

Community & Economic Development

PLANNING & LAND USE DIVISION



Marc Hayes, Director

18204 59TH Avenue NE

360-403-3551

STAFF REPORT & RECOMENDATION

Pilchuck Village – PLN #703, 709, 710, 730

Conditional Use Permit



A. PROJECT DESCRIPTION AND REQUEST

The Applicant, Triple Creek Investments, LLC is proposing to construct a 182 unit Multi-Family Mixed-use Development (known as “Pilchuck Village” – see Attachment A) to be built on 3.89 acres. The project is located between 71st Avenue NE and 74th Avenue NE on 204th Street NE, in Arlington, Washington. The Pilchuck Village buildings will be assigned separate addresses at time of building plan submittal. The proposed project will be constructed in conformance with Title 20 (Zoning) of the Arlington Municipal Code, including Chapter 20.110, the Mixed Use Development Regulations.

The Pilchuck Village community will consist of 3 Structures totaling 190,929 S.F., incorporating 18,721 S.F. of retail and 182 market-rate housing units. A plaza creates an entryway from the north and helps to provide for an outdoor space for the residents. The additional amenities include a Basketball/Tennis Court, a Childs Play area, BBQ Station, a fire pit within the Plaza, a Clubhouse with a great/game room, exercise room, three library/meeting rooms and an outdoor terrace.

The project site is a 3.89 acre parcel that is undeveloped and is primarily a flat open field. Existing soils consist of 1.5 to 3.0 of loose, gravelly, silty sand with organic matter (topsoil) with underlying

light brown to reddish, medium dense silty, gravelly sand interpreted to be weathered recessional outwash. At approximately 2.9 to 5.0 feet BGS, a medium dense, stratified layer of sandy gravel and gravelly sand (unweathered recessional outwash) was encountered. The unweathered recessional outwash commonly contained deposits of cobbles and was encountered to the maximum explored depth of test pits.

The project site has an underlying zoning of General Commercial (GC), but the subject property will be developed under the City's Mixed Use Overlay zoning. Pilchuck Village will be located on lots A and B of the proposed Triple Creek Investments, LLC Boundary Line Adjustment, PLN#728.

Surface parking related to this project will consist of 148 spaces, including 4 ADA spaces, as well as 70 spots for bicycle parking. The parking garages for building B and C have 50 spaces allocated, with an additional 39 street parking spaces to be provided with the frontage improvements that include 1 ADA space. Drive aisles are included around the perimeter of the buildings with access points onto 71st Avenue NE and 74th Avenue NE. A proposed Community Transit bus stop is along the 204th Avenue NE frontage. Water and sanitary sewer mainline extensions are required to serve the proposed project; the project will be served by City of Arlington utilities.

REVIEW PROCESS

This proposed development is the sixth to occur utilizing the City of Arlington's Mixed Use Overlay, which allows commercially zoned properties to site retail, commercial, professional and certain manufacturing uses along the street frontages while allowing for a higher density residential use to occur upon the remainder of the property. As such, the buildings and site will be reviewed utilizing Chapter 20.110 AMC (Mixed Use Development Regulations). This will ensure that the building form, position and site configuration are designed to integrate the elements of "Form Based Code" to ensure a predictable outcome in both current and future development.

The Mixed Use Development Standards utilize a "Form Based Code" approach, which focuses more on the form of the building and not necessarily the traditional zoning approach where residences are located in single or multi-family zones, and commercial uses are restricted to commercial zones. Form Based Codes allow a mixing of uses with design standards being imposed to blend their function and appearance. Different "Place Types" are defined based on the type of neighborhood environment desired. These areas are more intensely developed near town centers; less intensely toward the community edges.

Areas ("transects") are defined by 6 zones with T-1 being least intense, a "Natural Zone" to T-6 being the most intense, "Urban Core Zone". Arlington primarily consists of T-3, T-4 and T-5 uses and the Development Standards are predicated upon those three transects and four place types. The allowed uses and building types are described visibly on the Regulating Plan maps and in detail, in the Use Tables for each Place Type. The Pilchuck Village project is located in a *Mixed Use Village Center* Place Type and *Transect T4-MS* (Transect 4 Main Street). This allows for a vibrant main street mixed-use residential and commercial environment that serves as the focal point for the surrounding neighborhood and provides access to day-to-day amenities within walking distance in an urban form.

In this instance, Triple Creek Investments, LLC has applied for the required Conditional Use Permit (CUP) under Arlington Municipal Code (AMC) §20.16.140. The SEPA Threshold Determination

issued by the City of Arlington under AMC §20.98.120 and all building form and site design review elements are reviewed under AMC §20.110.

RELATION TO THE COMPREHENSIVE PLAN

The proposed project, Pilchuck Village, helps to fulfill multiple of the City of Arlington's comprehensive plan goals and policies. The first goal that the project fulfills is GH-2, PH-2.1, and PH-2.3, which provides for multi-family housing development occur within close proximity to commercial areas within the City. Pilchuck Village also fulfills goal GH-4 and PO-6.4 by encouraging the development of pedestrian friendly and socially interactive developments within the City. By utilizing the form-based code, mixed-use development regulations, the site design and building architecture are human-scaled and conducive to social interaction, meeting policy PO-6.1.

B. PROJECT HISTORY

The application for a Conditional Use Permit was received on June 4, 2020. The application was deemed complete on July 2, 2020. The notice of application was published in the city's official newspaper (The Everett Herald) on July 16, 2020. Notice was posted and mailed to required parties on July 16, 2020. The comment period for both the Notice of Application (NOA) and Mitigated Determination of Non-significance (MDNS) ran concurrently.

The applicant submitted a request for review of the proposed project "Pilchuck Village" under the State Environmental Policy Act (SEPA) on June 4, 2020. The City issued a MDNS per AMC 20.98.120 on July 16, 2020.

A Neighborhood Meeting was held on July 7, 2020. Notice for the Neighborhood Meeting was published in the city's official newspaper (The Everett Herald), posted on site, and mailed to required parties on June 23, 2020.

A Public Hearing is to be held before the Hearing Examiner on August 19, 2020. Notice of the Public Hearing was published in the city's official newspaper (The Everett Herald) on August 4, 2020. Notice was posted on site and mailed to required parties on August 4, 2020.

C. GENERAL INFORMATION

1. **Applicant/Owner:**– Triple Creek Investments LLC
2. **Contact:** Carl F. Pirscher, 206-368-9668 ext. 107
3. **General Location:** 204th Street NE, Arlington WA, 98223
4. **Address of Property:** 204th Street NE, Arlington WA, 98223
5. **Property Legal Description (Abbreviated):** Lot 6, PHASE 1, INDUSTRIAL PLAT FOR JENSEN BUSINESS PARK, Volume 49, pages 20 and 21, Snohomish County, Washington and Lot 1, Short Plat of Jenensen Park, Phase III, Recording No. 9709035004, being a portion of Lot 28, JENSEN BUSINESS PARK PHASE II, INDUSTRIAL PLAT, Volume 51 of Plats, pages 271 and 272, Snohomish County, Washington. Lot 1, Short Plat of Jenensen Park, Phase III, recorded under Recording No. 9709035004, records of Snohomish County, Washington, being a portion of Lot 28, JENSEN BUSINESS PARK PHASE II, INDUSTRIAL PLAT, according to the plat thereof recorded in Volume 51 of Plats, pages 271 and 272, records of Snohomish County, Washington.

