

Walsh Hills NOTICE OF DECISION

for a Planned Residential Development & Unit Lot Subdivision

City File # PRD20-0001 & PP20-0001

Description of Proposal: Planned Residential Development (PRD) subdivision to create 17 single-family residential lots and for a Unit Lot Subdivision (ULS) to create 94 single-family residential lots, with associated improvements, on 19.29 acres.

Location: 1705/1711 Terrace Avenue, TPN 28060700103600

Proponent: DR Horton

Application Date: May 19, 2020

Complete Application Determination: June 16, 2020

Notice of Application Issued: August 17, 2020

SEPA Determination of Non-Significance Issued: October 16, 2020

Notice of Public Hearing: Dec 18, 2020

Public Hearing Date: Jan 12, 2021

Lead Agency: The City of Snohomish Planning and Development Services Department.

Decision: The preliminary plat applications for a PRD of 17 single-family residential lots and a ULS of 94 single-family residential lots are **APPROVED*** subject to the following conditions:

1. A fire flow analysis of the improved water systems, including the existing facilities to remain along Terrace Avenue, shall be performed and approved by the City prior to application for final plat. If fire flow does not meet standards, the developer will be required to install individual fire sprinklers within any buildings having insufficient fire flow supply.
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 the 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 buildings shall be completed:
 - a. Administration Building
 - b. Infirmary/Building 1
 - c. Infirmary/Building 2
 - d. Infirmary/Building 3
 - e. Carriage House/Garage/Activities BuildingThe Level II documentation shall be completed and submitted to Washington State Department of Archaeology and Historic Preservation prior to recording of the final plat for the Unit Lot Subdivision or two months after necessary archives are reopened to the public, whichever occurs latest.
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.

(Continued – next page)

* Conditions include both those designed to mitigate impacts from the proposed project and those required by the City code.



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Conditions – continued

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 plats 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 three (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.
25. The City shall be allowed access to both the existing water transmission main and the new water transmission main until such time that the existing transmission main is no longer active and the new transmission main is active and has been dedicated to the City, along with any associated right-of-way and Tracts upon which the new transmission main is situated. The existing Ingress/Egress Water Line Easement (Auditor's Recording Number 9009240037) shall be relinquished prior to final plat approval.
26. The final plat for the Unit Lot Subdivision can only be recorded subsequent to or concurrent with the final plat for the Planned Residential Development, unless appropriate provisions are made for necessary public access and utilities.

Appeal: The appeal period for this decision is twenty-one (21) days from the date of this notice per SMC 1.14.210. Any appeal must be filed in writing with the Snohomish County Superior Court at 3000 Rockefeller Avenue, Everett, WA 98201. (Ord. 2155, 2008). All appeals shall be in accordance with SMC 14.20.170. (Ord. 2338, 2017)

For Information Contact:

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Date of Notice: January 29, 2021