



CITY OF ARLINGTON NOTICE OF DECISION

Braaten Preliminary Minor Plat Zoning Permit

The City of Arlington has issued a Notice of Decision for a Zoning Permit as required by Arlington Municipal Code. The following project has been **APPROVED**, with the conditions listed in the permit decision.

Project Name: Braaten Preliminary Minor Plat
Proponent: Darrin and Annette Braaten
Project Number: PLN #944

Description of Proposal: The applicant is proposing a 2-lot preliminary minor plat to divide the subject parcel into two separate lots. The total site consists of 5 acres and is located within the Arlington Terrace neighborhood. The parcels are not served with city services and each lot must provide their own water and septic service. The existing home is located on the southeast 1-acre of the overall property. The existing home has a community water service and a septic drain field. The property is served by the private road system. A powerline easement runs across the west 2.5 acres of the total 5-acre lot. The proposal includes the creation of a 1-acre lot for the existing home and a 4-acre lot for the remainder. Due to the powerline easement occupying the west 2.5 acres, the building areas need to be on the east side of the parcel. The existing house has a driveway connecting to the private road. The new 4-acre lot has an existing driveway to the future building site. The 4-acre lot has a satisfactory drain field location in the north portion. The new house will be centrally located in the northeast corner of the 5-acre parcel. The new home will be located on higher ground along the east property line. This proposal includes the adaptation of a full dispersion drainage system. The fully vegetated powerline easement area allows a natural dispersion area for the new house and driveway areas. The new house will require removal of certain trees. To offset the tree removal the applicant intends on planting trees between the powerline easement and the existing driveway.

Location: 7817 190th Place NE

Permit Decision: Approved, with Conditions

Notice of Decision Date: June 23, 2022

End of Appeal Period: July 7, 2022

Preliminary Minor Plat Expiration Date: June 23, 2027

Appeals: This decision may be appealed pursuant to AMC 20.20.010, which provides for a hearing of the zoning permit decision before the Hearing Examiner. Any aggrieved party of record may file an appeal within 14 days of the permit decision. An appeal shall be considered filed when a written notice of appeal, specifying the grounds and arguments, therefore, is delivered to the Department of Community and Economic Development by **5:00 PM on July 7, 2022**, and the appeal fee as set by resolution is paid.

Staff Contact: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov, 360-403-3550

ZONING PERMIT
FOR
BRAATEN PRELIMINARY MINOR PLAT

This certifies that the proposed
PRELIMINARY MINOR PLAT

Located at 7817 190TH PLACE NE

Meets all applicable requirements, as conditioned in the attached report, of

TITLE 20

Of the City of Arlington Municipal Code



ISSUED BY THE DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

June 23, 2022

PLN #944

ISSUANCE DATE

FILE No

Amy Rusko
SIGNATURE



Community and Economic Development Planning Division

18204 59th Avenue NE, Arlington, WA 98223

PRELIMINARY MINOR PLAT STAFF REPORT AND PERMIT DECISION

GENERAL INFORMATION

File Number:	PLN#944
Project Title:	Braaten Preliminary Minor Plat
Owner/Applicant:	Darrin and Annette Braaten
Contact:	Tom Barry, Metron and Associates, Inc
Description:	2-Lot Preliminary Minor Plat
Location:	7817 190 th Place NE
Tax Parcel ID:	31051400402300
Lot Size:	5.00 acres (approximately 217,843 square feet)
Topographical Description:	Site is relatively flat
Soil Type:	Tokul Gravelly Medial Loam 0-8% Slopes
Zoning Classification:	Residential Ultra Low Capacity
Land Use Designation:	Residential Ultra Low Capacity
Proposed Use Classification:	28.200 Minor Subdivision
City Approvals Required:	Preliminary Minor Plat, Driveway Permit, Final Minor Plat, Building Permits
Date of Decision:	June 23, 2022
Decision:	APPROVED, with Conditions

I. NATURE OF APPLICATION

A. Request

The applicant is proposing a 2-lot preliminary minor plat to divide the subject parcel into two separate lots. The total site consists of 5 acres and is located within the Arlington Terrace neighborhood. The parcels are not served with city services and each lot must provide their own water and septic service. The existing home is located on the southeast 1-acre of the overall property. The existing home has a community water service and a septic drain field. The property is served by the private road system. A powerline easement runs across the west 2.5 acres of the total 5-acre lot. The proposal includes the creation of a 1-acre lot for the existing home and a 4-acre lot for the remainder. Due to the powerline easement occupying the west 2.5 acres, the building areas need to be on the east side of the parcel. The existing house has a driveway connecting to the private road. The new 4-acre lot has an existing driveway to the future building site. The 4-acre lot has a satisfactory drain field location in the north portion. The new house will be centrally located in the northeast corner of the 5-acre parcel. The new home will be located on higher ground along the east property line. This proposal includes the adaption of a full dispersion drainage system. The fully vegetated powerline easement area allows a natural dispersion area for the new house and driveway areas. The new house will require removal of certain trees. To offset the tree removal the applicant intends on planting trees between the powerline easement and the existing driveway.

