



Snohomish County

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Hearing Examiner

DECISION of the SNOHOMISH COUNTY HEARING EXAMINER

I. SUMMARY

DATE OF DECISION:	January 19, 2021		
PLAT:	Ironwood 17710, 17622 Clover Road 17721 North Road 109, 113, 117, 129, and 131 Bellflower Road Bothell, WA 98021		
APPLICANT:	Pacific Ridge -- DRH, LLC 17921 Bothell Everett Highway, Ste.100 Bothell, Washington 98012		
OWNERS:	Charles E. Bryant Janice M. Bryant 22805 Atlas Rd. Bothell, WA 98021	Jason D. Fruhling 22919 Atlas Rd. 22810 Barker Rd. Bothell, WA 98021	John L. Sloan 22806 Barker Rd. Bothell, WA 98021
FILE NO.:	20-102399 PSD/SPA/WMD/REZO		
APPEAL and REQUESTS:	<ol style="list-style-type: none">1. Appeal from SEPA threshold determination of no significant impact2. Rezone of three of 11 parcels from R-9,600 to R-7,2002. Preliminary plat of 88 lots on 15.99 acres, Planned Residential Development (PRD) official site plan, and Urban Residential Design Standards (URDS) administrative site plan3. Landscaping Modification		
DECISION SUMMARY:	<ol style="list-style-type: none">1. SEPA appeal denied2. Rezone of three parcels from R-9,600 to R-7,200 approved3. Preliminary plat of 88 lots on 15.99 acres, PRD official site plan, and URDS administrative site plan approved subject to conditions4. Landscaping modification approved		

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III. BASIC INFORMATION

LOCATION:	17710 and 17622 Clover Road 17721 North Road 109, 113, 117, 129, and 131 Bellflower Road Bothell, Washington
ACREAGE:	15.99 acres
GMACP DESIGNATION:	Urban Low Density Residential
ZONING:	R-7,200 and R-9,600
UTILITIES:	
Water:	Alderwood Water and Wastewater District
Sewer:	Alderwood Water and Wastewater District
Electricity:	Snohomish County Public Utility Dist. No. 1
SCHOOL DISTRICT:	Edmonds School District No. 15
FIRE DISTRICT:	South Snohomish County Fire and Rescue
PDS STAFF RECOMMENDATION:	<ol style="list-style-type: none"> 1. Deny the SEPA appeal 2. Approve the requested rezone 3. Conditionally approve the preliminary plat, proposed PRD official site plan, and URDS administrative site plan 4. Approve the landscape modification

2 Based on a preponderance of the evidence of record, the Hearing Examiner finds the following facts and makes
3 the following conclusions of law and decision.

4 **A. REGULATORY REVIEW AND VESTING**

5 Pacific Ridge applied for a stand-alone forest practices activity permit and associated land disturbing activity
6 permit on December 17, 2019.¹ On January 22, 2020, Pacific Ridge applied for a pre-application concurrency

¹ PDS file numbers 19-118531 LDA and 19-118577 FPA.

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1 determination.² PDS issued a pre-application concurrency decision and associated SEPA threshold determination
2 of no significant impact on March 8, 2020.³ No appeal was taken from concurrency decision or DNS.

3 On February 18, 2020, Pacific Ridge – DRH, LLC applied to Planning and Development Services (PDS) to build a
4 Planned Residential Development (PRD) subdivision of 88 lots on 11 parcels. PDS determined the application
5 was complete as of the date of submittal but insufficient for review. Pacific Ridge submitted additional
6 information on August 14, 2020 and applied for rezoning three of the parcels from R-9,600 to R-7,200;⁴ the
7 other eight parcels are already zoned R-7,200.

8 PDS initially issued the forest practices activity permit and associated land disturbing activity permit and a
9 threshold SEPA determination of no significant impact⁵ but withdrew them on August 12, 2020.⁶ PDS also issued
10 eight demolition permits.⁷ The demolition permits and now withdrawn land disturbing and forest practice
11 activity permits are relevant, but not material to the SEPA appeal and land use applications *sub judice*.

12 **B. OPEN RECORD HEARING**

13 The Hearing Examiner scheduled the open record hearing for December 22, 2020.⁸ The Hearing Examiner
14 accepted public comment in the evening of December 22, 2020.⁹

15 **C. THE RECORD**

16 The Hearing Examiner considered the testimony of William Lider, P.E., Diane Brewster, John Rubenkönig, Henry
17 Wright, P.E., Merle Ash, Meryl Kamowski, Tyler Foster, P.E., Ryan Countryman, Emily Swain, Paul Dragoo, P.E.,

² SCC 30.66B.175 (2006).