6. **Property Tax ID Numbers:** 00769800000600, 00793300002801
7. **Topographical Description:** The property is generally flat, the parcels are almost entirely covered with grassy vegetation.
8. **Soil Type:** Everett Very Gravelly Sandy Loam, 0 to 8 percent slopes, Norma Loam
9. **Acreage:** 3.89 acres, (169, 216 sq ft)
10. **Comprehensive Plan Land Use Designations, Zoning Designation and Existing Land Uses of the Site and Surrounding Area:**

Area	Land Use Designation	Zoning	Existing Use
Project Site	General Commercial	GC	Vacant
North of Site	General Commercial	GC	Vacant
South of Site	General Commercial/ General Industrial	GC / GI	Bowman Manufacturing / Vacant
East of Site	General Commercial	GC	Prairie Creek Village Shopping Center
West of Site	General Industrial	GC	Absolute Manufacturing

11. **Public Utilities and Services Provided by:**

Water:	City of Arlington	Gas:	Cascade Natural Gas
Sewer:	City of Arlington	Cable:	Comcast
Garbage:	Waste Management NW	Police:	City of Arlington
Storm Water:	On-site	Fire:	City of Arlington
Telephone:	Frontier Communications	School:	Arlington SD
Electricity:	Snohomish Co. PUD #1	Hospital:	Cascade Valley

12. **Studies Prepared by Applicant:**

- Cultural Resources Report
- Drainage Report
- Geotechnical Report
- Traffic Impact Analysis

13. **Required Project Approvals**

- Conditional Use Permit
- Design Review – Administrative
- SEPA, City of Arlington
- Boundary Line Adjustment (pending application No. 728)
- Site Civil Permit, City of Arlington
- Right-of-Way Permit, City of Arlington
- Building Permits
- Stormwater General – Department of Ecology
- Complete Streets Checklist
- Avigation Easement

- Building A Height Variance
- Boundary Line Adjustment Lot Line Directional Variance

14. Applicable Land Use Code Regulations:

- AMC Chapter 20.04.060 Relationship to the comprehensive plan
- AMC Chapter 20.04.120 Adoption of supporting administrative guidelines
- AMC Chapter 20.16 Permits and Final Plat Approval
- AMC Chapter 20.20 Appeals, Variances, & Interpretation
- AMC Chapter 20.24 Hearing and Pre-Hearing Procedures for Appeals and Applications
- AMC Chapter 20.36 Zoning Districts and Zoning Map (Part II & Part III)
- AMC Chapter 20.38 Airport Protection District
- AMC Chapter 20.40 Permissible Uses
- AMC Chapter 20.44 Supplemental Use Regulations
- AMC Chapter 20.46 Design
- AMC Chapter 20.48 Density and Dimensional Regulations
- AMC Chapter 13.28 Stormwater Utility
- AMC Chapter 20.52 Recreational Facilities and Open Space
- AMC Chapter 20.56 Streets and Sidewalks
- AMC Chapter 20.60 Utilities
- AMC Chapter 20.72 Parking
- AMC Chapter 20.76 Screening and Trees
- AMC Chapter 20.90 Concurrency & Impact Fees
- AMC Chapter 20.98 State Environmental Policy Act
- AMC Chapter 20.110 Mixed Use Regulations

15. Public Notification:

Notice Type	Issuance Date	Meeting Date	Distribution
Notice of Neighborhood Meeting	June 23, 2020	July 7, 2020	Property Owners (500 ft.) On-Site The Everett Herald-published - June 23, 2020
Notice of Application & SEPA (MDNS)	July 16, 2020		Property Owners (500 ft.) On-Site Parties of Record Affected Agencies - July 16, 2020 The Everett Herald-published - July 16, 2020
Notice of Public Hearing	August 4, 2020	August 19, 2020	Property Owners (500 ft.) On-Site Parties of Record Affected Agencies - August 4, 2020 The Everett Herald - published - August 4, 2020

- The City did receive one public comment and three comments from affected agencies.

D. ENVIRONMENTAL REVIEW

- The City issued a Mitigated Determination of Non-Significance on July 16, 2020. The City combined the 14-day SEPA comment period with the 14-day Notice of Application comment period. The combined 14-day comment period started on July 16, 2020 and ended on July 30, 2020.
- The City received one public comment and three comments from affected agencies.

E. SUMMARY OF OTHER AGENCY REPORTS/RECOMMENDATIONS

The City did receive the following comments from one member of the public, Dana Cogswell, Snohomish County Public Works, the Stillaguamish Tribe, and Washington State Department of Transportation's Aviation Division. Dana Cogswell comment is as follows "I am the owner of the parcel directly across 74th Ave from the proposed development, a retail center known as Prairie Creek Village, which contains a Great Clips, Edward Jones, H&R Block, Allstate Insurance, Pedeltwezers Restaurant, and other businesses. I have seen the proposed plans for the proposed development, and I fully support it. I believe it would bring a vitality to the area which would benefit local businesses and provide useful amenities to the residents as well. Since the Haggens grocery store was vacated, the local businesses in the area there have suffered from diminished visitors, and I believe the development would help local businesses and residents alike. Moreover, the design is tasteful and would improve the appeal of the surrounding areas. Finally, it appears that they have been thoughtful in addressing traffic and parking considerations as well." Elbert H. Esparza Jr. provided the following comments on behalf of Snohomish County Department of Public Works "I reviewed the offer and distribution that you sent for this project. Snohomish County Public Works concurs with the distribution and your conclusion that this development will not impact any county capital improvement projects or county road with three or more directional peak hour trips. Therefore, no mitigation and no offer is required of this development to the county under the county/city interlocal agreement." Kerry Lyste on the behalf of the Stillaguamish Tribe of Indians had the following comments "You may already have this on record, but we would like notification of utilities and foundation work so we can be on site." Thomas S. "Max" Platts on Behalf of Washington State Department of Transportation's Aviation Division provided the following comments "The Washington State Department of Transportation (WSDOT) Aviation Division fully supports the development of Pilchuck Village Project in Arlington Washington. One Concern would be whether or not stormwater would be retained. Open Water can be a wildlife attractant which can cause a safety hazard to aircraft operations at the Arlington Municipal Airport. The proposal is consistent with WSDOT's Airport and Compatible Land Use Guidebook for airports and does not impede the Arlington Municipal Airport's traffic pattern nor the FAA airspace Structure"

F. FINDINGS OF FACT

1. **Sections "A" through "E" are incorporated into the Findings of Fact.**
2. **Permits & Final Plat Approval (AMC Chapter 20.16)**
 - a) **Per AMC §20.16.010 (Permits Required)**, any physical improvement to the land that is to be developed must be done in accordance with the Conditional Use Permit issued by the Hearing Examiner.