B. Project Chronology / Background

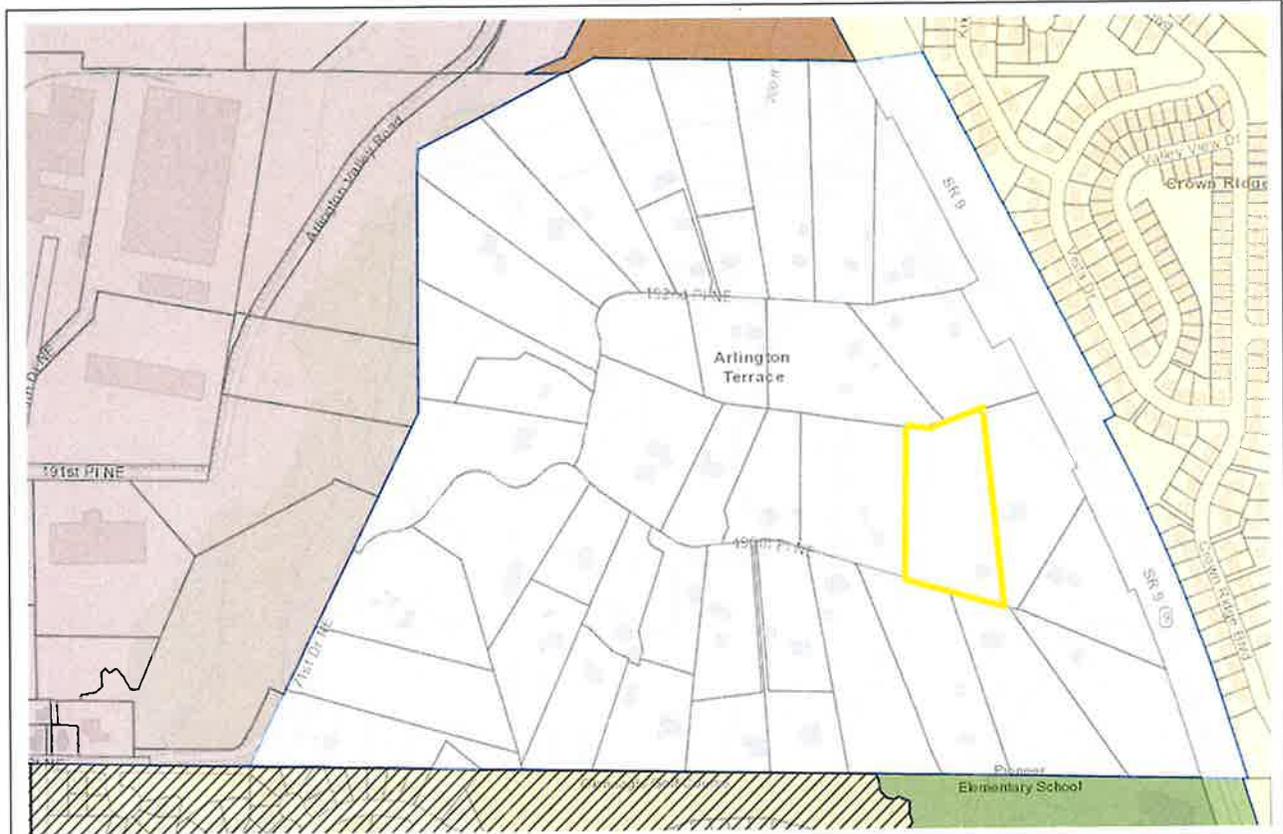
A formal application for the preliminary plat was submitted to the Community & Economic Development Department on April 27, 2022. Staff routed the material to City review staff on August 4, 2021. The applicant provided revised plans on June 17, 2022.

C. Site Location / Description



The project is located on the north side of 190th Place NE,
east of the 67th Avenue and 188th Street intersection

D. Site and Adjacent Zoning / Uses



Area	Zoning	Existing Use
Subject Site	RULC	Single-Family Residence
North	RULC	Single-Family Residence
South	RULC	Single-Family Residence
East	RULC	Single-Family Residence
West	RULC	Single-Family Residence

II. PROJECT CONSISTENCY WITH TITLE 20 AMC, ZONING

A. Applicable Review Criteria and Process

The preliminary minor plat request is subject to review for conformity with the Arlington Municipal Code (AMC), including but not limited to the following:

Regulation	Analysis	Meets
Chapter 20.16 AMC, Permits and Final Plat Approval		
20.16.010 (c) Permits Required. Physical improvements to land to be subdivided may not be commenced except in accordance with a zoning permit issued by the Community Development Director for short subdivisions.	The applicant submitted for a zoning permit review for Preliminary Minor Plat. The Community Development Director is responsible for the permit decision and the decision is appealable to the Hearing Examiner.	Yes

Regulation	Analysis	Meets
<p>20.16.034 Official Representative of the Applicant. The applicant for each land use permit shall designate an official representative, which may be himself, to receive all correspondence, determinations, and notices regarding the application.</p>	<p>The owner, Darrin and Annette Braaten, signed the application as the official representative for the subject permit.</p>	<p>Yes</p>
<p>20.16.070 (c) Complete Application. Within 28 days of after receiving the permit application, the Community Development Director shall mail or provide in person a written determination to the applicant, stating either:</p> <ol style="list-style-type: none"> 1. That the application is complete; or, 2. That the application is incomplete and what is necessary to make the application complete. 	<p>The City issued a Notice of Complete Application on May 12, 2022, which was within 28 days after the application submittal.</p>	<p>Yes</p>
<p>20.16.100 Zoning Permits.</p> <p>(d) Except as specified in Subsection (e), if the Community Development Director decides that if it would be in the best interest of the project and/or community to provide notice of the project, he shall, at least 10 days before taking final action on the permit request, send a written notice to those persons who have listed for taxation real property any portion of which is within 500 feet of the lot that is the subject to the application, informing them that:</p> <ol style="list-style-type: none"> 1. An application has been filed for a permit authorizing identified property to be used in a specific way, 2. All persons wishing to comment on the application should contact the Community Development Director by a certain date, and 3. Persons wishing to be informed of the outcome of the application should send a written request for such notification to the Community Development Director. <p>(e) In the case of zoning permits for short subdivision, the Community Development Director shall always issue public notice as described in Subsection (d).</p>	<p>The city issued a Notice of Application on May 16, 2022. The notice was advertised in the Everett Herald, posted on the site, city website, post office, city hall, Arlington library, and mailed to all property owners within 500 feet of the property.</p> <p>The public comment period ran from May 16, 2022 to May 31, 2022.</p> <p>Two comments from agencies were received. See Section IV below for a description of the public comments.</p>	<p>Yes</p>

