



CITY OF SNOHOMISH

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SITE DEVELOPMENT PLAN DECISION

FROM THE OFFICE OF THE PLANNING & DEVELOPMENT SERVICES DIRECTOR
FOR THE CITY OF SNOHOMISH

In the Matter of the Application of

Bridges Pets Addition

For Approval of a Site Development Plan

)
)
) FINDINGS, CONCLUSIONS AND DECISION

Project File Number: SDP21-0009

PROPONENT/CONTACT:

Wakefield Bickford, LLC
1457 130th Ave NE | Bellevue, WA 98005
(425) 454-8211

Location: 2929 Bickford Avenue (Parcel No. 28050100202900)

Land Use Designation: Business Park (BP)

Application Complete: July 22, 2021

A. SUMMARY OF DECISION

The application is for a Site Development Plan (a Type 3 permit) to allow a two-story addition of 2,041 square feet to the existing, 20,025-square-foot structure. The Planning & Development Services Director is the decision-making authority for Type 3 permits. The Site Development Plan is **APPROVED**, subject to conditions.

B. SUMMARY OF RECORD

Request:

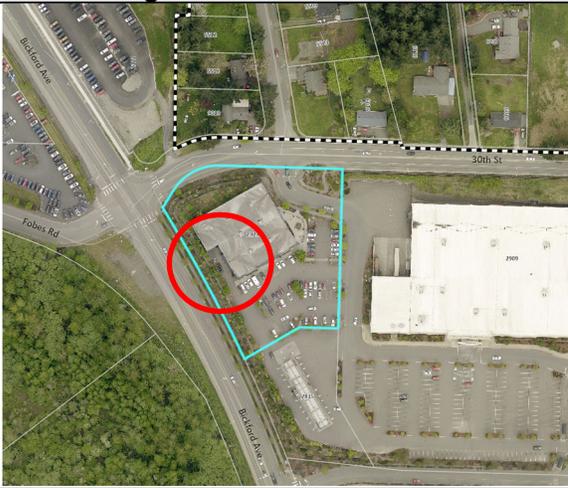
Wakefield Bickford, LLC (Applicant), requested approval of a Site Development Plan (SDP) to construct a, 2,041-square-foot, two-story addition to the building at 2929 Bickford Avenue to be used as office and storage space for the Bridges Pets retail store. The site is fully developed and connected to utilities, incorporating parking, open space, and landscaping. No additional site improvements are proposed. The property is located in the Business Park land use designation.

Exhibits:

This decision was based on review of the following records:

Exhibit #	Record Name/Description	Date
1	Application forms: Land Use, with property owner authorization	5/5/21
2	SDP Applicant Narrative Description of Proposal	5/5/21
3	Commitment For Title Insurance, First American Title Insurance Co	5/5/21
4	Site Plan	5/5/21
5	Determination of Complete Application Letter	7/22/21
6	SEPA Exemption (minor new construction)	7/22/21
7	Notice of Application, including, declarations of posting and distribution, mailing labels, and Everett Herald affidavit of publication	8/4/21
8	Concurrency Determination Certificate	8/2/21
9	Review memorandum from Sharon Pettit, Building & Fire Official	6/29/21
10	Review memorandum from Andrew Sics, Senior Utilities Engineer	7/22/21

General Property Information (existing conditions):

Property Information	
The site is a 2.1-acre parcel addressed as 2929 Bickford Avenue in Snohomish, WA (Snohomish County Assessor's tax parcel 28050100202900) located in the northwest quarter of Section 01, Township 28 North, Range 05 East, WM.	
Site Photo (facing north from parking lot)	Aerial Image
	
Existing Land Use	
Subject Site	Retail/commercial
Property to North	Single-family subdivision (across 30 th Street)
Property to South	Gas station
Property to East	Retail/commercial
Property to West	Vacant (across Bickford Avenue)
Comprehensive Plan and Zoning Map Designation	
Subject Site	Business Park
Property to North	Residential 7,200 sq. ft. (Snohomish County zone)
Property to South	Business Park
Property to East	Business Park
Property to West	Business Park
Existing Vegetation	
The site is fully developed with an existing building and parking lot, with ornamental landscaping.	
Existing Topography	
The development site is flat, with a slope down to street level on the west side.	
Critical areas	
The site is fully developed with no critical areas.	