- b) **Per AMC §20.16.030 (Who May Submit Permit Applications)**, the application for this proposal was submitted by the Applicant's Official Representative on June 4, 2020.
- c) **Per AMC §20.16.034 (Official Representative of the Applicant)**, Carl Pirscher is the Applicant's official Representative.
- d) **Per AMC §20.16.040 (Applications To Be Complete)**, on July 2, 2020, the City notified the Applicant and the Applicant's Official Representative that their application, as submitted, was determined to be complete in accordance with this subsection.
- e) **Per AMC §20.16.050 (Staff Consultation Before Formal Application)**, the Applicant's Official Representative met with the City on April 1, 2020 in a General Information Meeting concerning the proposal.
- f) **Per §20.16.060 (Complete Application)**, the City issued Notice of Complete Application to the Applicant and their Official Representative within 28 days as required by this subsection.
- g) **Per AMC §20.16.074 (Vesting of Permits)**, the Applicant and their Official Representative were notified that their application was vested under existing land-use regulations in effect at the time they were issued a Notice of Complete Application on July 2, 2020.
- h) **Per AMC §20.16.090 (Distribution of Application)**, the application was distributed to all applicable City departments on June 5, 2020. Notice of Application was sent to affected agencies on July 16, 2020.
- i) **Per AMC §20.16.120 (Notice of Application Filed)**, notice was published and distributed on July 16, 2020 as required by this subsection. The comment period ran from July 16, 2020 to July 30, 2020.
- j) **Per AMC §20.16.140 (Special Use and Conditional Use Permits)**, this application for a Conditional Use Permit is to be reviewed and decided by the Hearing Examiner.
- k) **Per AMC §20.16.160 (Recommendations on...Conditional Use Permit Applications)**, the City is required to submit a recommendation to the Hearing Examiner regarding this application. This report serves as that recommendation.
- l) **Per AMC §20.16.180 (Hearing Examiner Action on Conditional Use Permits)**, the Hearing Examiner is required to take action on this permit application in accordance with this subsection.
- m) **Per AMC §20.16.190 (Additional Requirements on Zoning, Special Use, and Conditional Use Permits)**, the City has attached additional requirements in accordance with this subsection (See Section H "Conditions" below).
- n) **Per AMC §20.16.194 (Notice of Decision)**, the City will issue or deny the permit in accordance with the Hearing Examiner's Decision within five (5) days of receiving the Hearing Examiner's decision.
- o) **Per AMC §20.16.070 (Applications to be Processed Expeditiously)**, the City has made a good faith effort to process this application expeditiously.
- p) **Per AMC §20.16.280 (Timeline for Permit Processing)**, the City has one hundred-twenty (120) days to process this permit application and issue a decision.

3. **Appeals, Variances, & Interpretation (AMC Chapter 20.20)**

Height Variance PLN#709

- a) **Per AMC 20.20.030 (c)**, a variance may be granted only if it is concluded that strict enforcement of the code would result in practical difficulties or unnecessary hardships for the applicant and that, by granting the variance the spirit of the code will be observed, public safety and welfare secured, and substantial justice done. These conclusions may be reached if it is found that:

- i. The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property on behalf of which the application was filed is located.
FINDING: The property would be consistent with existing mixed-use and commercial uses in the vicinity and zone, meeting all required height requirements and would not constitute a special privilege.
- ii. That such variance is necessary, because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located.
FINDING: Due to requirements of the 1st floor 12' minimum ceiling heights of the Mixed-Use code, Building A will surpass the allowed height of 45' by 5'-7" due to the articulated roof elements. The Cities approval of the variance will not result in the addition of any square footage of occupiable space. The approval of the variance will allow for the structure to meet all requirements of the Design Review Standards and help to improve the aesthetics of the area.
- iii. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated.
FINDING: Based on the findings stated above, there is no significant detriment to the public health, safety, welfare or injury to property or improvements in the vicinity or zone in which the subject property is situated.

Boundary Line Adjustment Variance PLN#730

- b) **Per AMC 20.20.030 (c)**, a variance may be granted only if it is concluded that strict enforcement of the code would result in practical difficulties or unnecessary hardships for the applicant and that, by granting the variance the spirit of the code will be observed, public safety and welfare secured, and substantial justice done. These conclusions may be reached if it is found that:
 - i. The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property on behalf of which the application was filed is located.
FINDING: The reorientation of the parcels will not have a negative effect on the uses of adjacent properties and would not constitute a special privilege.
 - ii. That such variance is necessary, because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located.
FINDING: The proposed lot configuration serves the parcel in a more efficient manner, allowing Building A to address the full frontage of 204th Street NE, thus providing better street frontage and a more walkable neighborhood. The city would support a like request for any other properties in the vicinity.
 - iii. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated.
FINDING: This variance allows for lot A to be more functional, provide better visibility and accessibility from the 204th Street NE right-of-way, and helps to promote a more walkable urban form.

4. **Hearing and Pre-Hearing Procedures for Appeals and Applications (AMC Chapter 20.24)**
 - a) **Per AMC §20.24.020 (Public Notice)**, notice was published and distributed on August 4, 2020 as required by this subsection. The Public Hearing will take place on August 19, 2020.
5. **Zoning Districts and Zoning Map - Part II & Part III (AMC Chapter 20.36)**
 - a) **Per AMC §20.36.100 (Official Zoning Map)**, the subject property is zoned General Commercial with a Mixed-use Overlay (see City of Arlington Official Zoning Map).
 - b) **Per AMC §20.36.200 (Compatibility of Zoning Districts with Land Use Plan Defined)**, the General Commercial with a Mixed-Use Overlay zone is compatible with the comprehensive land use designation. The Arlington City Comprehensive Plan designation of the subject property is General Commercial with a Mixed-use Overlay.
6. **Airport Protection District (AMC Chapter 20.38)**
 - a) **Per AMC §20.38.060 (Airport Protection District Boundaries)**, the subject property is located entirely within Subdistrict C of the Airport Protection District Overlay.
7. **Permissible Uses (AMC Chapter 20.40)**
 - a) **Per AMC §20.40.010 (Table of Permissible Uses)**, the proposed use is classified as use 1.340 Mixed Use Multi-Family
 - b) **Per AMC §20.40.020 (Use of the Designations Z, S, C in Table of Permissible Uses)**, use classification 1.340 is allowed with a Conditional Use Permit, subject to design compliance as a T4-MS transect designation (AMC 20.110.014(c))
8. **Supplemental Use Regulations (AMC Chapter 20.44)**
 - a) **Per AMC §20.44 Part III (Performance Standards)**, the proposed development must comply with the performance/operation standards for noise, vibration, odors, smoke and air pollution, disposal of liquid and hazardous wastes, water consumption, electrical disturbance or interference, lighting, and site building and maintenance.
9. **Design (AMC Chapter 20.46)**
 - a) **Per AMC §20.46.010 (Conformance with Design Guidelines or Standards)**, proposed developments in the General Commercial zone shall conform to the applicable guidelines or standards set forth in the Mixed Use Overlay Design Guidelines per AMC §20.110. See Mixed Use Overlay Standards below.
10. **Density and Dimensional Standards (AMC Chapter 20.48)**
 - a) The proposed development complies with the Mixed Use Regulations of AMC §20.110. See Mixed Use Overlay standards below.
11. **Stormwater Utilities (AMC Chapter 13.28)**
 - a) **Per AMC 13.28.140 Stormwater Utilities (Permit – Approval)(b) Civil Permit**, All stormwater review submittals for projects with greater than two thousand square feet of new, replaced or new impervious surfaces shall include, in addition to the information required under any other applicable city code, a stormwater site plan, as described in the stormwater manual (the most current City adopted version of the Department of Ecology's Stormwater Management Manual for Western Washington).

