C. A fourth wetland (Wetland D) is located off-site to the east across West Machias Road. (Exhibit 13)

Applicable Regulations & Policies

Comprehensive Plan Policies applying to the request
The site is designated Single Family and Medium Density Residential in the Comprehensive Plan. City of Snohomish Comprehensive Plan Goals and Policies provided as Attachment A to this report have particular relevance to this proposal, and are incorporated herein by reference. Consistency of the application with applicable goals and policies is discussed under sections 4.1 and 5.1 below.
Land Development Regulations (Title 14 SMC) applying to the request
The following provisions of the Snohomish Municipal Code have particular relevance to this proposal and are incorporated herein by reference: Chapter 14.20 SMC, Permit Classifications and Development Review Process Chapter 14.95 SMC, Hearing Examiner Chapter 14.100 SMC, Definitions Chapter 14.205 SMC, Permitted Land Uses Chapter 14.207 SMC, Land Use Tables Chapter 14.210 SMC, Dimensional and Other Requirements Chapter 14.215 SMC, Subdivisions Chapter 14.220 SMC, Planned Residential Developments Chapter 14.230 SMC, Design Standards Outside the Historic District Chapter 14.235 SMC, Off-Street Parking, Loading, and Access Requirements Chapter 14.240 SMC, Landscaping, Screening, Fencing, and Retaining Walls Chapter 14.255 SMC, Critical Areas - General Chapter 14.260 SMC, Wetlands Chapter 14.275 SMC, Geologically Hazardous Areas Chapter 14.280 SMC, Habitat Conservation Areas Chapter 14.290 SMC, School Impact Fees Chapter 14.295 SMC, Traffic Impact Fees and Mitigation Chapter 14.300 SMC, Park Impact Fees
Other Regulations applying to this request
City of Snohomish Engineering Design and Construction Standards and Specifications (EDCSS), which by reference includes the 2012 edition of the Department of Ecology Stormwater Management Manual for Western Washington.

B. FINDINGS & ANALYSIS

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 project record, the adopted ordinances of the City of Snohomish, and other information on file with the City, the Planning Department proposes the following recommended Findings of Fact.

1. Requested action and project description	
<p>This proposal is a request for two separate and distinct subdivisions to be developed as a single project and contained on a single parcel but with different zoning designations.</p> <p>On the west side where the site is zoned Single Family, the request is for approval of a Planned Residential Development (PRD) subdivision containing 17 single-family residential lots with three new public roads (Roads A, B, and C). The proposal includes a tract for active open space and stormwater facilities (Tract 995); a tract for critical areas and open space (Tract 998); and a shared access tract (Tract 992).</p> <p>On the east side where the site is zoned Medium Density Residential, the request is for approval of a Unit Lot Subdivision (ULS) containing 94 unit lots and four new public roads (Roads D, E, F, and G). The proposal includes a tract for a park, open space, and stormwater facilities (Tract 997), a tract for critical areas and open space (Tract 999), an open space tract (Tract 996), and two access tracts (Tracts 993 and 994). A portion of the PRD's Tract 998 is also located within the ULS.</p> <p>The plans submitted on December 3, 2020 depict the proposed layout of the PRD/Preliminary Plat (Exhibit 7) and Unit Lot Subdivision (Exhibit 8).</p>	
2. Public Notice and Comment	
<p>Notice of the application was provided by posting the site, publication in the Everett Herald, and mailing to owners of property within 300 feet of the site boundaries on August 17, 2020 (Exhibit 19). A number of public comments were received, in addition to five agency comments.</p>	
AGENCY COMMENTS	
Snohomish School District #201 (Exhibit 27)	School children will ride the bus to school. A bus stop will be located at the intersection of Terrace Avenue and proposed Road B.
Snohomish County PUD #1 (Exhibit 28)	The District currently has sufficient electric system capacity to serve the proposed development. However, the existing District facilities in the area may require upgrading at the owner's expense.
Department of Natural Resources (Exhibit 26)	If more than 5,000 board feet of timber is cut or any is sold from the wooded area, a Class IV-G Forest Practices Permit Application may be required (Condition #4)
Department of Archaeology and Historic Preservation (Exhibit 25)	<p>The DAHP recommended a professional archaeological and built environment survey of the project area. The requested information was transmitted to the DAHP, affected Tribes and agencies.</p> <p>Conditions of approval will require the project to follow recommendations of the cultural resources study (Conditions #5-8).</p>
Stillaguamish Tribes (Exhibit 24)	The Stillaguamish Tribe reviewed the archaeological site survey and concurred with the methodology and recommendations.

PUBLIC COMMENTS
Due to the large volume of comments received on this application, public comments are addressed in two exhibits. Exhibit 22 includes all public comments received, organized by commenter. Exhibit 23 includes staff’s responses to comments and concerns that were raised by the public comments, organized by topic. Condition #12 is recommended to limit construction hours in response to comments about noise impacts.
3. SEPA Review
Pursuant to the State Environmental Policy Act (SEPA), the City of Snohomish acted as lead agency for review of environmental impacts likely to be caused by the proposal. Based on information contained in the SEPA checklist and other information in the project file, the City issued a Determination of Non-Significance (DNS) on October 16, 2020.
The DNS was not appealed so the determination stands as issued. (Exhibit 20)

Planned Residential Development (PRD) – WEST SIDE

4. Applicable Development Regulations		
4.1 LAND USE / GENERAL REQUIREMENTS		
Regulation	Requirement	Proposed
Land use SMC 14.220.030	Single Family Residential	Single family residential
Consistency with RCW 58.17.110 SMC 14.215.020	Must meet the criteria of RCW 58.17.110	Discussed below.
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.
Consistency with Development Code and 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. Conditions are recommended to guide design review for individual building permits.
4.2 BULK DIMENSIONAL REQUIREMENTS		
Regulation	Requirement	Proposed
Density SMC 14.220.100	Maximum 6 dwelling units per acre	4.9 dwelling units per acre (17 du/3.46 acres = 4.9)
Minimum lot area SMC 14.220.100	4,000 s.f.	Average lot area: 4,446 s.f. Smallest lot size: 4,241 s.f. (Lot 14)
Minimum lot width at setback SMC 14.220.100	40 feet	Range 40 feet (Lot 1) – 51 feet (Lot 4)
Minimum lot width at road frontage SMC 14.220.100	20 feet	Range 40 feet (Lot 1) – 51 feet (Lot 4)