³ Ex. G.4.

⁴ Tax parcels 003730-003-017-01, 003730-003-017-02, and 003730-003-011-00. Ex. A.2.

⁵ Ex. G.4.

⁶ Exhibits G.5 and G.6.

⁷ 20-111031 DEMO (parcel 003730-003-018-06), 20-111032 DEMO (parcel 003730-003-018-00), 20-111033 DEMO (parcel 003730-003-018-01), 20-111034 DEMO (parcel 003730-003-010-01), 20-111035 DEMO (parcel 003730-003-011-00), 20-111036 DEMO (parcel 003730-003-017-02), 20-111037-DEMO (parcel 003730-003-018-08), and 20-113060-DEMO (parcel 003730-003-018-03).

⁸ To promote an orderly and efficient proceeding and considering all the circumstances, the Hearing Examiner allocated each side 3.5 hours of hearing time (the applicant and PDS shared 3.5 hours). In the morning, the appellant asked for more time and was advised that it could renew its request at the end of the hearing if it felt it had not been able to present material information. Appellant used almost 4.5 hours, did not renew its request, and was never cut off from examining witnesses.

⁹ Two of appellant's expert witnesses from the SEPA portion of the hearing tried to testify during public comment; the Hearing Examiner disallowed the testimony because it was an attempt to bolster earlier SEPA testimony that would not be subject to cross-examination. Public comment is not subject to cross-examination.

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1 Chris McKnight, Mike Picard, Elizabeth Moore, Brandon Baugh, Marjorie Fields, Stacy Randolph, Keith Loftin, Eric
2 Adman, Geoff Kinsey, Silvia Stauffer, and John Mirante.

3 The Hearing Examiner considered exhibits A.1 through O.8, except for the following:

4 N.14, N.16, N.18, N.20, N.21, N.22, N.23, N.24, N.24A, N.26, N.34, N.38 slides 3, 9, 39 (irrelevant or no
5 testimony explaining or using the exhibit)

6 N.27, N.33, N.38, N.39, N.40, N.41 (no testimony using or relating to exhibits)

7 N.37 (duplicate of N.38 in a different file format)

8 L.3, M.3 through M.16, N.43, N.44, O.9, O.10 (pleadings considered as argument and not evidence)

9 A recording of the hearing is available in the Office of Hearings Administration.

10 **D. PUBLIC NOTICE**

11 PDS notified the public of the open record hearing, SEPA threshold determination, and traffic concurrency and
12 impact fee determinations.¹⁰

13 **E. BACKGROUND INFORMATION**

14 **1. Applicant's Proposal**

15 Pacific Ridge requests approval of: (a) a rezone of 3 parcels from R-9,600 to R-7,200; (b) a preliminary plat for an
16 88-lot subdivision on 15.99 acres, an official PRD site plan, and URDS administrative site plan; and (c) a
17 landscaping modification.

18 **2. Site Description and Surrounding Uses**

19 The site consists of 11 tax parcels developed with single family residences. The site contains a category III non-
20 riparian wetland. An off-site type Ns stream flows through an off-site category II wetland off-site to the
21 southeast. Swamp Creek lies more than 300 feet from the site.

22 Surrounding properties are developed with single family residences. to the north. Properties to the north, south,
23 and west are zoned R-7,200 and R-9,600, while property to the east is zoned R-7,200.

24 **3. Comments and Concerns**

25 Neighbors, especially those in the adjacent Normandie Crest development, object to the proposal. Concerns
26 about the requested landscaping modification are discussed below at page 26.

¹⁰ Exhibits F.1 through F.6.

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1 Some were concerned about disruption to wildlife. Construction will disrupt and displace wildlife, but only
2 displacement or disruption of wildlife protected by law would legally justify denial of a development application.
3 No legally protected wildlife inhabit the site.

4 Others objected to the density of the proposed development. The county is required by state law, however, to
5 accommodate increasing population by increasing density in urban growth areas. Seeking to prevent sprawl, the
6 Legislature adopted the Growth Management Act in 1990, requiring counties like Snohomish County to plan for,
7 and accommodate, population growth within urban areas¹¹ and the areas immediately adjacent to urban areas.

8 The Growth Management Act (GMA or Act), chapter 36.70A RCW, was enacted in 1990 and
9 1991 “in response to public concerns about rapid population growth and increasing
10 development pressures in the state, especially in the Puget Sound region.”¹¹²

11 *King County v. Central Puget Sound Growth Management Hearings Bd.*, 142 Wn.2d 543, 546, 14 P.3d 133, 135
12 (2000).