12. **Recreational Facilities and Open Space (AMC Chapter 20.52)**, all residential development shall provide for recreational facilities (65 S.F. per occupant required, 319 occupants proposed. 319 X 65 = 20, 735 S.F. required) and open space area (5% of total developed area required, 169, 216 S.F. X 5% = 8, 461 S.F.) Applicant has provided 24, 263 S.F. of recreational facilities and 9, 653 S.F. of open space.

13. **Streets and Sidewalks (AMC Chapter 20.56)**

- a) **Per AMC §20.56.010 (Street Classification)**, the property will be accessed from two local collector streets, 71st Avenue NE and 74th Avenue NE.
- b) **Per AMC §20.56.030 (Access to Lots)**, the property provides adequate means of ingress and egress for emergency vehicles, vehicular, pedestrian, and bicycle access in accordance with this subsection from 71st Avenue NE and 74th Avenue NE, thus fulfilling this requirement.
- c) **Per AMC §20.56.050 (Entrance to Streets)**, the property provides an adequate means of ingress and egress to the site. (71st Avenue NE and 74th Avenue NE)
- d) **Per AMC §20.56.070 (Relationship of Streets to Topography)**, streets must be related appropriately to the existing topography and designed to facilitate the drainage and stormwater runoff objectives of AMC Chapter 20.64 The private internal driveways and access lanes, as proposed, meet this requirement. The topography of the site is essentially flat.
- e) **Per AMC §20.56.120 (Street Intersections)**, the intersection of the driveways is required to meet the following requirements:

Intersection	Required Angle	Proposed	Meets
Driveway #1 – 71 st Avenue NE Entrance	80 ≤ 90 deg.	90 deg.	Yes
Driveway #2 – 74 th Avenue NE Entrance	80 ≤ 90 deg.	90 deg.	Yes

f) **Per AMC §20.56.170 (Right-of-Way Improvements and Dedication to Proceed Development)** the City of Arlington Comprehensive Plan (figure 2.5) shows that the segment of 204th Street NE to the north of the subject property as an Arterial street. This project will be required to create frontage improvements that provide for reverse angle parking, drop lane, Community Transit Bus Stop and planted median between the drop lane and travel lane of 204th Street NE. This will require the right-of-way dedication of the completed parking area and drop lane to the City of Arlington. In this instance, construction will occur by the applicant with credits being awarded against the required traffic impact fee. Approval of final design of the intersection improvements and roadway will occur after review of the engineered construction documents.

14. **Utilities (AMC Chapter 20.60)**

- a) **Per AMC §20.60.050 (Construction Standards and Specifications)**, all facilities shall be constructed in accordance with the most recent edition of the Department of Public Works Construction Standards and Specifications manual.
- b) **Per AMC §20.60.100 (Sewage Disposal Facilities Required)**, every building within the development must be served by a sewage disposal system. The City has verified in a signed "Water & Sewer Availability" form submitted by the Applicant, that the site is serviceable by City of Arlington sewer. Sewer Availability signed on June 22, 2020.

- c) **Per AMC §20.60.300 (Water Supply System Required)**, every unit within the development must be served by a water supply system. The City has verified in a signed "Water & Sewer Availability" form submitted by the Applicant, that the site is serviceable by City of Arlington water. Water Availability signed on June 22, 2020.
- d) **Per AMC §20.60.400 (Lighting Requirements)**, the project shall sufficiently illuminate the parking lot and common areas to ensure the security of property and the safety of persons using the facilities. (See Mixed Use Overlay Section for lighting standards).
- e) **Per AMC §20.60.400 (Lighting Requirements)**, the project lighting shall not unnecessarily illuminate any other lot or public right-of-way or substantially interfere with the use or enjoyment of such other lot or public right-of-way. (See Mixed Use Overlay Section for lighting standards).
- f) **Per AMC §20.60.400 (Lighting Requirements)**, all outdoor lights shall be low sodium or similar lamp type and be down-shielded to prevent light pollution.
- g) **Per AMC §20.60.410 (Excessive Lighting)**, the project lighting shall not unnecessarily illuminate any other lot or public right-of-way or substantially interfere with the use or enjoyment of such other lot or public right-of-way.
- h) **Per AMC §20.60.450 (Underground Utilities)**, all existing, extended, and new electrical power lines (not to include transformers or enclosures containing electrical equipment including but not limited to, switches, meters, or capacitors which may be pad mounted), telephone, gas distribution, cable television, and other communication and utility lines in or adjacent to any land use or building permit approved after the effective date of this chapter shall be placed underground in accordance with the specifications and policies of the respective utility service providers and located in accordance with the administrative guideline entitled "Public Works Construction Standards and Specification." Even in the event the distribution line originates from a point opposite any public roadway from the new construction the service lines shall be placed beneath said roadway by means of boring or surface excavation across said roadway.
- i) **Per AMC §20.60.490 (Sites for and Screening Dumpsters)**, every development within the city limits shall provide dumpsters for solid waste collection and screen dumpsters from customers or persons traveling on any public street, sidewalk or public way. From the Utility plans submitted to date, these utility requirements are met by the Applicant for this proposal. Refuse containers and trash compactor are located within the building.

Note: Utility services, fire hydrants and fire protection are required and will be reviewed when site civil construction drawings are submitted. All existing and planned utilities shall be shown on the site civil construction drawings. Water and sanitary sewer general facility charges may be assessed when construction drawings are submitted. All fees shall be paid before connection is made to the water or sanitary sewer utilities. All utilities shall be operational prior to building Certificate of Occupancy.

15. Parking (AMC Chapter 20.72)

- a) **Per AMC Table 20.72-1 (Table of Parking Requirements)**,
Not Applicable. See Section 20 for parking calculations as part of Mixed Use Overlay Standards.

16. Screening & Trees (AMC Chapter 20.76)

- a) **Per AMC §20.76.050 (Table of Screening Requirements - 20.76-1)** the development is required to have Type A screening (at a 5 ft. width) bordering the southern boundary and street trees along the eastern, northern, and western boundaries. The Site Plan (Attachment A) indicates fulfillment of this requirement.
- b) **Per AMC §20.76 Part II (Shading)**, the landscaping plan submitted indicates that the proposed trees located in the parking areas will provide for the required 20% shading. Street trees will be placed 30 foot on center the length of 204th Street NE, 71st Avenue NE and 74th Avenue NE.