Minimum Setbacks SMC 14.220.100	Front: 10 feet Garage: 20 feet Side: 5 feet Rear: 12 feet	All lots within the proposed subdivision will provide for adequate building pads within the required zoning setbacks. All new structures must meet the required setbacks at the time of building permit application.
Floor Area Ratio (FAR) SMC 14.220.100	Maximum 0.5	All lots within the proposed subdivision must meet the FAR requirements at the time of building permit application.
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.
<p>4.3 OPEN SPACES, LANDSCAPING, PARKS, RECREATION, PLAYGROUNDS The site contains 30,453 square feet of proposed open space, provided in Tracts 995 and 998. Tract 995 consists of open play areas with seating and also contains underground stormwater facilities in the southwest corner. Tract 998 contain critical areas and buffers. See sheets L-1 – L-4, Exhibit 7.</p>		
Regulation	Requirement	Proposed
Overall site area SMC 14.220.105	20%	20% open space is provided. 150,751 square feet x 0.2 = 30,150 square feet of open space required. 30,453 square feet of open space provided (Tract 995 and 998).
Usable open space SMC 14.220.105	200 square feet per unit	3,400 square feet (200 x 17) required. 17,651 square feet provided in Tract 995. This Tract will also serve as the stormwater facility for the plat.
Active recreation area SMC 14.220.105	20% of usable open space area	680 square feet (3,400 x 0.2) required. The open play and seating areas on Tract 995 will exceed this standard.
Open spaces RCW 58.17.110	Appropriate provisions made for open spaces	As discussed above, open space and recreation areas are required for approval of a PRD. Open space in the two tracts is 20% of the gross site area. Staff has determined that appropriate provisions for open space have been made. Condition #13 is recommended to place a Native Growth Protection Area easement over Tract 998 due to the presence of critical areas.
Landscaping / vegetation 14.220.110	Preservation of existing features	Approximately 12,802 square feet of natural area (the portion of Tract 998 located within the PRD) will be preserved with this application. Additionally, a large maple tree will be preserved in Tract 995 (sheet L-1, Exhibit 7).
Street Trees 14.240.040	Street trees are required	Street trees are proposed within the planter strip of the internal street as well as along the Terrace Avenue frontage (sheet L-1, Exhibit 7).

Parks and Recreation, Playgrounds RCW 58.17.110	Appropriate provisions made for parks and recreation and playgrounds	Recreational amenities on the site are intended for the use of and maintenance by residents of the development. Active recreation areas are proposed within Tract 995.
Park Impact Fees RCW 58.17.110 SMC 14.300	Park impact fees required as condition of subdivision	As specified by Chapter 14.300 SMC, payment of park impact fees is required for subdivisions. Park impact fees must be paid prior to recording of the final plat. The current park impact fee is \$4,150 per net new single family unit.
Park named in honor of deceased person RCW 58.17.110		Not applicable
<p>4.4 ACCESS, STREETS, PUBLIC IMPROVEMENTS, TRAFFIC, TRANSIT Three new public roadways (Roads A, B, and C) are proposed to loop through the plat and connect to the new roadways within the ULS, each measuring 50 feet in width with curb, gutter, sidewalks, and planter strip. Roads A and B contain a planter strip on one side. A 22-foot-wide private driveway (Tract 992) is proposed to serve Lots 1-3.</p>		
Regulation	Requirement	Proposed
Public street improvements SMC 14.220.050	Curb, gutter, sidewalk required. Design per public street standards as described in EDCSS Section 3	Improvements are proposed to the Terrace Avenue frontage including a ten-foot right of way dedication, curb, gutter, sidewalk, and planter strip. Within the plat, curb, gutter, sidewalk, and planter strip are proposed along the internal streets. City Engineering staff have determined that the proposed road improvements meet the EDCSS (Exhibit 31).
Off-street parking SMC 14.220.060 SMC 14.235.170	Minimum 2 spaces per dwelling unit (28 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.
Directional Sense of Lots SMC 14.210.070	When a lot adjoins one street, front direction shall be toward the street.	All lots within the proposed subdivision are designed to take access from the nearest street or private road. Lots 1-3 will take vehicular access from the private driveway rather than Terrace Avenue in order to reduce the frequency of vehicles backing onto the road.
Access - Private roads SMC 14.210.280	Private road corridor width accessing < 4 lots: 20 ft	The applicant is proposing a private road corridor, measuring 22 feet in width. Tract 992 will serve three lots (Lots 1-3).

Off-site improvements and dedications SMC 14.215.020	Provision of off-site improvements or dedications which are needed to mitigate impacts	The project includes stormwater improvements and minor pavement widening of Terrace Avenue along the west side of the street to 16 th Street, where a large cedar tree will also be removed. No other off-site improvements or dedications are required to mitigate the development's impacts.
Concurrency SMC 14.215.020	Shall meet concurrency requirements	With recommended conditions of approval, the proposal will meet concurrency requirements. (Exhibits 31 and 32)
Streets or roads RCW 58.17.110	Appropriate provisions made for streets or roads	The PRD includes street improvements for Terrace Avenue, and public streets internal to the plat. A traffic impact analysis (Exhibit 12) was prepared for the project. The net increase in number of dwellings will result in 161 daily trips and 17 trips during the p.m. peak hour. The study concludes that build-out of the project will not result in a deterioration of any intersection below the adopted level of service standard. The City Engineer has determined that with payment of the traffic impact fee, concurrency requirements of SMC 14.20.090 and 14.295.100 will be met. (Exhibits 31 and 32)
Alleys RCW 58.17.110	Appropriate provisions made for alleys	Not applicable.
Other public ways RCW 58.17.110	Appropriate provisions made for other public ways	No other public ways are proposed.
Transit stops RCW 58.17.110	Appropriate provisions made for transit stops	No transit stops are proposed. According to the Community Transit website, the nearest transit stop is located approximately 1.2 miles from the site at the corner of Avenue D/13 th Street. (www.communitytransit.org)
Sidewalks RCW 58.17.110	Appropriate provisions made for sidewalks	Sidewalks will be installed on the east side of Terrace Avenue adjacent to the plat. Sidewalks are also proposed along both sides of the internal streets.
Dedication of Land RCW 58.17.110	Dedication of land may be required as condition of subdivision	Ten feet along the frontage of Terrace Avenue will be dedicated, as well as the proposed internal streets. (Exhibit 7)
Public Improvements RCW 58.17.110	Public improvements may be required as condition of subdivision	The plat includes improvements to the streets and utilities.