13 In a two-step process beginning in 1990, the Washington State Legislature passed a land use
14 law, the Growth Management Act, with the express purpose of encouraging growth and
15 reaching desired densities in urban areas by making available affordable housing for all residents
16 of the state and by promoting a variety of housing types.²²¹³

17 Mark F. O'Donnell & David E. Chawes, *Improving the Construction and Litigation Resolution Process: The 2005*
18 *Amendments to the Washington Condominium Act Are A Win-Win for Homeowners and Developers*, 29 SEATTLE
19 U.L. REV. 515, 520 (2006)

20 Washington State's Growth Management Act contains criteria that provide guidance for local
21 government compliance. Counties, for example, must designate urban growth boundaries that
22 contain urban growth. Within these boundaries they must designate “areas and densities
23 sufficient to permit the urban growth that is projected to occur in the county or city for the
24 succeeding twenty-year period,” and “may include a reasonable land market supply factor and
25 shall permit a range of urban densities and uses.”¹⁴

26 Daniel R. Mandelker, *Implementing State Growth Management Programs: Alternatives and Recommendations*,
27 45 J. MARSHALL L. REV. 307, 311-12 (2012). *See also*, Roger D. Wynne, *Washington's Vested Rights Doctrine: How*

¹¹ As used here, urban means the intensity of the use of the land, not whether the area is within an incorporated municipality.

¹² Alan D. Cosey, *Including Best Available Science in the Designation and Protection of Critical Areas Under the Growth Management Act*, 23 SEATTLE U.L.REV. 97 (1999).

¹³ 2004 Wash. Sess. Laws ch. 201 § 1; RCW 36.70A.020 (1991). “Growth Management Act” is the collective name for two statutes enacted by the Washington Legislature: the Growth Management Act, ch. 17, 1990 Wash. Sess. Laws 1st Spec. Sess. 1972, and the Growth Management Act Revised Provisions Act, ch. 32, 1991 Wash. Sess. Laws, 1st Spec. Sess., 2903. Black, *The Land Use Study Commission and the 1997 Amendments to Washington State’s Growth Management Act*, 22 HARV. ENVTL. L. REV. 559, 560 n.2 (1998).

¹⁴ Citing RCW §36.70A.110(2) (2011).

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1 *We Have Muddled A Simple Concept and How We Can Reclaim It*, 24 Seattle U.L. Rev. 851, 856 (2001) (“Among
2 other things, the GMA forced local governments to encourage more dense urban land use patterns in cities and
3 to prohibit low-density ‘sprawl’ in unincorporated rural areas.^{615”)})

4 Areas surrounding municipalities¹⁶ are the natural zones for absorbing additional population. Absorption of
5 increased population in the urban growth requires more intensive use of the land and therefore increased
6 density.

7 Therefore, an area that was less dense in 1999 and is in urban growth area will eventually become denser and
8 look less and less like it did in 1999. This increased density is mandated by state law to prevent sprawl, and the
9 county has been obligated to follow this state law for decades. The legal and practical effect is that state law
10 requires the county to increase density in the urban growth areas that that which existed when many moved
11 into the area.

12 Some were concerned about the cumulative environmental impact of development, especially on North Creek.
13 Ad hoc review of land use applications is not the appropriate venue for systemic concerns such as cumulative
14 impacts. Those concerns are appropriately addressed in such fora as the decennial comprehensive plan update.
15 Systemic concerns are not a legal basis for rejection of specific proposals that otherwise comply with existing
16 development regulations.

17 Some mistakenly thought the on-site wetland will be destroyed. It will not, nor will any construction activity
18 occur in the wetland. Wetlands are protected by county code and neither the on-site wetland nor the off-site
19 wetland will be destroyed.¹⁷

20 The Hearing Examiner heard generalized objections to grading on the site because of downstream impacts.
21 County code requires builders to obtain approval of and implement a stormwater pollution prevention plan to
22 prevent silt transportation, erosion, and other negative impacts from grading and construction.

¹⁵ See RCW §36.70A.020(1) (2000) (goal of encouraging development in urban areas); RCW §36.70A.020(2) (2000) (goal of reducing ‘the inappropriate conversion of undeveloped land into sprawling, low-density development’). See also *City of Redmond v. Central Puget Sound Growth Hearings Bd.*, 136 Wash. 2d 38, 57-58, 959 P.2d 1091, 1100 (1998) (describing how ‘the GMA changed the normal course’ of land use planning in a way that thwarted the expectations of those who bought rural land hoping to develop it more intensely in the future); Eric S. Laschever, *An Overview of Washington’s Growth Management Act*, 7 PAC. RIM L. & POL’Y J. 657, 664-65 (1998).