17. Concurrency & Impact Fees (AMC Chapter 20.90)

<u>Mitigation factors</u>	<u>Proposed factors</u>	<u>Total fees</u>
<u>Peak PM trips</u> \$3,355 per Peak PM trip	Per TIA dated March 2020, 115 new peak PM trips to be added	<u>\$3,355 x 115 Peak PM trips = \$ 385,825</u>
<u>School Mitigation Fees</u> Per the Arlington School District \$1,895 per every two/+ bedroom multi-family dwelling unit	182 Units 37 Studios 82 1 BR 47 2 BR 16 3 BR	<u>\$1,895 x 63 units = \$119,385</u>
<u>Community Parks Impact Fees</u> \$1,497 per multi-family unit	182 Units	<u>\$1,497 x 182 units = \$272,454</u>

- a) **Per AMC §20.90.040 (Imposition of Impact Fees on Development Activity)**; all developments within the city are required to pay a Traffic Impact Fee. The City accepts the estimate of 115 new PM peak hour trips as contained in the traffic impact study prepared by Gibson Traffic Consultants, Inc. in March 2020. Per Ordinance 1469, a fee of \$3,355.00 per PM Peak Hour Trip is assessed for Traffic Impact for a total of \$385,825 to be paid by the applicant. Note: In this instance the amount of the Traffic Impact Fees shall be credited towards the construction of the Frontage improvement along 204th Street NE.
- b) **Per AMC §20.90.230 (School Fees Required)**, residential developments are also required to pay the School District Mitigation fee in effect at time of application. The Pilchuck Village project is within the Arlington School District, and per Ordinance 1469, a fee of \$1,895 per 2 BR/+ Bedroom multi- family dwelling units (63 units X \$1,895 = \$119,385) shall be paid by the applicant. School mitigation fees will be determined per lot as the project develops under phased development.
- c) **Per AMC §20.90.400 (Community Parks Impact Fee)**, there will be no publically owned civic or park spaces in the development, therefore the applicant shall pay a community parks impact fee of \$1,497.00 per unit. 182 dwelling units X \$1,497.00 = \$272,454 to be paid by the applicant.

18. Critical Areas (AMC Chapter 20.93, Part III, Part IV, Part VII and Part IX)

- a) No Critical Areas on Site

19. SEPA (AMC Chapter 20.98)

- a) **Per AMC §20.98.110 (Environmental Checklist)**, the Applicant submitted a completed environmental checklist at the same time they submitted their application for a Conditional Use Permit.
- b) **Per AMC §20.98.120 (Mitigated DNS)**, the City, after review of the submitted checklist and site plans, issued a Mitigated Determination on July 16, 2020. There was a combined 14-day comment period from July 16, 2020 to July 30, 2020.

20. Mixed Use Regulations (AMC Chapter 20.110)

Mixed Use Regulations are adopted by Ordinance as Chapter 20.110 of the City's Land Use Code, Title 20. They serve as "form based" design guidelines for new projects.

One of the primary considerations in creating neighborhoods with "Form Based Code" is the development of block standards, which are most efficient when they are of equal size to create a "grid" pattern. The proposed construction of Pilchuck Village will comply with that objective allowing for placement of buildings in close proximity to and addressing the streets that they affront, thus creating a more urban environment.

- Per AMC 20.110.012 (e) (Transect) the Pilchuck Village, Mixed-Use apartment project is located in T4-MS (transect 4 Main Street) which allows Primary Street facing with medium intensity commercial activity, along with medium to high density residential, decreasing intensity toward the adjoining residential neighborhoods to be constructed. The Pilchuck Village project meets these criteria.
- The stated intent of the T4-MS area is "To provide a vibrant main street mixed use residential and commercial environment that serves as the focal point for the surrounding neighborhood and provides access to day-to-day amenities within walking distance in urban form." The Pilchuck Village project will meet this criteria.
- Per AMC 20.110.014(c): (Place Types and Transect) the project is located in a "Mixed Use Village Center" (Figure 20.110-A). Location in a Transect T4-MS allows for fairly intense uses and larger scale buildings to be constructed. The Pilchuck Village project meets this criterion.
- Per AMC 10.110.014(c) (Permissible Uses in Place Type): The Transect Matrix (Page 8 of the Mixed Use Development Regulations) allows medium intensity commercial activity, along with medium to high density residential structures. Permissible uses include "residential uses above a permitted non-residential use". The Pilchuck Village project meets this criterion.

- Per AMC 20.110.014(c) (1-5) (Transect standards): The “Characteristics” sought for the T4-MS Place are listed on Page 46 of the Development Regulations.
 - Attached or Detached
 - Medium to Large lot width
 - Buildings at or near the ROW
 - Flush ground floor
 - Small to medium footprint
 - Small to no side setbacks
 - Up to 4 stories
- Per AMC 20.110.014(d)) (Frontage types) The frontage improvements and landscaping along the frontage to proposed 204th Street NE will serve the general intent of the frontage standards.
- Per AMC 20.110.014(e) (Building types) the proposed apartment building is similar in character to two building forms listed as acceptable in the T4-MS areas: Stacked Flat and Flex. The Stacked Flat is described as a medium-to large-sized structure that consists of multiple dwelling units accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or may share a common entry. This type is appropriately scaled to fit adjacent to neighborhood serving main streets and walkable urban neighborhoods. This building type may include a courtyard. The Flex building is described as a medium to large sized structure, 1 to 3 stories tall, built on a large lot that incorporates structured parking. It can be used to provide a vertical mix of uses with ground floor light industrial, service or retail uses and upper floor service or residential uses. This type is a primary component of an urban flexible neighborhood that provides a mix of buildings that can readily change use over time. The Stacked Flat is the building type being utilized for building A and Flex is the building type being utilized by building B and C.
- Per AMC 20.110.014(f)(1)) (Block Standards) Block Standards will be reviewed as part of the Boundary Line Adjustment application for the Triple Creek Investments, LLC applicants.
- Per AMC 20.110.014(f)(2)) (Right of Way): Right of Way standards will be reviewed as part of the Boundary Line Adjustment application for the Triple Creek Investments, LLC applicants.
- Per AMC 20.110.014(f)(3)) (Thoroughfare): Thoroughfare Standards will be reviewed as part of the Boundary Line Adjustment application for the Triple Creek Investments, LLC applicants.
- Per AMC 20.110.014 (g) Parking Standards: Parking is regulated based on the Place Type for Transect T4-MS. This can be found on Page 51 of the Mixed Use Regulations. The minimum parking spaces required for residential uses is 1 parking space/1000 sf, and 1 parking space/1000 sf for retail or service uses greater than 3500 sf for required amount of 191 spaces. This Pilchuck Village project has provided for 287 parking spaces.