Regulation		Analysis														Meets			
Chapter 20.36 AMC, Zoning Districts and Zoning Map																			
20.36.010 (b) The Residential Ultra Low-Capacity district (RULC) is established primarily to accommodate detached single-family residential development in areas not currently served by public sewer and water facilities. Larger lots are required to accommodate a septic system and reserve area as required by the Snohomish Health District.		The proposed preliminary minor plat is within the Residential Ultra Low Capacity zone to be used for residential uses. The proposal is for one new lot and single-family residence.														Yes			
Chapter 20.38 AMC, Airport Protection District																			
20.38.060 Airport Protection District Boundaries. (a) Airport Protection Subdistrict A (b) Airport Protection Subdistrict B (c) Airport Protection Subdistrict C (d) Airport Protection Subdistrict D		The subject preliminary minor plat is located within Airport Protection Subdistrict C. The Final Plat shall provide Subdistrict C Avigation Easement language on the face of the plat. The applicant shall work with the Arlington Municipal Airport for the recording of an Avigation Easement and submit FAA form 7460. This condition has been added to the permit.														Yes			
Chapter 20.40-1 AMC, Table of Permissible Uses																			
Use	RULC	RLC	RMod	RMD	RHC	OTRD	NC	OTBD1	OTBD2	OTBD3	GC	HC	CC	BP	LI	GI	AF	MS	P/SP
28.200 Minor Plat	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z		Z ¹⁰
<ul style="list-style-type: none"> Z = Zoning Permit 																			
Chapter 20.48 AMC, Density and Dimensional Regulations																			
20.48.010 Minimum Lot Size Requirements. Subject to the provisions of 20.48.094, all lots in each zone shall have at least the amount of square footage indicated in Table 20.48-1: Density and Dimensional Standards.		The lots created from the preliminary minor plat comply with the minimum lot size required per Table 20.48-1 shown below. The Arlington Terrace properties are allowed to subdivide their 5-acre parcels into two lots maximum per water and sewer restrictions.														Yes			
20.48.030 (a) Lot Shape and Minimum Lot Widths. No lot may be created that is so narrow or otherwise so irregularly shaped that it would be impracticable to construct on it a building that: (1) Could be used for purposes that are permissible in that zoning district, and (2) Could satisfy any applicable setback requirements for that district.		The lots created from the preliminary minor plat are shaped in a way for existing and future development and buildings can meet all setbacks.														Yes			

Regulation	Analysis		Meets
20.48.040 (a) No portion of any building may be located on any lot closer to any lot line than is authorized in Table 20.48-1: Density and Dimensional Standards. The table of Density and Dimensional Standards shows the General Industrial Zone requirements that shall be met.	The preliminary minor plat has complied with Table 20.48-1 below for all setbacks, heights, and lot coverage. The Arlington Terrace properties are allowed to subdivide their 5-acre parcels into two lots maximum per water and sewer restrictions.		Yes
Table 20.48-1 Density and Dimensional Standards			
	Lot 1	Lot 2	
Minimum Lot Size: 9,600 sf ¹	43,560 sf	174,283 sf	Yes
Minimum Lot Width: 70 ft	126 – 180 ft	226 – 350 ft	Yes
Non-Arterial Building Setback: 25 ft	85 ft	365 ft	Yes
Lot Line Building Setback: 5 ft	40 – 170 ft	45 ft – 270 ft	Yes
ECA Buffer: 15 ft	N/A	N/A	Yes
Building Height: 35 ft	Existing 2-Story House	≤ 35 ft ²	Yes
Maximum Lot Coverage: 35%	5%	≤ 35% ²	Yes
¹ The minimum lot size for this zone is 9,600 sf, however the Arlington Terrace properties are only allowed to subdivide their properties into two lots maximum due to water and sewer restrictions.			
² The building height for lot 2 will be verified with the building permit application and shall meet the regulations.			
Chapter 20.56 AMC, Streets and Sidewalks			
20.56.030 Access to Lots. Every lot shall have access to it that is sufficient to afford a reasonable means of ingress and egress for emergency vehicles as well as for all those likely to need or desire access to the property in its intended use. Access includes vehicular, pedestrian, bicycle, and other common forms of transportation.	The preliminary minor plat provides vehicular, pedestrian, and bicycle access to Lot 1 and Lot 2 from 190 th Place NE. The access road is part of an existing private road system developed with the Arlington Terrace lots. The private roads provide means of ingress, egress, and for emergency vehicles.		Yes
20.56.050 Entrances to Streets. (a) All driveway entrances and other openings onto streets within the city’s planning jurisdiction shall be constructed so that: 1. Vehicles can enter and exit from the lot in question without posing any substantial danger to themselves, pedestrians, or vehicles traveling in abutting streets, and 2. Interference with the free and convenient flow of traffic in abutting or surrounding streets is minimized. 3. Driveway cuts shall be limited so the narrowest width necessary to provide safe ingress and egress onto and from the property. 4. Driveways shall not be located adjacent to one another in such a manner as to create a “double width” driveway without any landscaping between the driveways.	The proposed preliminary minor plat provides two driveway access points, one to Lot 1 and one to Lot 2. The entrances provide for safe entry and exit for both vehicles and pedestrians. The existing and proposed driveways are approximately 20 feet in width and are not located adjacent to each other. Lot 2 provides a 20-foot driveway apron to transition between the paved private road to the gravel driveway.		Yes

Regulation	Analysis	Meets
Chapter 20.60 AMC, Utilities		
<p>20.60.100 Sewage Disposal Facilities Required. Every principal use and every lot within a subdivision shall be served by a sewage disposal system that is adequate to accommodate the reasonable needs of such use or subdivision lot and that complies with all applicable health regulations.</p>	<p>The proposed preliminary minor plat is located in the Arlington Terrace subdivision, which has private septic systems provided for each lot.</p> <p>Per the Public Works email dated May 4, 2022, the applicant has approval to move forward with a private well and septic on the property. The property owner is required to abide by the regulations of the Snohomish Health District and Department of Ecology.</p>	Yes
<p>20.60.300 Water Supply System Required. Every principal use and every lot within a subdivision shall be served by a water supply system that is adequate to accommodate the reasonable needs of such use or subdivision lot and that complies with all applicable health regulations.</p>	<p>The proposed preliminary minor plat is located in the Arlington Terrace subdivision, which has either has access to the shared private water system or a private well for each lot. The applicant is proposing a private well on the site.</p> <p>Per the Public Works email dated May 4, 2022, the applicant has approval to move forward with a private well and septic on the property. The property owner is required to abide by the regulations of the Snohomish Health District and Department of Ecology.</p>	Yes
<p>20.60.450 Underground Utilities. All existing, extended, new electrical power lines, telephone, gas distribution, cable television, and other communication and utility lines shall be placed underground in accordance with the specifications and policies of the respective utility service providers and located in accordance with the Public Works Construction Standards and Specifications.</p>	<p>All new utilities to the properties within the preliminary minor plat are required to be installed underground and shall be shown on Site Civil construction or Building Permit plans. Utility improvements are required to be installed prior to final plat approval.</p>	Yes
Chapter 20.72 AMC, Parking		
<p>20.72.010 Number of Parking Spaces Required. (a) All developments in all zoning districts shall provide enough parking spaces to accommodate the number of vehicles that ordinarily are likely to be attracted to the development in question.</p>	<p>The proposed preliminary minor plat has provided a minimum of 2 spaces per single-family residence.</p>	Yes

