

Centennial Family Dentistry

Site Development Plan

NOTICE OF DECISION

City File #SDP20-0007

Description of Proposal: A 2,599-square-foot dental office building and 13-stall surface parking lot with associated site and frontage improvements, utilities, landscaping, and open space areas.

Location: 133 Maple Avenue, TPN 00579401700701

Proponent: Rocks & Dirt 1, LLC

Application Date: November 9, 2020

Complete Application Date: December 4, 2020

Notice of Application Date: December 18, 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. Traffic impact mitigation fees shall be remitted prior to issuance of a building permit for the generation of nine P.M. Peak Hour Trips. The rate charged shall be the rate in place at the time of building permit issuance. The current rate is \$1,603.00 per P.M. Peak Hour Trip for a total fee of \$14,427.00. However, the total fee may change if the rate changes before a building permit is issued for this project.
2. Parking lot lights shall not exceed 30 feet in height and shall be shielded to prevent glare onto adjacent properties.
3. The Type IV cedar fence used for perimeter screening shall be solid, in order to restrict visibility.
4. The following revisions shall be made to the project plans prior to submittal for site civil permit:
 - a) Cover Sheet: correctly label "Avenue A" on the vicinity map;
 - b) Sheet C3: change P3 storm pipe material to PVC SDR-35;
 - c) Sheet C3: continue P2 storm pipe southeast past the new type 1 catch basin to the existing 12-inch CMP culvert and connect to the existing culvert via a new type 1 catch basin. Then discharge from said new catch basin into the

ditch via a new 12-inch PVC SDR-35 storm pipe. The existing shallow catch basin's outlet pipe, 8-inch in diameter, will need to be abandoned in place with both ends plugged;

- d) Sheet C3: if a new side sewer is installed in a new alignment, the property owner has the option to remove the old side sewer in its entirety, or abandon and plug it at the right-of-way line. If the side sewer is abandoned in place and collapses at some point in the future, the property owner would still be responsible to repair resulting damage to the surrounding public infrastructure to the satisfaction of the City Engineer;
- e) Sheet C4: the gores between the new sidewalk panel and property line along Rainier Street and Maple Avenue will need to be filled in with concrete sidewalk and transitioned to the existing sidewalk;
- f) Sheet C4: the new curb ramps at the southeast corner of Maple Avenue and Rainier Street intersection shall be constructed per WSDOT Standards.

5. Prior to issuance of a site/civil permit for site development, a third party fire flow test must be performed to demonstrate that the proposed water improvements will meet minimum domestic and fire flow and pressure requirements.
6. The development shall comply with the Snohomish County Inadvertent Discovery Plan for cultural resources.
7. All development shall be consistent with the project narrative, plans, and recommendations of the professional studies and reports submitted with the application, as approved the City, including but not limited to the geotechnical and stormwater drainage reports.

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. March 30, 2021**. All appeals shall be in accordance with SMC 14.20.170. (Ord. 2338, 2017)

For Information Contact:
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Date of Notice: March 16, 2021



CITY OF SNOHOMISH

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