C. FINDINGS OF FACT & ANALYSIS

Based on the records above, the adopted ordinances of the City of Snohomish, and other information on file with the City, the Planning & Development Services Director enters the following Findings and Conclusions.

1. Requested action and project description
The proposed action is approval of a Site Development Plan (SDP) to allow construction of a 2,041-square-foot, two-story addition to the building at 2929 Bickford Avenue to be used as office and storage space for the Bridges Pets retail store. The addition is proposed in the existing loading dock area. The site is fully developed and connected to utilities, incorporating parking, open space, and landscaping. No additional site improvements are proposed. The property is located in the Business Park land use designation.
2. Public Notice and Comment
The application was determined to be complete on July 22, 2021, and is vested to development regulations in effect at that time. Notice of the application was issued in accordance with City codes on August 4, 2021, by posting the site, publication in the Daily Herald (Everett), and mailing to owners of property within 300 feet of the site boundaries. (Exhibit 7)
3. SEPA Review
The City Planning Director, acting as the City SEPA Responsible Official, determined the application is categorically exempt from SEPA review as minor new construction pursuant to WAC 197-11-800 and SMC 14.90.045. (Exhibit 6)
4. Design Review
The proposal is subject to administrative design review under SMC 14.230.030. The application is vested to the General Design Standards, 2021. The building will undergo a separate design review analysis during building permit review; no site changes are proposed that require review.
5. Utilities
5.1 The site has an existing 1" connection to domestic water service and the building is equipped with fire sprinklers; no changes or improvements are required to the water service connection. A fire hydrant is within 75 feet of the addition area. The City Engineer has determined the proposal meets applicable standards. (Exhibits 4 and 10)
5.2 The site has an existing connection to sanitary sewer service; no changes or improvements are required. The City Engineer has determined the proposal meets applicable standards. (Exhibit 10)
5.3 Stormwater improvements and erosion control measures must meet the minimum requirements of the 2012 Department of Ecology Stormwater Manual for Western Washington (DOE Manual). The building has an existing connection to the City stormwater system. A new roof drain is proposed to convey added roof area to the existing storm system in the adjacent parking lot. No additional improvements are required. With a condition related to erosion control measures, the City Engineer has determined the proposal meets applicable standards. (Exhibits 4 and 10)
6. Access, Frontage Improvements, Traffic Impacts, Transportation
6.1 The development will maintain the existing access points for the Snohomish Station site from Bickford Avenue and 30 th Street. Vehicles have adequate maneuvering area to avoid backing into the street. (Exhibits 4 and 10)
6.2 The City Engineer has determined that the proposed project will not require any frontage improvements on adjacent roadways. (Exhibit 10)
6.3 Traffic impact fees of \$1,603 per new PM peak hour trip generated by the proposal are required to mitigate city-wide transportation system impacts for new development. The ITE Manual identifies an additional 7.25 PM peak hour trips will be generated by the addition. The City Engineer has determined that with payment of the traffic impact fee, concurrency requirements of SMC 14.295.100 will be met and the level of service will not decline below adopted standards for any transportation facility. (Exhibits 8 and 10)

6.4 Community Transit Routes 109, 270, and 271 provide transit service adjacent to the project site. A bus stop is located at the intersection of Bickford Avenue and 30 th Street, within 150 of the site, according to the Community Transit website (www.communitytransit.org).	
7. Consistency with Comprehensive Plan	
The City of Snohomish Comprehensive Plan designation of the subject property is Business Park. Staff has determined that the proposal complies with all relevant Comprehensive Plan goals and policies. Comprehensive Plan goals and policies with particular relevance to the proposal are included as Attachment A.	
8. Consistency with Snohomish Municipal Code (SMC)	
Applications for Site Development Plans are subject to the specific criteria of SMC 14.65.020A, in addition to development regulations of Title 14.	
Criteria	Analysis
8.1 SMC 14.65.020A <i>1. Adequate streets, sidewalks, transit stops, open spaces, parks, schools, water, sewer, and stormwater facilities shall be available to the proposed development.</i>	Adequate infrastructure is available to serve the development. The City Engineer has determined that the existing streets and sidewalks are adequate so additional frontage improvements are not required. Sidewalks are present on Bickford Avenue and 30 th Street. The development will be served by existing Community Transit facilities. The site is currently served by City water and sewer services. Stormwater facilities will be provided in accordance with Department of Ecology standards, as adopted by the City of Snohomish. (Exhibits 4 and 10)
<i>2. The design and appearance of the structure shall be compatible with applicable design standards and guidelines.</i>	The design and appearance of the new structure will be reviewed for consistency with adopted design standards during building permit review.
<i>3. The development shall be consistent with the Comprehensive Plan.</i>	Retail, office, and storage uses are consistent with the Comprehensive Plan designation for the site.
<i>4. The development shall mitigate any significant adverse environmental impacts.</i>	No significant adverse environmental impacts were identified. (Exhibit 6)
<i>5. Concurrency requirements shall be complied with.</i>	The City Engineer has determined the proposal will comply with concurrency requirements, and level of service for intersections will not be reduced below adopted levels as a result of the proposed development. (Exhibits 8 and 10)
<i>6. The development shall be consistent with the health, safety, and general welfare.</i>	The Building Official has reviewed the proposal and determined that the project will protect the health, safety, and general welfare of the community. (Exhibit 9)