Regulation	Analysis	Meets						
(d) Uses in Table 20.72-1: Table of Parking Requirements are indicated by a numerical reference keyed to the Table of Permissible Uses.	The use on both Lot 1 and Lot 2 is for a detached single-family residence and is listed in the Table of Parking Requirements under Use Description 1.111.	Yes						
Table 20.72-1 Table of Parking Requirements								
Use 1.111 for detached single family residences requires 2 parking spaces per dwelling unit.	<p>Lot 1 has an existing detached single-family residence that provides a minimum of 2 parking spaces.</p> <p>Lot 2 has proposed one detached single-family residence and the site plan shows a minimum of 2 parking spaces located on the driveway apron.</p>	Yes						
Chapter 20.76 AMC, Screening and Trees								
<p>20.76.120 Retention and Protection of Significant Trees.</p> <p>(a) Every development shall retain all existing significant trees and significant stands of trees, with a diameter at breast height (dbh) of at least eight (8) inches for deciduous trees and at least twelve (12) inches dbh for evergreen trees, unless the retention of such trees would unreasonably burden the development or in the opinion of the permit issuing authority cause a significant safety problem.</p>	<p>The proposed preliminary minor plat has proposed to remove a total of 20 deciduous trees, 12 of which are significant, per email from the project contact. The lot has forested areas that are not proposed to be disturbed on the north and east property lines.</p> <table border="1" data-bbox="813 1024 1344 1125"> <thead> <tr> <th># Trees Removed</th> <th>Mitigation</th> <th># Trees Replanted</th> </tr> </thead> <tbody> <tr> <td>12</td> <td>X 3</td> <td>36</td> </tr> </tbody> </table>	# Trees Removed	Mitigation	# Trees Replanted	12	X 3	36	Yes
# Trees Removed	Mitigation	# Trees Replanted						
12	X 3	36						
(b) Any significant trees removed because their retention would unreasonably burden a development shall be replaced with 5-gallon-sized native species at a ratio of 3:1.	The proposed preliminary minor plat shows the replacement of 40 trees between the new driveway for lot 2 and the power line easement on the southwest portion of the property. This amount exceeds the required amount to be replanted.	Yes						
<p>20.76.124 Shade Trees on Lots.</p> <p>(a) Each new or existing lot within the City shall maintain a minimum number of trees on-site, as specified in Subsection (b).</p> <p>(b) The minimum number of required trees depends on the Zoning District in which the site falls, as follows:</p> <p>1. Residential Ultra Low Capacity – 2 trees per lot.</p>	The proposed preliminary minor plat provides forested areas on both lots, existing mature landscaping on Lot 1, and provides the replanting of 40 trees on Lot 2, which exceeds the required 2 trees per lot requirement. See Storm Drainage Plan Sheet 1 for proposed plantings.	Yes						

Regulation	Analysis	Meets
Chapter 20.90 AMC, Concurrency		
20.90.040 (a) Imposition of Impact Fees on Development Activity. All development projects within the City shall be assessed a transportation impact fee, at the rate of \$3,355, based on peak p.m. trips, as computed in accordance with the most current edition of the Institute of Transportation Engineers Trip Generation Manual, as applied to the City's transportation element of the adopted Comprehensive Plan.	<p>Lot 1: The existing single-family residence is not subject to traffic impact fees.</p> <p>Lot 2: The new single-family residence is required to pay 1 PM Peak Hour Trip of \$3,355.00.</p>	Yes
20.90.040 (b) For subdivisions, short plats, and all other development activities, impact fees shall be assessed prior to the issuance of the building permit.	Lot 2 requires a separate building permit for development of the site. Traffic impact fees are required to be paid at that time.	Yes
20.93.230 School Fees Required. Each residential development shall be subject to the school impact fee as adopted by Ordinance 2020-031. Arlington School District Mitigation Fee: \$3,811 per single family dwelling unit	<p>Lot 1: The existing single-family residence is not subject to school mitigation fees.</p> <p>Lot 2: The new single-family residence is required to pay for 1 single family dwelling unit in the amount of \$3,811.00.</p>	Yes
20.90.400 Neighborhood and Community Park Fees. Each residential development shall pay a Community Park Impact Fee of \$1,662 for each single-family dwelling unit prior to issuance of a building permit. Short subdivisions which do not set land aside for development of a Neighborhood Park or existing lot shall pay, prior to building permit issuance, \$484 for each single-family dwelling unit.	<p>Lot 1: The existing single-family residence is not subject to neighborhood or community park impact fees.</p> <p>Lot 2: The new single-family residence is required to pay both a community park impact fee of \$1,662.000 and a neighborhood/mini-park impact fee of \$484.00.</p>	Yes
Chapter 20.98 AMC, State Environmental Policy Act (SEPA)		
20.98.090 Flexible Thresholds for Categorical Exemptions. (a) The City establishes the following exempt levels for minor new construction under WAC 197-11-800 (1)(b) based on local conditions: 1. For residential dwelling units in WAC 197-11-800 (1)(b)(i): Up to 9 dwelling units.	Under WAC 197-11-800 the proposed 2-lot preliminary minor plat is not subject to SEPA. Pursuant to the procedures required by RCW 58.17.060, the project does not exceed four created lots and is exempt from the SEPA process.	Yes