¹⁶ These are typically “urban growth areas”, i.e., areas designated in the County’s comprehensive plan for urban growth, including additional population and, ultimately, annexation into a municipality.

¹⁷ See discussion below at page 18.

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1 **IV. SEPA APPEAL**

2 **A. FINDINGS OF FACT**

- 3 F.1 Pacific Ridge prepared a SEPA checklist for the proposal on July 31, 2020, and submitted a revised SEPA
4 checklist to PDS on September 10, 2020
- 5 F.2 PDS issued a SEPA threshold determination of no significant impact (DNS) on October 21, 2020.¹⁸
- 6 F.3 In making the threshold determination, PDS determined that the requirements for environmental
7 analysis, protection, and mitigation measures are adequately addressed in the County’s development
8 regulations and comprehensive plan adopted under chapter 36.70A RCW for the project’s specific
9 environmental impacts as provided by RCW 43.21C.240 and WAC 197-11-158.
- 10 F.4 In making the threshold determination, PDS considered the project’s specific environmental impacts
11 related to stormwater and water quality. As required by SCC 30.61.122 (2016), PDS determined that
12 compliance with the requirements of chapters 30.43C, 30.43D, 30.44, 30.62A, 30.62B, 30.62C, 30.63A,
13 30.63B, 30.63C, 30.65 and 30.67 SCC is adequate analysis and mitigation of the specific probable adverse
14 environmental impacts of the proposal upon on-site and off-site changes to stormwater volume, release
15 rate, erosion, sedimentation, stream channel stability, and water quality where applicable.
- 16 F.5 SCC 30.61.122 (2016) provides that “when the [PDS] director determines that the requirements of
17 chapters 30.43C, 30.43D, 30.44, 30.62A, 30.62B, 30.62C, 30.63A, 30.63B, 30.65 and 30.67 SCC ensure that
18 the development activity will not result in any probable significant adverse environmental impacts,
19 compliance with those requirements shall constitute adequate analysis and mitigation of the specific
20 significant probable adverse environmental impacts of the development activity with regard to on-site
21 and off-site changes to stormwater volume, release rate, erosion, sedimentation, stream channel stability
22 and water quality, as provided by RCW 43.21C.240.”
- 23 F.6 One wetland (wetland A) is on-site within the eastern portion of the project site and extends off-site to
24 the southeast. Another wetland (wetland B) and an unnamed stream are located off-site within 300-feet
25 of the property. wetland B is located off-site to the northwest. The unnamed stream is associated with
26 the off-site portions of wetland A.
- 27 F.7 Wetland A is a 0.97-acre Category III depressional and slope wetland with a moderate habitat score of 6
28 points. The standard buffer width for proposed high intensity land uses is 150 feet. Pacific Ridge proposes
29 to reduce the buffer for wetland A from 150 feet to 110 feet under SCC 30.62A.320(1)(a) Table 2b using
30 mitigation measure 1.
- 31 F.8 In making the threshold determination, PDS considered the project’s specific environmental impacts to
32 critical areas, including to the on-site wetland (wetland A) and off-site wetland (wetland B) and an
33 unnamed stream within 300-feet of the project site.

¹⁸ Ex. E.1.