- Per AMC 20.110.014 (h) Civic and Open Space Standards: No public civic spaces are proposed for this two parcel private development, several indoor and outdoor amenities are provided, including a courtyard with a fire pit, clubhouse, basketball court, child play area, and bocce ball court.
- Per AMC 20.110.014 (i) Landscaping, Fencing, and Screening Standards: the applicant proposes landscaping along the frontages along 204th Street NE, 71st Avenue NE and 74th Avenue NE. The southern property line meet screening requirements.
- Per AMC 20.110.014 (j) Low Impact Design Standards: The applicant has submitted stormwater management plans which cite Table 2.5.1 from the Western Washington Stormwater Manual which covers the means of compliance with Low Impact Development Performance Standards and Best Management Practices. The City will review the stormwater plans for compliance with these standards.
- Per AMC 20.10.014 (k) Outdoor Lighting Standards: The project will be conditioned to require that standards outlined for LZ-4 zones.
- Per AMC 20.110.014 (l) Architectural Standards: The Pilchuck Village project has been verified to show consistency and compatibility of design, including four-sided design, shielding of roof top mechanical structures and compatible materials for all structures being developed.

G. CONCLUSION & RECOMMENDATION

1. The applicant has applied for a conditional use permit as required under AMC 20.16.
2. Under AMC 20.16.140(c), the designated decision-maker shall issue the requested permit unless it concludes, based upon the information submitted at hearing, that:
 - a. **The requested permit is not within its jurisdiction according to the table of permissible uses.** The City of Arlington Comprehensive Plan identifies this area as General Commercial, and the subject property is zoned General Commercial. It is also located within the Mixed Use Overlay area and identified as Transect T4-MS under the Mixed Use regulations (Chapter 20.110) which allows;

“Primary Street with medium intensity commercial activity, along with medium to high density residential, decreasing in intensity toward the adjoining residential neighborhoods.” (Page 46, MU Regulations).

Therefore, the proposed development as noted and conditioned is consistent with policies governing those types of uses and is allowed in that zoning district.
 - b. **The application is incomplete.** The City determined the subject application complete on July 2, 2020. Subject to conditions specified below in Section H, the application contains all of the information that is necessary for the City to decide whether or not the development, if completed as proposed, will comply with all of the requirements Title 20 AMC (see AMC 20.16.040).

- c. **The proposed project has not complied with SEPA.** The City issued a MDNS on July 16, 2020 and the requirements of SEPA have been met.
 - d. **The proposed project is not in conformance with the comprehensive plan, transportation plan, or other adopted plans, regulations, or policies.** The requested Conditional Use Permit, as conditioned, is consistent with all AMC Title 20 requirements; permit processing procedures, and all other applicable plans, regulations, and policies.
3. Under AMC 20.16.140(d), the permit-issuing authority may still deny the permit if it concludes, based upon the information submitted at the hearing, that if completed as proposed, the development, more probably than not:
- a. **Will materially endanger the public health or safety.** The project will not materially endanger public health or safety, as conditioned.
 - b. **Will materially harm adjoining or abutting property.** The project's impacts on surrounding properties and will not materially harm adjoining or abutting property.
 - c. **In terms of design and use will not be compatible with the area in which it is located.**

The design and use of the proposed development will meet the nature and intent of Transect T4-MS of the City's Mixed Use Regulations and will be compatible with the commercial developments to the north, south, east, and west of the site. Screening and buffering will be provided to protect the aesthetics and tranquility of the Pilchuck Village project.

4. The Conditional Use Permit should be approved subject to conditions specified in Section H below.

H. CONDITIONS

Based upon the preceding Findings and Conclusions, the Conditional Use Permit to allow development of Pilchuck Village shall be subject to the following conditions:

- 1. Recordation of the Boundary Line Adjustment approved under PLN -728, which depicts lots A and B, with all dedications and easements as described in this Conditional Use Permit approval.
- 2. All development shall be in substantial conformance with the site plan received on August 4, 2020, subject to any conditions or modifications that may be required as part of the permit and construction plan review
- 3. An onsite water main shall be 12" Ductile Iron and extend to the property corners and looped around the buildings.
- 4. The development shall meet all the standards listed in the Findings of Fact in Section F above.
- 5. The developer shall comply with all conditions of the SEPA MDNS issued on July 16, 2020.
 - a. In order to mitigate for potential earth impacts, the Applicant shall implement Best Management Practices per Department of Ecology for Stormwater Pollution Prevention and TESC Controls to prevent erosion during and after construction.

- b. In order to mitigate for potential air impacts, the Applicant shall implement dust control measures to reduce fugitive dust emissions during construction. A Construction Management Plan shall be submitted to the City prior to commencement of construction to ensure these measures. Construction equipment emissions shall comply with all State and Federal regulations for emissions.
- c. In order to mitigate for potential impacts to ground water the Applicant shall employ best design practices meeting the current Department of Ecology's Stormwater Management Manual for Western Washington.
- d. In order to mitigate for potential impacts to water runoff the Applicant shall follow the current edition of the Department of Ecology's Stormwater Management Manual for Western Washington and Best Management Practices used to protect groundwater.
- e. Landscaping amounting to approximately 25% of the site will be included as part of the development consisting of native grasses and street trees as required by AMC 20.76.
- f. The project will comply with the latest Washington State Energy Code requirements. The building will also be utilizing the Built Green sustainable housing methods that will be verified through a third-party consultant. The third-party consultant will verify that the building will utilize green building methods as well as utilize sustainable materials when able.
- g. Applicant shall comply with current codes to reduce or control environmental health hazards. A spill prevention plan shall be in place according to local, State and Federal policies.
- h. City of Arlington noise standards found in AMC 9.20.060 shall be complied with. Specifically, in section 9.20.060(8) noises resulting from any construction or development activity or the operation of heavy equipment from 7:00pm to 7:00am Monday through Saturday shall be prohibited. The project will generate short term noise associated with construction activities. Construction hours will conform to City requirements. Noise from light vehicle traffic will be generated during business hours at project completion.
- i. The height of the tallest proposed building will be approximately 53'-6" (4-story). The project is designed to meet the development guidelines of the GC (with T4-MS Mixed Use Overlay) City of Arlington zoning code. Through the use of highly modulated roof elements and an articulated massing system of wall forms, windows and decks, coupled with the use of a variety of polychromatic high quality exterior finish materials this mixed use project will set the pace for future development in the neighborhood. Street trees shall be installed along all streets associated with the development in accordance with AMC 20.76.110.
- j. In order to mitigate for potential light pollution the Applicant will be required to install light fixtures that are down shielded. The property is located within the Arlington Airport Protection District - Subdistrict C.
- k. A variety of on-site common open space recreation areas are proposed, that will include a child's play area, basketball court, fitness rooms and outdoor fire pits. Each residential development shall pay a Community Park Impact fee of \$1,497 per multi-family dwelling unit for a total of \$272,454 in Park Mitigation fees for 182 units. Every Development shall be developed so that at least 5 percent of the total area remains permanently usable open space. In this instance, the open space requirement equals to a total of 8,461 sq ft of required open space, where the applicant has provided 9,653 sq ft of common use open space.
- l. A cultural Archaeological study was completed on the site, by Kelly R. Bush and Jacob Wilmoth, ERCI. The extent of investigation from ERCI and the Department of

Archaeology and Historic Preservation did not identify any archeological evidence on or near the subject property. None the Less, if any potential evidence is encountered during the site work, work will be halted and the local authorities will be contacted, and the submitted unanticipated discovery plan will be followed.