<p>Traffic Impact Fees RCW 58.17.110 SMC 14.295</p>	<p>Traffic impact fees required as condition of subdivision</p>	<p>As specified by Chapter 14.295 SMC, payment of traffic impact fees is required for subdivisions. Traffic impact fees for subdivisions must be paid prior to recording of the final plat. The traffic impact fee is \$1,603 per p.m. peak period trip as determined by the City Engineer. Traffic impact fees must be allocated to system improvements identified in the Comprehensive Transportation Plan. City Engineering staff have determined that the traffic impact fees will adequately mitigate the additional trips generated by this development.</p>
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4.5 DRAINAGE AND STORMWATER

A combination detention and treatment vault is proposed in Tract 995, which it will detain and treat all site runoff before releasing it to the City’s stormwater system offsite at the intersection of Terrace Avenue and 16th Street. The project will also install a new storm pipe from the project site to 16th Street, where it will connect to the City’s existing system. Improvements will require additional paving on the west side of the roadway and removal of an existing Cedar tree at the intersection of Terrace Avenue and 16th Street.

Regulation	Requirement	Proposed
<p>Stormwater Management SMC 14.215.020</p>	<p>Compliance with stormwater management requirements of Chapter 15.16 SMC.</p>	<p>The Engineering Department has determined the proposal meets the minimum requirements of the 2012 Dept. of Ecology Stormwater Management Manual for Western Washington (Exhibit 31). Condition #14 is recommended to ensure continued maintenance of private facilities.</p>
<p>Drainage ways RCW 58.17.110</p>	<p>Appropriate provisions made for drainage ways</p>	<p>The proposal is to detain and treat stormwater runoff in a combination detention and treatment vault before being released to City stormwater facilities near the intersection of 16th Street and Terrace Avenue. City Engineering staff have determined the proposal is consistent with applicable stormwater regulations. (Exhibits 11 and 31)</p>

4.6 UTILITIES

Regulation	Requirement	Proposed
<p>Public Utilities SMC 14.220.070</p>	<p>Dwellings shall be connected to City water and sewer. Electric, telephone, cable, and other communication lines shall be underground.</p>	<p>Appropriate provisions are proposed to connect the homes to City water and sanitary sewer services. A ten-foot utility easement is required along the front property line of all lots for installation of underground utilities such as electricity, cable, etc., to serve the lots (Exhibits 7 and 31).</p>

Potable water RCW 58.17.110	Appropriate provisions made for potable water supplies	A new 8-inch water main is proposed to loop through the site with two separate connections to the existing 8-inch main in Terrace Avenue. A new fire hydrant is proposed in addition to the new service connections. The project will also relocate the City’s 16-inch transmission main, which supplies the water reservoir to the south of the project site. The City Engineer has determined that the proposal meets minimum water service requirements. (Exhibit 7)
Sanitary wastes RCW 58.17.110	Appropriate provisions made for sanitary wastes	A new 8-inch sewer main is proposed to loop through the site and connect to the existing 10-inch main in Terrace Avenue. All lots will 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. (Exhibit 7)

4.7 CRITICAL AREAS

The site contains Wetland C, a Category III wetland with a habitat score of 5 and a standard 60-foot buffer. Buffer averaging is proposed to accommodate portions of Lots 1 and 2, Tract 992, and Lot 111 of the adjacent Unit Lot Subdivision. A total of 3,575 square feet of buffer area will be reduced. To mitigate for the buffer reduction, the applicant proposes to designate 4,458 square feet of new buffer area and enhance the entire on-site wetland and buffer area.

The critical areas, buffer impacts, proposed mitigation plan, and associated recommendations and commitments are described in Exhibit 13. The City’s professional critical area consultant, ESA, reviewed the mapping and descriptions of the critical areas and the proposed mitigation program and determined them to be consistent with applicable City codes (Exhibit 14).

Regulation	Requirement	Proposed
PRD Applicability SMC 14.220.020	Site is eligible for PRD when critical areas reduce density by one unit	The presence of the wetland would reduce the lot yield by at least one unit.
Wetland standard buffers SMC 14.260.060	Category III, Habitat score 3-5: 60 feet	As proposed, the Wetland C buffer width is reduced to 31 feet at the smallest point, with buffer addition area and enhancement.
Substantive Requirements SMC 14.255.100	Critical areas and buffers may not be located in a platted lot	The applicant is proposing to modify the Wetland C buffer with a combination of buffer averaging and buffer reduction with enhancement. This proposal will remove critical areas buffers from the platted lots. The proposed Wetland C buffer averaging will also remove buffer area from Tract 992.

<p>Wetland buffer averaging/ reduction SMC 14.260.060</p>	<p>Buffer reduction and buffer averaging can be used in conjunction with each other if there is no loss of function and buffer width is not reduced by more than 50% at any point</p>	<p>A combination buffer averaging and buffer reduction are proposed, with enhancement of the Wetland C buffer as provided in SMC 14.260.060E, to align the buffer boundary with the property line of Lot 1 and the east side of Tract 992 on the west side, and Unit Lot 111 on the east side.</p> <p>The total area proposed for buffer reduction is approximately 1,325 s.f. Buffer averaging totals approximately 2,250 s.f., for a total combined reduction of 3,575 square feet and a resulting buffer width of 31 feet at its narrowest point. Proposed area of buffer addition totals 4,458 s.f. The applicant proposes to enhance the entire averaged buffer area—14,315 s.f.—as well as the wetland itself, which will improve ecological functions of the wetland and buffer.</p> <p>The Critical Areas Study demonstrates compliance with the criteria for buffer reductions, which has been reviewed by the City’s critical areas consultant, ESA. (Exhibits 13 and 14)</p>
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4.8 DESIGN REVIEW

The submitted elevations (Exhibit 6) do not represent commitments by the applicant to specific models, but are intended to convey a level of detailing and the intent to reflect the historic architectural character of the City.