Criteria	Analysis
8.2 Chapter 14.205 SMC, Permitted Land Uses	<p>The purpose of the BP designation is to “provide areas suitable for a mix of light manufacturing and commercial uses while discouraging strip commercial development. The purpose of this designation is to broaden the array of developable areas to include those with environmental constraints. Development will occur under strict aesthetic and environmental controls. This designation is intended to designate and preserve properties for commercial and manufacturing activities, which could improve the economic base of the City.”</p> <p>Retail uses are permitted in the BP zone.</p>
8.3 Chapter 14.210 SMC, Dimensional and Other Requirements	<p>SMC 14.210.230 lists specific dimensional standards for the Business Park zone. The minimum site area is 5 acres. Where not abutting a residential designation, the minimum structural setback is zero, subject to compliance with landscape screening requirements of Chapter 14.240 SMC. Open space comprising 20% is required, 5% of which must be landscaped. Formal landscaping is required at the main entrance, and a landscape corridor is required for sites adjoining streets. Building heights are limited to 45 feet, except they may be increased by one foot for each foot of setback, up to 60 feet. Access to a major arterial is required in BP.</p> <p>The subject property does not abut a residential designation. The proposed structural setback is approximately 31 feet on the west side. Proposed building height is 28 feet. (Exhibit 4)</p> <p>As a fully developed site within the Snohomish Station shopping center, the site meets applicable open space and landscaping requirements. The site has access from Bickford Avenue, an arterial according to the City’s roadway classification map.</p>
8.4 Chapter 14.235 SMC, Off-Street Parking, Loading, and Access Requirements	<p>As a fully developed site within the Snohomish Station shopping center, the site is already served by parking, originally calculated at the shopping center ratios of 1 stall per 300 square feet. Therefore it is determined the parking requirements are met through existing on-site parking. (Exhibit 4)</p>
8.5 Chapter 14.240 SMC, Landscaping, Screening, Fencing, and Retaining Walls	<p>As a fully developed site within the Snohomish Station shopping center, the site meets applicable open space and landscaping requirements. No landscaping is proposed or required, except replacement in areas that are disturbed due to improvements. Landscape requirements are met. (Exhibit 4)</p>

D. CONCLUSIONS

Jurisdiction		
Pursuant to SMC 14.20.020, the City Planning & Development Services Director is the decision-making authority for Site Development Plan applications (Type 3 Permit).		
Conclusions Based on Findings		
#	Conclusion	Finding Reference
1.	Adequate infrastructure is available to serve the development. Adequate parking and vehicle circulation is available. The development is served by existing Community Transit facilities. The development is currently served by water and sewer infrastructure. Stormwater facilities will be provided in accordance with Department of Ecology standards, as adopted by the City of Snohomish.	5.1-5.3, 6.1-6.4, 8.4
2.	The design and appearance of the structure will be reviewed as part of the building permit application for conformance with applicable design standards and guidelines.	4, 8.1
3.	Landscaping and natural open space is incorporated into the development.	8.3, 8.5
4.	The development will be consistent with the Comprehensive Plan. The project will be consistent with all applicable Design Standards. Utilities are present 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. The site meets the applicable dimensional standards.	4, 5.1-5.3, 6.2, 6.3, 7, 8.3
5.	The development will not create significant adverse environmental impacts. As a categorically-exempt project, the City determined the 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, 8.1
6.	With conditions of approval, the development will comply with the City's concurrency requirements. The traffic impacts of the development on City intersections will be mitigated concurrent with the development.	6.3, 8.1
7.	With conditions of approval, the development will protect the public's health, safety, and general welfare. Adequate on-site parking is provided. Adequate pedestrian facilities are present along the street frontage. The site is landscaped. Consistency with the design standards will ensure that the development is compatible with the existing structure and the community context. 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.	4, 6.1, 6.2, 8.1, 8.3, 8.4, 8.5