- m. The proposal will require construction of half-street improvements to the frontage along 204th Street NE that will include sidewalk, angled street parking, planting medians, bike lanes and signage as well as a new public transit bus stop with shelter. New on-site drive aisles and sidewalks will be installed, improving pedestrian, bicycle, and vehicular access to and within the site.
 - n. Trip generation has been calculated at 115 PM Peak Hour Trips (PMPHT). The City traffic mitigation fee is \$3,355 per PMPHT for a total of \$385,825 in traffic mitigation fees. Note: to be credited to the construction of the frontage improvements to 204th Street NE, as to be described in the Development Agreement for the Pilchuck Village CUP approval.
 - o. The proposal is within the Arlington School District and will be required to pay \$1,895 for every 2/+ bedroom multi-family dwelling unit for 63 units, for a total of \$119,385 in school mitigation fees.
 - p. The applicant shall connect to the City of Arlington water and wastewater systems.
 - q. The developers may be obligated to pay their proportionate share for certain State projects for those average daily trips from this development. Traffic mitigation fees, if any, shall be paid to the Washington State Department of Transportation (WSDOT), and the developers shall provide the City of Arlington with documentation of compliance with this state requirement prior to issuance of the Building Permit.
 - r. Consistent with the terms of the Snohomish County Interlocal Agreement with the City of Arlington, the developers shall mitigate impacts on the capacity of the County road system by making a proportionate share mitigation payment, if any. Traffic mitigation shall be paid to the Snohomish County Department of Planning and Development Services (PDS), and the developers shall provide the City of Arlington with documentation of compliance prior to issuance of the Building Permit.
6. The applicant will provide all instruments required of owners within Airport Protection Sub-District C, including an avigation easement or disclosure and FAA form 7460.
 7. In accordance with AMC 20.16.220 this Conditional Use Permit shall expire if less than ten percent of the total costs of the development have not been completed on-site within two years.
 8. Any development agreement approved by the City Council which addresses agreement between the parties on impacts fees, tree trimming, and other minor project details shall augment and/or supersede conflicting conditions of this approval.

I. APPEALS

- a. Per AMC §20.20.020 (Appeals of Hearing Examiner Decisions), the Hearing Examiner's decision is appealable to Snohomish County Superior Court within twenty-one (21) days of the Hearing Examiner's final decision.
- b. Per AMC §20.16.260 (Reconsideration of Permit Issuing Authority's Action), reconsideration of permit issuing authority action may be considered provided the Applicant meets the requirements of this subsection.

J. EXHIBITS

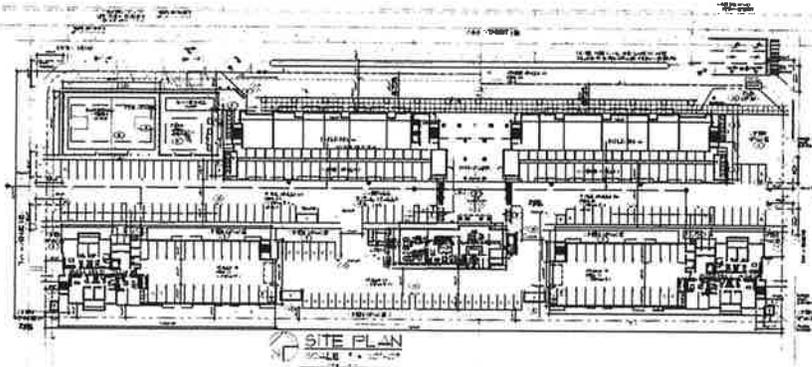
File PLN #703 – Pilchuck Village Conditional Use Permit Application (on file at Arlington CED Office)

Distributed to the Following Parties:

- Triple Creek Investments, LLC, Applicant
- Carl F. Pirscher, Contact
- Andrew Reeves, Hearing Examiner
- Marc Hayes, Community Development Director
- Nova Heaton, Development Services Manager
- Kevin Olander, Combination Inspector
- James Kelly, Public Works Director
- David Ryan, Airport Director
- David Kraski, Deputy Fire Chief
- Jonathan Ventura, Police Chief
- Katie Heim, GIS Analyst

ATTACHMENT A PILCHUCK VILLAGE SITE PLAN

- 1. SITE PLAN
- 2. FLOOR PLAN
- 3. FLOOR PLAN
- 4. FLOOR PLAN
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Summary