Review of the building designs is intended to guide future building permit review and therefore some characterization of the proposed designs is necessary to establish standards for such review. Consistent with this requirement and with the purpose of the PRD process to promote higher than typical standards of design, staff has distilled certain elements of the architectural examples provided by the applicant and incorporated elements of certain Historic District Design Standards as recommended conditions for future development on the site (Exhibit 21 and Condition #22).

Regulation	Requirement	Proposed
<p>Architectural Design Review SMC 14.220.020</p>	<p>PRDs with 6 or more units to promote architectural variety within the development.</p>	<p>Staff believes that compliance with the recommended standards listed in Exhibit 21 and with the applicable Design Standards and Guidelines (outside the Historic District) will adequately address the intent of PRDs to achieve a high level of design and foster architectural variety within the development.</p>

4.9 PUBLIC INTEREST, HEALTH, SAFETY, AND GENERAL WELFARE

Regulation	Requirement	Proposed
<p>Public use and interest RCW 58.17.110</p>	<p>Public interest shall be served by subdivision</p>	<p>Development of the property as single-family residences is appropriate and serves the public interest by increasing the City’s housing stock.</p>

Public Health, Safety, and General Welfare RCW 58.17.110	Appropriate provisions made for public health	The PRD includes infrastructure improvements necessary for the development. The City Engineer's staff has approved the preliminary plan relating to on-site infrastructure (Exhibit 31).
Safe walking conditions to school RCW 58.17.110	Features shall assure safe walking conditions for students who walk to school	According to the School District students in the future development will ride the bus to school. A bus stop will be located on Terrace Avenue and Road B. (Exhibit 27) Sidewalks are proposed within the plat, and along the project frontage. These improvements will provide safe pedestrian conditions for students.
Schools and school grounds RCW 58.17.110	Appropriate provisions made for schools	No schools or school grounds are proposed.
School Impact Fees RCW 58.17.110 SMC 14.290	School impact fees required as condition of subdivision	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 although the project proponent may elect to pay the fees before final plat approval.
Fire SMC 19.04	Per the 2015 IFC the project shall provide the following: <ul style="list-style-type: none"> • Adequate water supply • Access for fire-fighting apparatus • Meet the 2015 International Fire Code • Visible address 	Three fire hydrants are proposed in accordance with the 2015 IFC. A fire flow analysis was provided for the existing water system on Terrace Avenue. Condition #1 is proposed to require a fire flow analysis after utility improvements are complete to ensure the minimum fire flow is met post-construction. The proposed road widths meet minimum requirements for fire apparatus access. Compliance with the International Fire Code will be evaluated with each building permit review. Condition #16 will require addresses for lots taking access from Tract 992 (Lots 1-3) to be posted at the street. (Exhibit 30)

Unit Lot Subdivision (ULS) – EAST SIDE

5. Applicable Development Regulations		
5.1 LAND USE / GENERAL REQUIREMENTS		
Regulation	Requirement	Proposed
Land use SMC 14.205.035	High Density Residential	Multi-family residential

Consistency with RCW 58.17.110 SMC 14.215.020	Must meet the criteria of RCW 58.17.110	Discussed below.
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 Medium Density Residential. Attachment A provides relevant Goals and Policies from the Comprehensive Plan.
Consistency with Development Code and 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.

5.2 BULK DIMENSIONAL REQUIREMENTS

Regulation	Requirement	Proposed
Density SMC 14.205.035	Maximum 18 dwelling units per acre	5.9 dwelling units per acre (94 du/15.83 acres = 5.9)
Minimum lot area SMC 14.210.330	6,000 s.f.	The parent lot measures 689,382 square feet
Minimum lot width SMC 14.210.330	50 feet	The width of the parent lot is approximately 655 feet.
Minimum Setbacks SMC 14.210.330	Front: 20 feet Side: 8 feet Rear: 15 feet	Per SMC 14.215.125, setbacks are measured for the parent lot. Proposed setbacks are 20 feet from the zoning line on the west side (front), 15 feet from the north and south property lines (sides) and more than 400 feet from the rear property line.
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.

5.3 OPEN SPACES, LANDSCAPING, PARKS, RECREATION, PLAYGROUNDS

The site contains 288,522 square feet of proposed open space, provided in Tracts 996, 997, and 999. Tract 996 consists of an open play area with a pedestrian trail and landscaping. Tract 997 contains recreational facilities and a sport court, playground equipment, benches, and an open play area. Tract 999 contains critical areas and buffers. See sheets L-1 – L-8, Exhibit 8.

Regulation	Requirement	Proposed
Overall site area SMC 14.210.330	20%	41.9% open space is provided. 689,382 square feet x 0.2 = 137,876 square feet of open space required. 288,522 square feet of common open space provided (Tracts 996, 997, 999).

Private usable open space SMC 14.215.125	400 square feet per unit lot, minimum 15-foot dimension	37,600 square feet (400 x 94) required. 37,600 square feet provided; a minimum of 400 square feet provided on each unit lot with 15-foot minimum dimensions. The private open space is designed with an open lawn area for the use of the residents (sheet L-1, Exhibit 8).
Open spaces RCW 58.17.110	Appropriate provisions made for open spaces	As discussed above, open space and private usable open space areas are required for approval of a unit lot subdivision in the MDR zone. Common open space in the three tracts is 41.9% of the gross site area, in addition to the private open space for each lot. Staff has determined that appropriate provisions for open space have been made. Condition #13 is recommended to place a Native Growth Protection Area easement over Tract 999 due to the presence of critical areas.
Street Trees 14.240.040	Street trees are required	Street trees are proposed within the planter strip of the internal streets (sheet L-1, Exhibit 8).
Perimeter Landscaping 14.240.040	None	Perimeter landscaping is not required because proposed and adjacent uses are single-family.
Parks and Recreation, Playgrounds RCW 58.17.110	Appropriate provisions made for parks and recreation and playgrounds	Recreational amenities on the site are intended for the use of and maintenance by residents of the development. Playground equipment is proposed in Tract 997.
Park Impact Fees RCW 58.17.110 SMC 14.300	Park impact fees required as condition of subdivision	As specified by Chapter 14.300 SMC, payment of park impact fees is required for subdivisions. Park impact fees must be paid prior to recording of the final plat. The current park impact fee is \$4,150 per net new single-family unit.
Park named in honor of deceased person RCW 58.17.110		Not applicable

5.4 ACCESS, STREETS, PUBLIC IMPROVEMENTS, TRAFFIC, TRANSIT

New public roadways (Roads D, E, F, and G) are proposed, measuring 50 feet in width with curb, gutter, sidewalks, and planter strip on both sides. Roads D and E are extensions of Roads A and B within the PRD portion of the site. Road D loops around and meets with Road E in the southeast corner. Roads F and G bisect the loop. One 20-foot-wide private access tract (Tract 994) is proposed to serve Lots 53-55 as well as provide access to the park and stormwater facility in Tract 997. A panhandle on Lot 96 will provide access to Lots 97 and 98 through a private access easement.