Regulation	Analysis	Meets
Chapter 13.28 AMC, Stormwater		
<p>13.28.070 Applicability of the Utility. The following actions or applications for the following permit and/or approvals will require submittal for approval by the utility: site plans, design drawings, and operations and maintenance plans. Submittals shall be consistent with the provisions of this Code, and shall comply with the stormwater manual and engineering standards:</p> <p>(7) Short Subdivision Approval</p>	<p>The proposed minor plat will divide the property into 2 lots, one of which is existing and not proposed to change.</p> <p>Lot 2 proposes one single-family residential dwelling unit and shall install all required stormwater per plans. Stormwater management for the proposal includes full dispersion for new hard surfaces, installation of a driveway culvert, and rooftop downspout infiltration.</p>	Yes

III. CONCLUSIONS

Under AMC 20.16.100, the Community Development Director shall issue the requested zoning permit unless he concludes after reviewing the application that:

Regulation	Analysis	Meets
(a) The requested permit is not within its jurisdiction according to the table of permissible uses.	The requested preliminary minor plat is within the City of Arlington's jurisdiction per the above zoning map and permissible use table.	Yes
(b) The application is incomplete.	The application for the subject preliminary minor plat was deemed complete on May 12, 2022.	Yes
(c) If completed as proposed in the application, the development will not comply with one or more of the requirements of this title.	The proposed preliminary minor plat complies with all required sections of AMC Title 20 per the above staff analysis.	Yes
(d) The proposed project is not in conformance with the Comprehensive Plan, Transportation Plan, and the Arlington Municipal Code.	The proposed preliminary minor plat divides the property into two parcels, which complies with the Arlington Municipal Code, Comprehensive Plan, and Transportation Plan.	Yes

IV. PUBLIC COMMENTS

Public Comment	Response
Public comments received during the Notice of Application comment period for the Braaten Minor Plat project, PLN #944.	The City received comments from the following agencies: Snohomish Health District WSDOT A summary of the comments and concerns are included below. The original comments submitted are in the official permit file and available upon request.
The Snohomish Health District provided a letter supporting the approval of the Preliminary Minor Plat, along with a list of requirements that shall be completed prior to the approval of Final Minor Plat.	Staff responded to the comment that a condition would be placed on the permit to follow the Department of Health requirements and shall obtain approval prior to Final Minor Plat. The applicant was sent the letter as well.
WSDOT provided an email stating they had no comments for the project.	Staff had no comments on this email.

V. ADMINISTRATIVE DECISION

The proposed project was found to be consistent with and meets the intent of the Arlington Zoning Code, Comprehensive Plan, and the Arlington Municipal Code, therefore the Braaten Preliminary Minor Plat (PLN#944) is hereby APPROVED, subject to the following conditions.

VI. CONDITIONS

Preliminary Minor Plat:

- All development shall be in substantial conformance with the approved site plan received on June 17, 2022, subject to any conditions or modifications that may be required as part of the permit review.
- The developer shall meet all local, state, or federal code requirements. Attached is a list of code requirements that are specifically called to the developer’s attention. It is in no way intended to be a complete list of code requirements, but a general checklist of major steps and issues. Please refer to the Arlington Municipal Code for a complete list of code requirements for your project type.
- The driveway apron abutting 190th Place shall be installed per SCC 2-030 with a minimum of 20 feet of asphalt between the existing road and the gravel driveway.
- All roof downspouts must be directed into infiltration trenches per standard detail SD-140.
- The driveway culvert for Lot 2 shall be 12 inches in diameter and installed per city standards.

- The development is subject to the following traffic impact fees for 1 new PM peak-hour trip for one new single-family dwelling unit on Lot 2:
 - City of Arlington Traffic Impact Fees: \$3,355.00
- The development is subject to the following school mitigation fees for 1 new single-family dwelling unit on Lot 2:
 - Arlington School District Mitigation Fees: \$3,811.00
- The development is subject to the following neighborhood and community park impact fees for 1 new single-family dwelling unit on Lot 2:
 - Community Park Impact Fees: \$1,662.00
 - Neighborhood/Mini-Park Impact Fees: \$484.00
- Future development on lots created by this minor plat shall construct 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.
- Maintenance responsibility of the private drainage facility shall rest with the owners of the property on which the facilities are located (AMC 13.28.220). Drainage facilities shall be maintained and operated in accordance with the approved Operations and Maintenance (O & M) plan and meet water quality standards. If an O & M plan does not exist, then stormwater facilities shall be maintained in accordance with the City of Arlington Standards and Specifications and/or the most current version of the Department of Ecology's Stormwater Manual for Western Washington.

Final Minor Plat:

- The Final Minor Plat submittal shall provide approval documents from the Snohomish Health District for the septic system and well proposed on the property.
- The Final Minor Plat submittal shall provide approval documents from the Department of Ecology for the well proposed on the property.
- The Final Minor Plat shall provide the conditions of the Snohomish Health District letter dated May 31, 2022.
- The development shall plant all replacement trees on the site prior to Final Minor Plat approval.
- The Final Minor Plat submittal shall provide approved Subdistrict C Avigation Easement language on the face of the plat.
- All utilities shall be depicted on the Final Minor Plat.
- Prior to any future development or property sales the final minor plat shall be submitted and approved by the City of Arlington and recorded with the Snohomish County Auditor's Office.

Building Permit:

- A building permit shall be submitted for any future development on lots within the subdivision after recording the Final Minor Plat.

Other:

- A Washington State and City of Arlington Business License is required for all contractors working on the site.

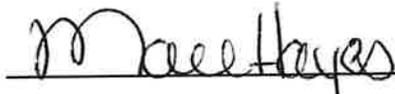
VII. EXPIRATION

Per RCW 58.17.140 (3) (a), a final plat shall be submitted to the city for approval within five years of the date of the preliminary plat approval. The expiration date for submittal of final minor plat is June 23, 2027.

VIII. APPEAL

This decision may be appealed pursuant to AMC 20.20.010, which provides for a hearing of the zoning permit decision before the Hearing Examiner. Any aggrieved party of record may file an appeal within 14 days of the permit decision. An appeal shall be considered filed when a written notice of appeal, specifying the grounds and arguments, therefore, is delivered to the Department of Community and Economic Development by 5:00 PM on Thursday, July 7, 2022, and the appeal fee as set by resolution is paid.

