

Cedar Urban Townhomes

Site Development Plan

NOTICE OF DECISION

City File #SDP20-0006

Description of Proposal: Four-unit, multi-family development within two separate townhouse buildings. The proposed project includes associated parking, site and frontage improvements, utilities, landscaping, and open space areas.

Location: 225 Cedar Avenue (Parcel No. 00444000201000)

Proponent: L'Enterprise LLC

Application Date: July 13, 2020

Complete Application Date: August 10, 2020

Notice of Application Date: August 24, 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 2.24 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 \$3,590.72. However, the total fee may change if the rate changes before a building permit is issued for this project.
2. A new 12-inch storm main and associated storm structures shall be constructed along the property frontage to an existing storm brick manhole in the Cedar Avenue/Third Street intersection to convey stormwater from the overflow of the proposed project's infiltration trench.
3. If the existing curb ramp or sidewalk at the southeast corner of the Third Street/Cedar Avenue intersection are damaged during the construction and installation of the new storm main and type 1 catch basin, the applicant shall be responsible to replace them to applicable City/State standards.
4. If the existing storm brick manhole in the Third Street/Cedar Avenue intersection is structurally compromised during the construction and installation of the storm main, the applicant shall be responsible to replace it with a type II CB.

5. Prior to certificate of occupancy for the first building, the declaration of covenant and grant of easement for surface water improvements shall be recorded with the Snohomish County Auditor.
6. The pedestrian walkway leading to Units 3 and 4 shall be visually demarcated from the vehicular surface.
7. The building plans shall incorporate the following design review conditions:
 - a) Residential windows shall be inset from the vertical plane of the exterior wall and shall include sills.
 - b) Mechanical equipment shall be screened from the street.
 - c) Side façades shall be provided with elements of architectural interest, including windows, corbels, knee braces, or similar, unless prohibited by fire codes, as approved by the City. No blank walls unless prohibited by fire code.
 - d) Window and door trim shall be consistent on all façades.
 - e) Each dwelling unit pedestrian entry area shall have a sconce or similar light fixture.
8. The development shall comply with the Snohomish County Inadvertent Discovery Plan for cultural resources.
9. 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. April 1, 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 18, 2021



CITY OF SNOHOMISH

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