Regulation	Requirement	Proposed
Off-street parking SMC 14.215.125 SMC 14.235.170	Minimum 2 spaces per dwelling unit (188 total spaces required)	All unit lots within the proposed unit lot subdivision must meet the zoning requirements for off-street parking at the time of building permit application.
Off-site improvements and dedications SMC 14.215.020	Provision of off-site improvements or dedications which are needed to mitigate impacts	No off-site improvements or dedications are required to mitigate the development's impacts.
Concurrency SMC 14.215.020	Shall meet concurrency requirements	A traffic impact analysis (Exhibit 12) was prepared for the project. The net increase in number of dwellings will result in 887 daily trips and 93 in the pm peak hour. The study concludes that build-out of the project will not result in a deterioration of any intersection below the adopted level of service standard. The City Engineer has determined that with payment of the traffic impact fee, concurrency requirements of SMC 14.20.090 and 14.295.100 will be met. (Exhibits 31 and 32)
Streets or roads RCW 58.17.110	Appropriate provisions made for streets or roads Curb, gutter, sidewalk required. Design per public street standards as described in EDCSS Section 3	Curb, gutter, sidewalk, and planter strip are proposed along both sides of the internal streets. City Engineering staff have determined that the proposed road improvements meet the EDCSS (Exhibit 31).
Alleys RCW 58.17.110	Appropriate provisions made for alleys	Not applicable.
Other public ways RCW 58.17.110	Appropriate provisions made for other public ways	No other public ways are proposed.
Transit stops RCW 58.17.110	Appropriate provisions made for transit stops	No transit stops are proposed. According to the Community Transit website, the nearest transit stop is located approximately 1.2 miles from the site at the corner of Avenue D/13 th Street. (www.communitytransit.org)
Sidewalks RCW 58.17.110	Appropriate provisions made for sidewalks	Sidewalks are proposed along both sides of the internal streets.
Dedication of Land RCW 58.17.110	Dedication of land may be required as condition of subdivision	The proposed internal streets will be dedicated as public right-of-way. (Exhibit 8)

Public Improvements RCW 58.17.110	Public improvements may be required as condition of subdivision	The plat includes improvements to the streets and utilities.
Traffic Impact Fees RCW 58.17.110 SMC 14.295	Traffic impact fees required as condition of subdivision	As specified by Chapter 14.295 SMC, payment of traffic impact fees is required for subdivisions. Traffic impact fees for subdivisions must be paid prior to recording of the final plat. The traffic impact fee is \$1,603 per p.m. peak period trip as determined by the City Engineer. Traffic impact fees must be allocated to system improvements identified in the Comprehensive Transportation Plan. City Engineering staff have determined that the traffic impact fees will adequately mitigate the additional trips generated by this development.

5.5 DRAINAGE AND STORMWATER

A detention vault and treatment vault are proposed in Tract 997, which will detain and treat all site runoff. The outfall from these facilities is proposed to run down the slope to the east and connect to an existing Municipal Separated Storm Sewer System in the Snohomish County right-of-way at South Machias Road. County staff has reviewed the plan and provided a preliminary approval, pending issuance of a permit (Exhibit 29).

Regulation	Requirement	Proposed
Stormwater Management SMC 14.215.020	Compliance with stormwater management requirements of Chapter 15.16 SMC.	The Engineering Department has determined the proposal meets the minimum requirements of the 2012 Dept. of Ecology Stormwater Management Manual for Western Washington (Exhibit 31). Condition #14 is recommended to ensure continued maintenance of private facilities.
Drainage ways RCW 58.17.110	Appropriate provisions made for drainage ways	The proposal is to detain and treat stormwater runoff in a detention vault before being released to a Snohomish County drainage facility. City Engineering staff have determined the proposal is consistent with applicable stormwater regulations. Condition #3 is proposed to ensure Snohomish County approves the drainage plan. (Exhibits 11 and 31)

5.6 UTILITIES

Regulation	Requirement	Proposed
Individual utility service SMC 14.215.125	Each lot shall have individual sewer and water service, and a power meter	Appropriate provisions are proposed to connect the homes to City water and sanitary sewer services. A ten-foot utility easement is required along the front property line of all lots for installation of underground utilities such as electricity, cable, etc., to serve the lots (Exhibit 31).

<p>Potable water RCW 58.17.110</p>	<p>Appropriate provisions made for potable water supplies</p>	<p>A new 8-inch water main is proposed to loop through the site with two separate connections to the existing 8-inch main in Terrace Avenue. Two new fire hydrants are proposed in addition to the new service connections. The project will also relocate the City's 16-inch transmission main, which supplies the water reservoir to the south of the project site. The City Engineer has determined that with recommended condition #9 intended to protect the water reservoir, the proposal meets minimum water service requirements. (Exhibit 31)</p>
<p>Sanitary wastes RCW 58.17.110</p>	<p>Appropriate provisions made for sanitary wastes</p>	<p>A new 8-inch sewer main is proposed to loop through the site and connect to the existing 10-inch main in Terrace Avenue. All lots will 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. (Exhibit 31)</p>

5.7 CRITICAL AREAS

The site contains two wetlands, A and B, as well as two associated Type Ns streams and a geologically hazardous slope. Wetland D is located off-site across from Three Lakes Road in Snohomish County jurisdiction. Wetland A is a Category III slope wetland with a standard 100-foot buffer. Wetland B is a Category III wetland, with a standard 100-foot buffer. Both streams have a standard habitat conservation area buffer of 35 feet, but as they are located within the boundaries of the wetlands, the wetland buffers are more restrictive (Exhibit 13).