TYPE	AREA	PERCENTAGE
RESIDENTIAL	1000	100%
COMMERCIAL	0	0%
TOTAL	1000	100%

RESIDENTIAL

TYPE	AREA	PERCENTAGE
RESIDENTIAL	1000	100%
TOTAL	1000	100%

COMMERCIAL

TYPE	AREA	PERCENTAGE
COMMERCIAL	0	0%
TOTAL	0	0%

RECREATION

TYPE	AREA	PERCENTAGE
RECREATION	0	0%
TOTAL	0	0%

OFFICE

TYPE	AREA	PERCENTAGE
OFFICE	0	0%
TOTAL	0	0%

INDUSTRIAL

TYPE	AREA	PERCENTAGE
INDUSTRIAL	0	0%
TOTAL	0	0%

UTILITY

TYPE	AREA	PERCENTAGE
UTILITY	0	0%
TOTAL	0	0%

OTHER

TYPE	AREA	PERCENTAGE
OTHER	0	0%
TOTAL	0	0%



ARLINGTON

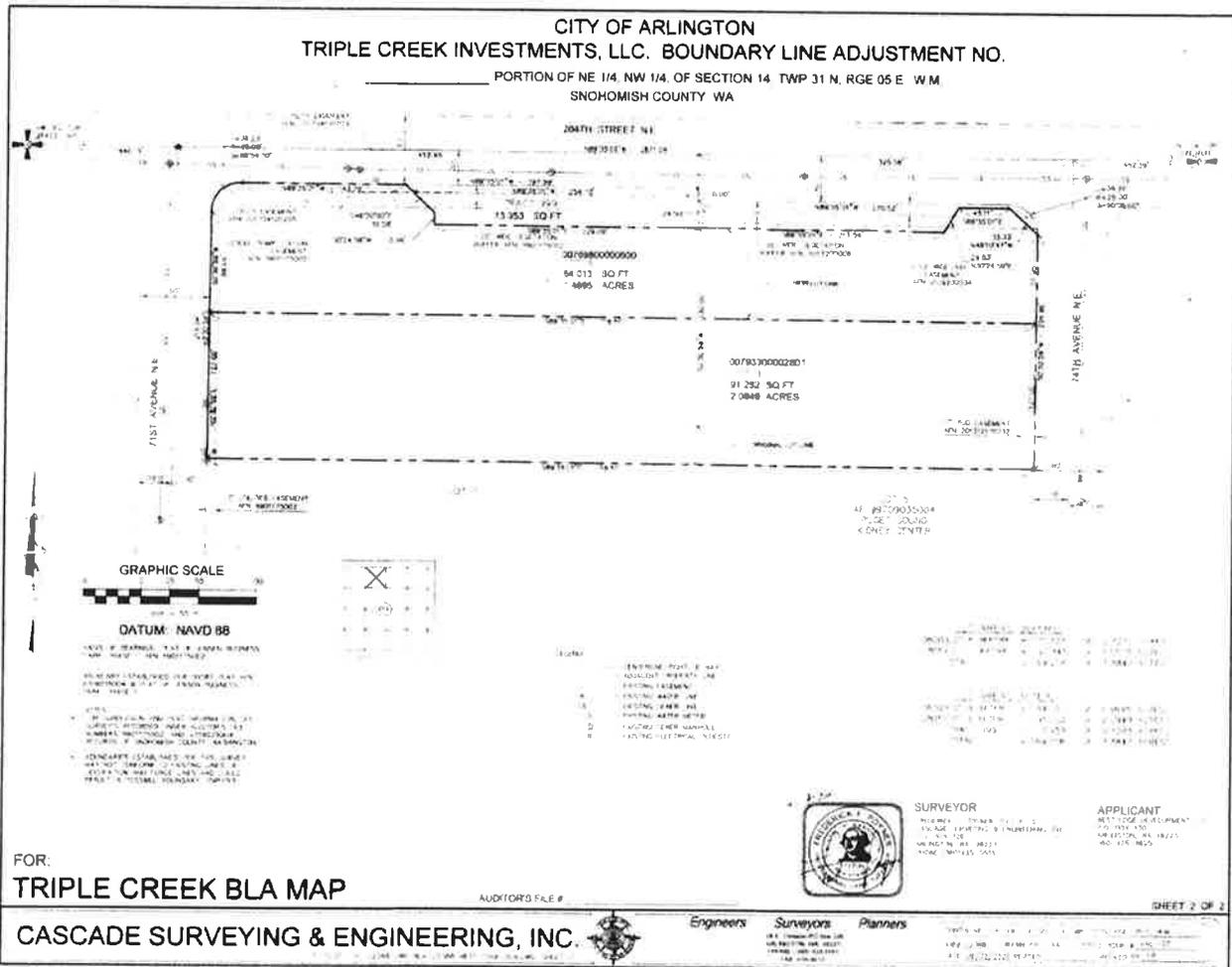
CONDITIONAL USE, DESIGN REVIEW, SEPA AND VARIANCE

**PILCHUCK VILLAGE
26401ST NE
ARLINGTON WA
1000000000**

SITE PLAN

1000000000

ATTACHMENT B BOUNDARY LINE ADJUSTMENT



ATTACHMENT C CODE REQUIREMENTS

NOTE: The following items are not conditions of permit approval but rather certain local, state, or federal code requirements that the developer needs to be aware of. This is in no way intended to be a complete list of code requirements, but is a general checklist of major steps and issues. Please refer to the Arlington Municipal Code for a complete list of code requirements for your particular project type.

1. **Code Applicability.** This permit is subject to the applicable requirements contained in the Arlington Municipal Code, International Building Code, International Fire Code and City of Arlington Public Works Design, Construction Standards and Specifications. It is the responsibility of the developer to ensure compliance with the various provisions contained in these ordinances.

2. **Pre-Construction Phase.** Prior to commencing any site work, including installing any easement or right-of-way improvements, utility systems, drainage systems, street lights, mailbox structures, emergency facilities, storm water control systems, or any other improvements, the developer shall submit site civil construction improvement plans for review and approval by the Community and Economic Development Department. Said plans shall be in conformance with applicable code and below listed conditions.
 - a. The developer shall survey and mark all property corners prior to review of any submitted construction plans.
 - b. The developer shall design and install erosion control measures deemed necessary by the City. These measures shall be installed and inspected by the City prior to the issuance of any permits.
 - c. The developer shall undertake no site preparation or other disturbances within environmentally sensitive areas or their required buffers.
 - d. The developer shall submit for approval to the Community and Economic Development Department a storm-water run-off and detention plan in conformance with the AMC Chapter 13.28, Stormwater Management, and the most current City-adopted edition of the Department of Ecology's Stormwater Management Manual for Western Washington
 - e. The developer shall place all new utility lines underground.
 - f. The developer shall provide a temporary rock construction pad at all points of ingress and egress to the site and maintain throughout the construction phase.
 - g. The developer shall show locations of all required streetlights on the construction plans and install them as designed.
 - h. The developer shall obtain a right-of-way permit prior to any work done in a public right-of-way. (NOTE: City departments are exempt from right-of-way permits.)
 - i. The developer shall install all low sodium or similar low intensity illumination lighting and it shall be placed in a way as to not cause glare on an adjoining property or right-of-way.

3. **Construction Phase.** The following conditions shall apply during construction.
 - a. The developer shall follow all applicable noise and other nuisance codes.

- b. The developer shall not track mud and dirt onto public rights-of-way, but if tracked, cleaned up immediately with the expense borne by the developer.
 - c. During any site grading or clearing activity, the developer and contractor shall use all available means of controlling air pollution (dust, ash, and smoke).
 - d. The restrictions of the AMC shall apply to any and all grading.
4. **Installation of Improvements.** Prior to receiving a Certificate of Occupancy, the developer shall:
- a. Install all public rights-of-way(s) and private access improvements on all proposed internal, existing and/or adjacent streets, to the project in accordance with the requirements of AMC Chapter 20.56 and per City of Arlington, Public Works Design, Construction Standards and Specifications. The developer shall coordinate with all adjacent developments the final design of the street improvements and/or include the appropriate transition tapers for the street pavement from the property.
 - b. Install a potable water system to serve the project per the City of Arlington, Public Works Design, Construction Standards and Specifications. Water is provided by the City of Arlington. This system cannot be deferred if a performance bond is secured. The water and sanitary sewer systems must be installed and approved prior to issuance of a temporary or permanent Certificate of Occupancy.
 - c. Relocate any existing water facilities and/or install water services/fire hydrants at the expense of the developer.
 - d. Install a sanitary sewer system per City of Arlington, Public Works Design, Construction Standards and Specifications. Sanitary sewer is provided by the City of Arlington. This system cannot be deferred if a performance bond is secured. The water and sanitary sewer systems must be installed and approved prior to issuance of a temporary or permanent Certificate of Occupancy is issued.
 - e. Install a permanent storm water control system per AMC Chapter 13.28.
 - f. Prior to issuance of a Certificate of Occupancy, the applicant shall complete all required or voluntary improvements unless otherwise secured by the developer and authorized by the City Engineer.

Prior to issuance of a Certificate of Occupancy, the applicant shall complete all project closeout requirements, which includes; approval of As-built Plans, Easement(s), Dedication(s), Utility Bill(s) of Sale, guarantee of materials and workmanship.

(NOTE: Code requirements for infrastructure improvements are based on conceptual information as submitted by the applicant for the land use permit. Additional specific requirements may be required upon review of the engineered construction drawings submitted by the developer. All improvements are subject to review and approval by the City of Arlington. All utilities shall be constructed underground.)