ORDERED THIS ON THE 23rd DAY OF JUNE, 2022



Marc Hayes, Community and Economic Development Department Director

Distributed to the Following Parties:

Darrin and Annette Braaten, Owner/Applicant
Thomas Barry, Contact
Marc Hayes

ATTACHMENT B 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, Land Use Code, Building Code, and COA 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.

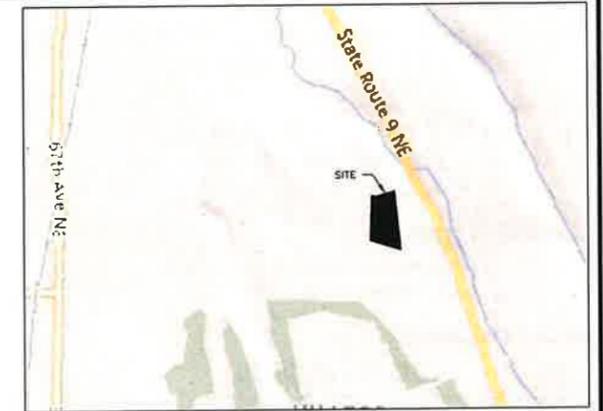
2. **Pre-Construction Phase.** Prior to commencing any site work, including installing any easement or right-of-way improvements, utility systems, drainage systems, streetlights, mailbox structures, emergency facilities, storm water control systems, or any other improvements, the developer shall submit site civil construction improvement plans for review and approval by the Public Works Director. 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 to the Community & Economic Development Department and receive approval of 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 the Puget Sound Basin (The Technical Manual) for both the construction phase and a permanent system. All site drainage must be directed through bio filtration swales prior to discharge into wetlands.
 - e. The developer shall place all new utility lines underground.
 - f. The developer shall provide a temporary rock pad at all points of ingress and egress to the site 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 by accident, the developer shall clean it up immediately.
 - 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.

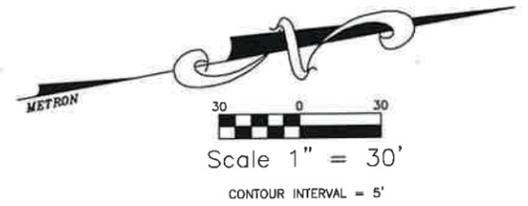
4. **Installation of Improvements.** Prior to receiving a Certificate of Occupancy, the developer shall:
 - a. Install all rights-of-way and access easement improvements on all proposed streets internal and existing streets adjacent to the project in accordance with the requirements of AMC Chapter 20.56 and per COA 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 COA Public Works Design, Construction Standards and Specifications. Water is to be served by the City of Arlington. This system cannot be deferred if a performance bond is secured. Both water and sanitary sewer must be completely installed and approved before either a temporary or permanent Certificate of Occupancy is issued.
 - 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 COA Public Works Design, Construction Standards and Specifications. This system cannot be deferred if a performance bond is secured. Both water and sanitary sewer must be completely installed and approved before either 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.

(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 Inspectors. All utilities shall be constructed underground.)

PRELIMINARY SHORT PLAT
FOR DARRIN BRAATEN
CITY OF ARLINGTON FILE NO. PLN#944
SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST

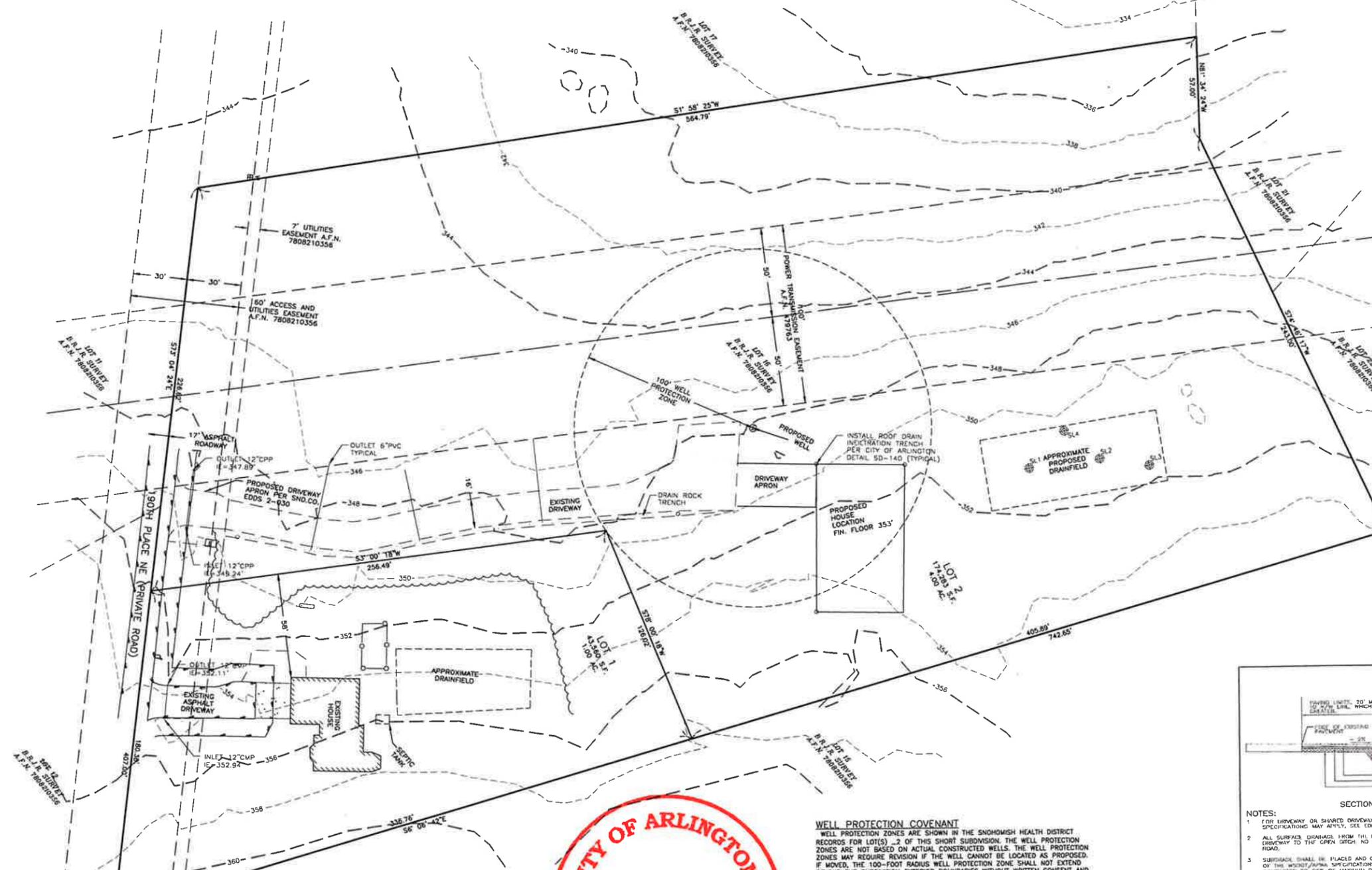


VICINITY MAP
1" = 1000'



HORIZONTAL AND VERTICAL DATUMS
VERTICAL DATUM BASED ON NAVD 88 (MEAN SEA LEVEL)
HORIZONTAL DATUM IS BASED ON WASHINGTON NORTH
ZONE SPC NORTH AMERICAN DATUM 1983/1991 GEODETIC
PROJECTION

LEGAL DESCRIPTION
LOT 16 OF RECORD OF SURVEY AS RECORDED UNDER AUDITOR'S
FILE NO. 7808210356, RECORDS OF SNOHOMISH COUNTY,
WASHINGTON.

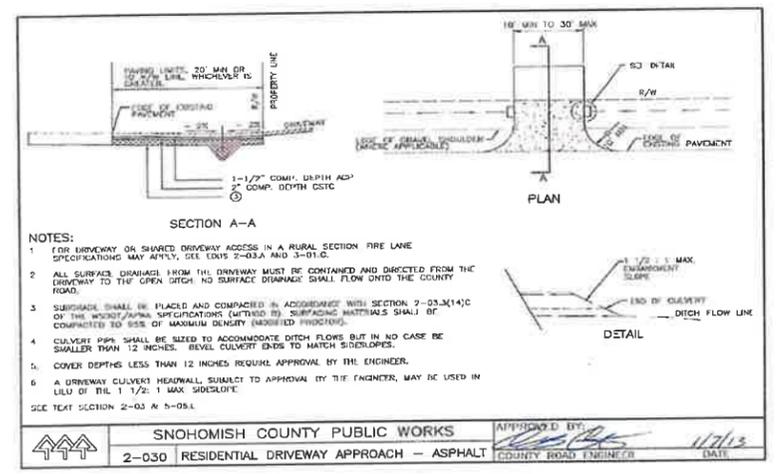


ZONING INFORMATION:
TAX PARCEL NUMBER: 31051400402300
EXISTING ZONING: RULC 4.0 UNITS/ACRE
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
TOTAL SITE AREA: 5.00 ACRES = 217,843 SQ.FT.
NUMBER OF LOTS: 2
AVERAGE LOT SIZE: 2.50 ACRES
MINIMUM PROPOSED LOT SIZE: 1.00 ACRE
ZONE DENSITY: 5.00 ACRES X (4 UNITS/ACRE)=20 UNITS
PROPOSED DENSITY: 5.00 ACRES X (0.4 UNITS/ACRE)=2 UNITS
LOT 1 AREA: 1.00 ACRES, 43,560 SQ.FT.
LOT 2 AREA: 4.00 ACRES, 174,283 SQ.FT.
DUPLICATE LOTS: NO DUPLICATE LOTS ARE PROPOSED
WATER SOURCE: LOT 1: COMMUNITY WELL
LOT 2: PROPOSED ONSITE WELL
WASTE DISPOSAL: PRIVATE SEPTIC DRAINFIELDS
SCHOOL DISTRICT: ARLINGTON SCHOOL DISTRICT 16
FIRE DISTRICT: NORTH COUNTY FIRE AND EMS
BUILDING SETBACKS: 20' FRONT YARD, 10' REAR, 5' SIDE

*NOT LOCATED WITHIN A FLOOD HAZARD ZONE
*NO STEEP SLOPES ON SITE



WELL PROTECTION COVENANT
WELL PROTECTION ZONES ARE SHOWN IN THE SNOHOMISH HEALTH DISTRICT RECORDS FOR LOT(S) 2 OF THIS SHORT SUBDIVISION. THE WELL PROTECTION ZONES ARE NOT BASED ON ACTUAL CONSTRUCTED WELLS. THE WELL PROTECTION ZONES MAY REQUIRE REVISION IF THE WELL CANNOT BE LOCATED AS PROPOSED. IF MOVED, THE 100-FOOT RADIUS WELL PROTECTION ZONE SHALL NOT EXTEND BEYOND THE SUBDIVISION EXTERIOR BOUNDARIES WITHOUT WRITTEN CONSENT AND RECORDED WELL PROTECTION COVENANT FROM THE AFFECTED PROPERTY OWNER(S). AFTER INSTALLATION OF ANY WATER WELL TO SERVE LOTS WITHIN THIS SUBDIVISION, ALL OWNER(S), AND SUCCESSORS AGREE TO MAINTAIN 100 FOOT WELL PROTECTION ZONES IN COMPLIANCE WITH CURRENT STATE AND LOCAL WELL SITING AND CONSTRUCTION REGULATIONS, WHICH, AT A MINIMUM, PREVENT INSTALLATION OF DRAINFIELDS WITHIN THE WELL PROTECTION ZONE. THE REVISION OF THE WELL PROTECTION ZONE LOCATION IS A PRIVATE MATTER BETWEEN THE AFFECTED LOT OWNERS AND DOES NOT REQUIRE A SHORT SUBDIVISION ALTERATION.