The slope on the east side of the site is determined to be an erosion hazard and landslide hazard area and thus subject to the provisions of Chapter 14.275 SMC. The City received several concerns from the public regarding the potential for future instability resulting from development. The slope was evaluated by a geotechnical engineer, who provided recommendations to maintain slope stability (Exhibit 9).

Regulation	Requirement	Proposed
<p>Wetland standard buffers SMC 14.260.060</p>	<p>Category III, Habitat Score 7: 100 feet</p>	<p>As proposed, the buffer widths are maintained and will be undisturbed.</p>
<p>Substantive Requirements SMC 14.275.050</p>	<p>Development near erosion or landslide hazard areas shall:</p> <ul style="list-style-type: none"> • Observe a buffer from the edges; • Not decrease safety factor for landslides below the 1.5 for static conditions and 1.2 for dynamic conditions; 	<p>No development is proposed on the slope apart from the stormwater outfall pipe, which is proposed to run down the slope above grade, anchored to the surface. Existing trees will remain in place and the HDPE pipe will bend around trunks if necessary, in order to limit vegetation removal. Areas disturbed by construction will be restored by planting or reseeded and erosion control matting.</p>

	<ul style="list-style-type: none"> • Cluster improvements as necessary; • Use retaining walls that allow retention of natural slopes; • Place utility lines and pipes when no alternative is available and when installed above ground, remain intact; • Discharge water from surface water facilities and roof drains onto or upstream with conditions 	<p>The geotechnical critical areas report recommends a 10-foot buffer and a 15-foot building setback from the top of the slope.</p> <p>Existing safety factors will be maintained at current levels, or will not drop below 1.5/1.2.</p> <p>Improvements are clustered at the top of the slope but beyond the buffer and setback as recommended by the geotechnical report.</p> <p>A retaining wall is proposed at the top of the slope in order to create a level building pad for Unit Lots 73-82 and 96. This wall will allow the retention of the natural slope to the east.</p> <p>The stormwater outfall pipe will be installed above ground and will be designed to remain intact and prevent leaks.</p> <p>Drainage will be collected and directed to the stormwater facility in Tract 997 and then released via the pipe.</p>
<p>Habitat conservation area SMC 14.280.060</p>	<p>Type Ns streams: 35 feet</p>	<p>The required habitat conservation area width is maintained and will be undisturbed.</p>
<p>Substantive Requirements SMC 14.255.120</p>	<p>Critical areas and buffers may not be located in a platted lot</p>	<p>The recommended setback from the top-of-slope is more restrictive than wetland or stream buffers; none of these buffers are located within a proposed platted lot.</p>
<p>5.8 DESIGN REVIEW</p> <p>The proposal is subject to administrative design review under SMC 14.230.040. The applicable design standards are contained in the adopted Design Standards and Guidelines (Outside the Historic District), 2004. The buildings will undergo a separate design review analysis during building permit review, using the adopted standards for Small Lot Development. The site layout and design were reviewed for consistency with applicable design standards.</p> <p>Unit Lot Subdivisions are not held to the same standards of design as PRD subdivisions, therefore the recommended conditions of approval in Exhibit 21 are not required for the ULS.</p>		
<p>5.9 UNIT LOT SUBDIVISION APPROVAL CRITERIA SMC 14.215.125G</p>		
<p>Regulation</p>		<p>Proposed</p>
<p>1. Each unit lot shall have individual sewer service, water service, and a power meter specific to that unit.</p>		<p>Discussed in Section 5.6 above. This requirement is met.</p>

<p>2. <i>Private usable open space of at least four hundred (400) square feet, exclusive of required parking, shall be provided for each dwelling unit on the same unit lot as the dwelling unit it serves. Such areas shall have a minimum dimension of fifteen (15) feet and shall be usable.</i></p>	<p>Discussed in Section 5.3 above. This requirement is met.</p>
<p>3. <i>Parking shall be calculated and designed for each lot in compliance with Chapter 14.235 SMC, although parking required for a dwelling may be provided on a different lot or tract within the parent lot as long as the right to use that parking is formalized by an easement declared on the plat.</i></p>	<p>Discussed in Section 5.4 above. This requirement is met.</p>
<p>4. <i>Access and utility easements, joint use and maintenance agreements, and covenants, conditions, and restrictions identifying the rights and responsibilities of property owners and/or the homeowners association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; drainage facilities, underground utilities; common open space (such as common courtyard open space); exterior building facades and roofs; and other similar features, and shall be recorded with the Snohomish County Auditor.</i></p>	<p>Condition #20 is proposed to require easements and associated documents for all common areas.</p>
<p>5. <i>Subdivision of common wall or zero (0) lot line development such as townhouses shall provide a five (5) foot wide building maintenance easement for external walls, eaves, chimneys, and other architectural features that rest directly on the lot line. The maintenance easement shall be shown on the face of the plat.</i></p>	<p>No common-wall structures are proposed.</p>
<p>6. <i>The final plat shall note all conditions of approval, that unit lots are not buildable lots independent of the overall development, and that 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.</i></p>	<p>Condition #21 is proposed to add this note on the face of the final plat.</p>