E. DECISION

Based on the preceding Findings and Conclusions, the application for a Site Development Plan to allow construction of a, 2,041-square-foot, two-story addition to the building at 2929 Bickford Avenue to be used as office and storage space for the Bridges Pets retail store is **APPROVED**, subject to the following conditions:

1. Traffic impact mitigation fees shall be remitted prior to issuance of a building permit for the generation of 7.25 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 \$11,621.75. However, the total fee may change if the rate changes before a building permit is issued for this project.
2. Erosion control measures shall be implemented during construction.
3. All development shall be consistent with the project narrative, plans, and recommendations of the professional studies and reports submitted with the application, as approved by the City, including but not limited to the geotechnical and stormwater drainage reports.

DECIDED this 23rd day of August, 2021



Glen Pickus, AICP
Planning & Development Services Director

F. EXPIRATION

This land use approval is issued in accordance with the permit validity limitations of SMC 14.20.120. The work authorized by this permit shall be commenced and substantial progress completed within two years of the date of this decision. Construction shall be completed within five years of the date of this decision.

G. APPEALS

This decision is made pursuant to the authority granted to the Planning & Development Services Director in accordance with SMC 14.20.020D. A City department, other party of record, or agency with jurisdiction may appeal the Planning & Development Services Director's decision to the City Hearing Examiner following the procedures contained in Chapter 14.20 SMC. If no timely appeal is filed, then the Planning & Development Services Director's decision shall be final. Appeals shall be filed with the City Clerk within 14 days from the date of this decision. Appeals may be filed between the hours of 8:00 a.m. and 4:00 p.m. Monday through Thursday, excluding holidays, at City Hall, 116 Union Avenue. Appeals shall include a filing fee of \$500 (five hundred dollars).

Appendix A

Comprehensive Plan Applicable Goals and Policies

- LU 2.5: Design standards.** Continue to improve and apply the adopted design standards to preserve the character of the City and its districts.
- LU 6: Develop thriving commercial areas that are safe, attractive, and convenient.**
- CO 6.1: Commercial capacity.** Designate adequate mixed-use areas to provide for a variety of commercial activities with differing characteristics and emphases as described below:
- d. **Business Park.** Areas intended to provide for a mix of light manufacturing, commercial, and limited multi-family uses on large sites. Where feasible, commercial uses should be aggregated in large developments to discourage strip commercial forms.
- CO 6.3: Commercial centers.** Commercial centers should be developed so as to encourage aesthetic site arrangements of buildings with landscaping and adequate off-street parking areas and contain pedestrian friendly orientation.
- TR 23: Development review.** Review all land use and development proposals for compliance with the Transportation Element.
- 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.
- CF 1.1: Fair share.** New development shall bear a fair share of facility improvement cost necessary to serve the development in order to maintain adopted level of service standards and measurable objective standards.
- CF 1.4: Maintain transportation LOS.** The City shall verify that transportation improvements are sufficient to maintain adopted level of service standards as development occurs.
- CF 2.1: Service capacity.** Permit new development only where utility system capacity and performance will be available at the time of demand for service.
- CF 2.11 Level of service.** Ensure that level of service (LOS) standards are maintained as growth occurs.
- a. **Transportation level of service.** LOS E for the PM peak-hour for all intersections
 - b. **Sanitary Sewer.** No LOS identified. System improvements shall be in accordance with the current adopted General Sewer and Wastewater Facilities Plan and Combined Sewer Overflow Reduction Plan, and the City's National Pollutant Discharge Elimination System (NPDES) Permit.
 - c. **Stormwater.** No LOS identified. System improvements shall be in accordance with the current adopted Stormwater Management Plan and the City's National Pollutant Discharge Elimination System (NPDES) Permit.
 - d. **Potable Water.** No LOS identified. System improvements shall be in accordance with the current adopted Water System Plan.
 - e. **Fire Flows.** No LOS adopted. System improvements and development standards shall be in accordance with the International Fire Code, as adopted, which is based on the use and structure type.