SURVEYOR
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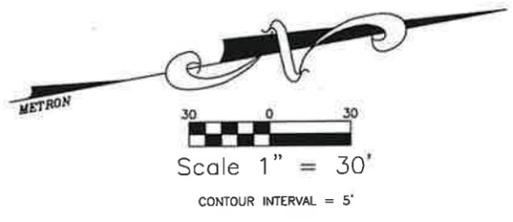
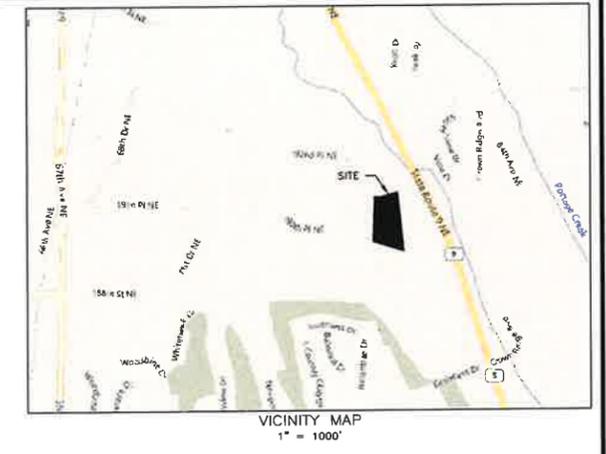
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LAND SURVEYS, MAPS, AND LAND USE PLANNING
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(360) 435-3777 FAX (360) 435-4822
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PROJECT:
CITY OF ARLINGTON
2 LOT SHORT PLAT
FOR DARRIN BRAATEN

A PORTION OF SE1/4 OF THE SE1/4 OF
SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
CITY OF ARLINGTON
SNOHOMISH COUNTY, WASHINGTON

SHEET NAME: PRELIMINARY SHORT PLAT MAP CITY OF ARLINGTON FILE NO. PLN#944		PROJECT NO.: 21091
DRAWN BY: V.S.W.	APPROVED BY: T.E.B. DATE: 11/7/22	SHEET: 1 OF 1
DATE: JULY 2021	SCALE: 1" = 30'	
FIELD BOOK: 5-31-	DWG FILE: 21091.DWG	

PRELIMINARY SHORT PLAT
FOR DARRIN BRAATEN
CITY OF ARLINGTON FILE NO. _____
SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST



EXISTING SOILS BASED ON USDA-NRCS

TOKUL GRAVELLY MEDIAL LOAM
DESCRIPTION OF TOKUL

TYPICAL PROFILE

- O1 - 0 TO 1 INCHES: SLIGHTLY DECOMPOSED PLANT MATERIAL
- OA - 1 TO 2 INCHES: HIGHLY DECOMPOSED PLANT MATERIAL
- A - 2 TO 6 INCHES: GRAVELLY MEDIAL LOAM
- BS1 - 6 TO 9 INCHES: GRAVELLY MEDIAL LOAM
- BS2 - 9 TO 17 INCHES: GRAVELLY MEDIAL LOAM
- BS3 - 17 TO 24 INCHES: GRAVELLY MEDIAL LOAM
- BC - 24 TO 33 INCHES: GRAVELLY MEDIAL FINE SANDY LOAM
- 2BSM - 33 TO 62 INCHES: CEMENTED MATERIAL

PROPERTIES AND QUALITIES

SLOPE: 0 TO 8 PERCENT
DEPTH TO RESTRICTIVE FEATURE: 20 TO 39 INCHES TO DENSIC MATERIAL; 20 TO 39 INCHES TO CEMENTED HORIZON
DRAINAGE CLASS: MODERATELY WELL DRAINED
CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER (KSAT): VERY LOW TO MODERATELY LOW (0.00 TO 0.06 IN/HR)
DEPTH TO WATER TABLE: ABOUT 18 TO 36 INCHES
FREQUENCY OF FLOODING: NONE
FREQUENCY OF PONDING: NONE
AVAILABLE WATER SUPPLY, 0 TO 60 INCHES: MODERATE (ABOUT 8.7 INCHES)

SURVEYOR
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360-644-4469

SITE ADDRESS
7817 190TH PLACE NE
ARLINGTON, WA 98223

VEGETATED COVER
BEFORE CONSTRUCTION: SPARSELY FORESTED WOODLAND LOT WITH UNDERSTORY OF SALMONBERRY, FERNS, BLACKBERRY.
AFTER CONSTRUCTION: SPARSELY FORESTED, NATIVE GROWTH, LAWN AND LANDSCAPING.

GRADING QUANTITIES:
FOUNDATION CUT: 250 CY
GRADING FOR YARD: 250 CY
BALANCE MATERIALS ON-SITE

AREA OF DISTURBANCE:
19,200 SQ. FT.

FULL DISPERSION CALCULATIONS:

ALLOWABLE DEVELOPMENT
TOTAL SITE AREA: 5 ACRES
ALLOWABLE IMPERVIOUS AREA: 5 ACRES X 10% = 0.5 ACRES OR 21,780 SF
ALLOWABLE PERVIOUS AREA: 5 ACRES X 25% = 1.25 ACRES OR 54,450 SF

PROPOSED DEVELOPMENT
PROPOSED LOT IMPERVIOUS ROOF AREAS: 4,000 SF
PROPOSED DRIVEWAY CONCRETE APRON: 1,100 SF
TOTAL IMPERVIOUS AREA: 5,100 SF < 21,780 SF ALLOWED

PROPOSED PERVIOUS AREAS: 43,560 SF < 54,450 SF ALLOWED
REQUIRED NATIVE GROWTH AREA: 5,100 SF X 6.5 = 33,150 SF OR 0.8 ACRES
PROPOSED NATIVE GROWTH AREA: 2.2 ACRES



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CITY OF ARLINGTON
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PROJECT: CITY OF ARLINGTON
2 LOT SHORT PLAT
FOR DARRIN BRAATEN

A PORTION OF SE1/4 OF THE SE1/4 OF
SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
CITY OF ARLINGTON
SNOHOMISH COUNTY, WASHINGTON

SHEET NAME:
STORM DRAINAGE PLAN
CITY OF ARLINGTON FILE NO. PLN #944

DRAWN BY: V.S.W.	APPROVED BY: T.E.B. DATE:	PROJECT NO.
DATE: JULY 2021	SCALE: 1" = 20'	21091
FIELD BOOK: 5-31-	DWG FILE: 21091.DWG	SHEET:
		1 OF 2