5.9 PUBLIC INTEREST, HEALTH, SAFETY, AND GENERAL WELFARE		
Regulation	Requirement	Proposed
Public use and interest RCW 58.17.110	Public interest shall be served by subdivision	Development of the property as single-family residences is appropriate and serves the public interest by increasing the City's housing stock.
Public Health, Safety, and General Welfare RCW 58.17.110	Appropriate provisions made for public health	The ULS includes infrastructure improvements necessary for the development. The City Engineer's staff has approved the preliminary plan relating to on-site infrastructure. Condition #2 is recommended to require retaining wall design and geotechnical findings and recommendations with the site civil permit (Exhibit 31)
Safe walking conditions to school RCW 58.17.110	Features shall assure safe walking conditions for students who walk to school	According to the School District students in the future development will ride the bus to school. A bus stop will be located on Terrace Avenue and Road B near the entrance to the PRD (Exhibit 27). Sidewalks are proposed within the plat, and along the project frontage. These improvements will provide safe pedestrian conditions for students.
Schools and school grounds RCW 58.17.110	Appropriate provisions made for schools	No schools or school grounds are proposed.
School Impact Fees RCW 58.17.110 SMC 14.290	School impact fees required as condition of subdivision	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 or the project proponent may elect to pay the fees before the final plat is approved.
Fire SMC 19.04	Per the 2015 IFC the project shall provide the following: <ul style="list-style-type: none"> • Adequate water supply • Access for fire-fighting apparatus • Meet the 2015 International Fire Code • Visible address 	<p>Three fire hydrants are proposed in accordance with the 2015 IFC.</p> <p>A fire flow analysis was provided for the existing water system on Terrace Avenue. Condition #1 is proposed to require a fire flow analysis after utility improvements are complete to ensure the minimum fire flow is met post-construction.</p> <p>The proposed road widths meet minimum requirements for fire apparatus access.</p> <p>Compliance with the International Fire Code will be evaluated with each building permit review.</p> <p>Condition #16 will require addresses for lots taking access from the private driveway and Tract 994 (Lots 53-55 and 96-99) to be posted at the street. (Exhibit 30)</p>

C. CONCLUSION

Jurisdiction		
Pursuant to SMC 14.20.020, the Hearing Examiner is the decision-making authority for Planned Residential Development and Unit Lot Subdivision applications (Type 4 Permits).		
Conclusions Based on Findings		
#	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 parking and vehicle circulation 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.	4.4, 4.5, 4.6
2.	With conditions, the design and appearance of the structures will be in conformance with applicable design standards and guidelines.	4.8
3.	Landscaping and natural open space will be incorporated into the development, with street trees along the property frontage and internal roadways.	4.3, 4.4, 4.7
4.	The development will be consistent with the Comprehensive Plan. The project will be consistent with all applicable Design Standards and Guidelines. 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. Landscaping and open space will be provided. The proposed development meets the minimum dimensional standards. The adjacent right-of-way will be improved to City standards.	4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.8
5.	The development will not create significant adverse environmental impacts. The City reviewed the project under SEPA and determined that potential adverse environmental impacts would be appropriately mitigated through enforcement of applicable regulations of the Municipal Code and imposition of the conditions of approval.	3
6.	With conditions of approval, the development will comply with the City's concurrency requirements.	4.4
7.	With conditions of approval, the development will protect the public's health, safety, and general welfare. Conditions of approval will require testing of the fire flow in the area and geotechnical protection of the steep slope. Limited construction hours will reduce noise impacts for neighbors. Adequate on-site parking will be provided. Sidewalks will be constructed along the street frontage and within the plat. Impacts to critical areas will be mitigated. Conditions will ensure required permits are in place before construction. Conditions will ensure long-term maintenance of shared facilities. Conformance to recommendations of professional studies will ensure that the project addresses stormwater management as required, protection of critical areas, and soil stability. Consistency with the design standards will ensure that the development is compatible with the	3, 4.1, 4.4, 4.5, 4.6, 4.7, 4.8, 4.9

	<p>community context.</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. Compliance with the International Building Code and the City’s engineering standards will ensure the drainage systems and structures are structurally sound.</p>	
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D. STAFF’S PRELIMINARY RECOMMENDATION

The proposed project was found to be consistent with and meet the intent of the Snohomish Comprehensive Plan and applicable development regulations; therefore, staff recommends **APPROVAL** of the Walsh Hills Planned Residential Development (PRD20-0001) and Unit Lot Subdivision (PP20-0001), subject to the following conditions:

1. A fire flow analysis of the existing and constructed water system improvements shall be performed and submitted prior to application for final plat. If fire flow does not meet standards, the developer will be required to upgrade the system or install fire sprinklers in all buildings within the plat.
2. The application for site/civil construction shall include retaining wall design and geotechnical findings and recommendations, prepared by a qualified licensed geotechnical engineer.
3. Approval of the site civil permit for site development shall include verification that Snohomish County has approved the drainage improvement and discharge within their right-of-way for the eastern basin stormwater outfall. A permit shall be issued by Snohomish County for the drainage outfall pipe before work begins.
4. If more than 5,000 board feet of timber is cut or any is sold from the wooded area, a Class IV-G Forest Practices Permit from the Department of Natural Resources may be required.
5. An Inadvertent Discovery Plan for cultural resources following unanticipated discovery protocol shall be submitted and approved by the City prior to any ground-disturbing activities on the site a copy of which shall be kept on site during all ground-disturbing activities.
6. An archaeological monitoring plan for all ground disturbing activities in Tract 997 shall be submitted and approved by the City prior to the issuance of a Site Civil Permit and provided to all contractors working in the area.
7. In the event that any ground-disturbing activities or other project actions related to this development uncover protected cultural material or human remains all work in the immediate vicinity of the discovery shall stop, the area shall be secured, all equipment moved to a safe distance away from the location, and all relevant steps proscribed by the Inadvertent Discovery Plan shall be implemented.
8. Prior to the demolition of the following buildings all necessary field work to accomplish a Level II documentation of the property shall be completed.
 - a. Administration Building
 - b. Infirmary/Building 1

- c. Infirmary/Building 2
- d. Infirmary/Building 3
- e. Carriage House/Garage/Activities Building

Prior to recording of the final plat but two months after necessary archives are reopened to the public, whichever occurs latest, the Level II documentation for the affected buildings shall be completed and submitted to the Washington State Department of Archaeology and Historic Preservation.

9. The City's existing transmission main must be protected and shall remain in service until the new 16-inch ductile iron water main is tied into the City's water reservoir tower on the adjacent property to the south.
10. All new utilities serving the development shall be installed underground.
11. The Cedar tree within the right-of-way adjacent to 1604 Terrace Avenue shall be removed to facilitate the required stormwater improvements. The developer shall work with the property owner/resident of 1604 Terrace Avenue to reconstruct the planter.
12. No site construction activities shall be performed on Sundays and holidays without prior approval by the City due to exceptional circumstances.
13. Prior to recording of the final plat, the outer edge of critical areas buffers shall be marked with signage and fencing approved by the City. The final plat map shall include Native Growth Protection Area easements over the critical areas and buffers present on the development site (Tracts 998 and 999).
14. A homeowner's association (HOA) shall be established prior to or at the time of recording of the final plat. The HOA shall provide all property owners within the PRD and ULS an equal and undivided interest in all private common areas and community facilities, including the storm drainage detention and treatment vaults. The final plat shall include language identifying the specific common areas and facilities that the HOA shall be responsible for the continued maintenance, operations, and any necessary repairs. The Final Plat will also include language specifying that the aforementioned interests will be shared equally among all the property owners in the event that the HOA becomes dissolved or was never established.
15. The final plat shall include a ten-foot utility easement along the frontage of all lots that front onto a public right-of-way within the plat.
16. Addresses for Lots 1-3, 53-55 and 96-99 shall be posted at the adjacent dedicated public streets as well as the buildings.
17. Traffic impact mitigation fees shall be remitted prior to approval of the final plat unless a deferral in accordance with SMC 14.295.135 is requested and approved for the net increase in vehicular trips resulting from the development of 111 new single-family residential units. Calculation of the net increase in vehicle trips will include credit for previously approved uses on the site. The rate charged shall be the rate in place at the time of final plat submittal. The current rate is \$1,603 per P.M. peak hour trip. However, the total fee may change if the rate changes before the final plat is submitted.
18. Park impact mitigation fees shall be remitted prior to approval of the final plat unless a deferral in accordance with SMC 14.300.065 is requested and approved for the development of 110 new single-family dwelling units. The rate charged shall be the rate in place at the time of final plat submittal. The current rate is \$4,150 per single-family dwelling unit. However, the total fee may change if the rate changes before the final plat is submitted.

19. School impact mitigation fees shall be remitted to the School District with evidence of payment provided to the City prior to issuance of individual building permits unless a deferral in accordance with SMC 14.290.125 is requested and approved. The rate charged shall be the rate in place at the time of building permit issuance.
20. The Unit Lot Subdivision final plat shall identify access and utility easements and joint use and maintenance agreements. Covenants, conditions, and restrictions identifying the rights and responsibilities of property owners and/or the homeowners association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; drainage facilities, underground utilities; common open space; exterior building facades and roofs; and other similar features.
21. The Unit Lot Subdivision final plat shall note all conditions of approval, that unit lots are not buildable lots independent of the overall development, and that 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.
22. The following standards for design review of individual units shall appear on the face of the final plat for the Planned Residential Development:
 - a. Individual designs and materials shall be submitted for Design Review with application for building permits. Each design shall be subject to the adopted Design Standards of Chapter 14.230 SMC.
 - b. Surface materials shall have the appearance of traditional building materials. Vinyl siding shall not be permitted.
 - c. Window and door trim shall have a minimum width of 3 inches and shall be consistent on all sides of the buildings.
 - d. Proposed homes shall include architectural elements are consistent with the Snohomish character, such as knee braces, covered porches, dentil molding, siding material changes, clerestory windows, street-facing gables and dormers.
 - e. Landscaping and/or seating shall be provided at the front entry of each home.
23. All work shall be consistent with the project plans, and recommendations of the professional studies and reports relating to geotechnical, stormwater drainage, critical areas, etc., as approved by the City.
24. Prior to issuance of a permit for site development, all administrative review fees for processing the preliminary approval shall be remitted.

**Attachment A to Report to the Hearing Examiner
Walsh Hills
Relevant Comprehensive Plan Goals and Policies**

- LU 2.1: Innovative zoning.** Utilize innovative zoning models to increase density and achieve other policy goals where it will not adversely affect the character of existing neighborhoods.
- LU 2.5: Design standards.** Continue to improve and apply the adopted design standards to preserve the character of the City and its districts.
- GOAL LU 3: Plan for single-family neighborhoods that provide quietness, privacy, safety, and land use stability and compatibility.**
- GOAL LU 5: Accommodate a range of housing types and residential densities to provide living options for the spectrum of ages, lifestyles, and economic segments of the City's population.**
- MF 5.1: Density range.** Provide a range of density options for multi-family development types.
- SF 4.1: Stable single-family neighborhoods.** Detached single-family areas should coincide with defined planning areas that allow for the retention or development of stable single-family neighborhoods with individual character and identity.
- 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.
- HO 1.1: Housing types.** Plan for a wide variety of housing types, sizes, and densities to provide housing and home-ownership opportunities to a range of ages and income levels.
- HO 2.2: Lot size.** Provide flexibility in single-family lot sizes to allow more efficient use of land without increasing the allowable density.
- HO 3.2: Neighborhood amenities.** Plan for parks, sidewalks, trails, lighting, and other amenities that promote safety and quality of life in neighborhoods.
- HO 3.3: New development.** New development should enhance and be compatible with its

surrounding neighborhood.

GOAL HO 4: Ensure that adequate residential capacity is maintained to accommodate the 2035 population target for the City and its urban growth area.

HO 4.1: Minimum density. New residential subdivisions should achieve a minimum of four units per acre except where limited by site constraints.

HO 4.2: Planned Residential Development. Allow clustered housing and attached single-family dwellings where environmental constraints would cause a reduction in density relative to an unconstrained site. Ensure that adequate usable open space is provided and building scale is proportionate with lot size.

HO 5.1: Unit lot subdivision. Allow unit lot subdivisions to create fee simple home ownership opportunities in attached single-family development.

GOAL EP 1: Preserve and protect significant critical areas as responsible stewards of public and private resources.

EP 1.5 Preserve buffers. Ensure that buffers of native vegetation are adequate to preserve the functions and values of wetlands, lakes, and stream corridors.

EP 1.6: No net loss. Allow no net loss of wetland functions and values on a basin-wide basis.

EP 1.15: Avoid impacts. Development adjacent to designated habitat areas such as rivers, creeks, wetlands, and their natural buffers should be designed to avoid impacts such as light spill and waste-material flows that may reduce their habitat value.

EP 3.1: Low impact development. Promote the use of low impact development techniques to manage stormwater.

PRO 1.5: Impact fees. All new residential development shall provide park impact fees and/or appropriate parkland to ensure new development does not diminish the City's adopted level of service standards.

TR 24: Concurrency. 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.

UT 1.9: Undergrounding utilities. Require undergrounding of all new utilities for new developments.