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- 1 F.9 PDS determined that the project complies with the requirements in chapter 30.62A SCC and the functions
2 and values of the provided by the wetlands and stream would be maintained.
- 3 F.10 PDS determined compliance with the requirements of Chapter 30.62A SCC is adequate analysis and
4 mitigation of the specific probable adverse environmental impacts of the proposal on wetlands, fish and
5 wildlife habitat conservation areas, and their buffers.
- 6 F.11 The Watershed Council did not demonstrate that Pacific Ridge will be unable to comply with chap. 30.62A
7 SCC.
- 8 F.12 SCC 30.62A.030 provides that, to the extent permitted by RCW 43.21C.240, critical area protective
9 measures required by chapter 30.62A SCC shall also constitute adequate mitigation of adverse or
10 significant adverse environmental impacts on wetlands, fish and wildlife habitat conservation areas and
11 their buffers for purposes of SEPA.
- 12 F.13 PDS conducted site visits on February 24, 2020, April 28, 2020, September 8, 2020, and September 25,
13 2020, to assess the conditions of wetland A. PDS observed shrub species on the property, such as vine
14 maple, the height of which was observed to be taller than 20 feet. That height placed the vine maple in
15 the category of tree according to both *Classifications of Wetlands and Deepwater Habitats of the United*
16 *States* (Cowardin, 1979; Federal Geographic Data Committee, 2013) and *Washington State Wetland*
17 *Rating System for Western Washington; 2014 Update* (Hruby, 2014). The Hearing Examiner finds PDS'
18 staff's estimation of vine maple heights credible.
- 19 F.14 Due to their height, the shrub species observed in wetland A are classified as forested canopy for aerial
20 coverage calculations.
- 21 F.15 Wetland A is categorized and classified correctly as a category III wetland.
- 22 F.16 The Ironwood site contains three contributing drainage basins: western, central, and eastern.
- 23 F.17 In a pre-development state, wetland A receives stormwater from the central basin. The proposed
24 drainage plan does not propose to divert stormwater from wetland A.
- 25 F.18 A portion of wetland A is located on a slope and the remainder is located on flatter ground at the base of
26 the ravine.
- 27 F.19 The predevelopment and post-development division between the central basin and the eastern basin
28 upslope from the sloped portion of wetland A will remain unchanged. The sloped portion of wetland A
29 will continue to receive the same stormwater flow in post-developed conditions as in predeveloped
30 conditions.
- 31 F.20 Ironwood does not propose to use wetland A for stormwater water quality treatment or flow control.
- 32 F.21 Stormwater from the central basin discharges in concentrated form to the flatter portion of the wetland;
33 after development, a portion of that contributory drainage is proposed to be discharged through a level
34 spreader located outside of the wetland buffer in a pattern and location upslope and very near
35 (approximately 80 feet) from the point at which the drainage now enters the wetland

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- 1 F.22 The proposed drainage and surface water plan for Ironwood will not likely dewater wetland A
- 2 F.23 If PDS determines wetland A requires hydration at any location during review of Ironwood’s construction-
3 level drainage plans, the storm drainage outfall design can be modified without affecting the feasibility of
4 the design to meet the drainage code requirements or the approximate layout of the subdivision.
- 5 F.24 Pacific Ridge proposes a retaining wall to be situated adjacent to but outside of the buffer areas identified
6 for wetland A and off-site wetland B.
- 7 F.25 Chapter 30.62A SCC does not require additional setbacks from buffers for structures such as berms or
8 retaining walls.
- 9 F.26 Neither construction nor maintenance work for the retaining walls will take place in the buffer. Mitigation
10 is not required for non-existent impacts.
- 11 F.27 The Watershed Council did not demonstrate the proposed retaining wall, its maintenance, or its
12 construction will likely have significant adverse environmental impacts.
- 13 F.28 The buffer averaging technique utilized by Pacific Ridge is not buffer mitigation under the requirements of
14 chapter 30.62A SCC and therefore a mitigation plan under SCC 30.62A.150 is not required.
- 15 F.29 Pacific Ridge complied with the requirements of the Snohomish County Drainage Manual for determining
16 infiltration feasibility.
- 17 F.30 Pacific Ridge’s geotechnical engineer determined stormwater infiltration is infeasible based on soil logs
18 indicating glacial till across the site. PDS relied on the determination of the geotechnical engineer,
19 consistent with the requirements of the Drainage Manual.
- 20 F.31 PDS does not require additional infiltration rate testing once a determination of infeasibility has been
21 made.
- 22 F.32 PDS interprets county code as determining the feasibility of LID techniques as applied to a proposed
23 subdivision configuration authorized by zoning and setback requirements, rather than configuring the
24 subdivision based upon the use of LID techniques.
- 25 F.33 The objective of the county’s stormwater regulations to require and promote site planning principles that
26 make LID the preferred default and commonly used approach to site development. SCC 30.63A.010(p) is
27 an aspirational goal to be read in context with the operative requirement to use of low impact
28 development best management practices “as directed by the Drainage Manual.” SCC 30.63A.010(o).
- 29 F.34 The proposed drainage system for Ironwood incorporates LID BMPs to the maximum extent feasible.
- 30 F.35 Pacific Ridge proposes to use two LID BMPs, BMP T5.13 Post-Construction Soil Quality and Depth and
31 BMP T77.30 Bioretention Cells consistent with the requirements of the Drainage Manual and Minimum
32 Requirement 5.
- 33 F.36 The Watershed Council did not prove by a preponderance of evidence that a significant adverse
34 environmental impact would likely result from a failure to incorporate any additional LID BMP.

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- 1 F.37 PDS determined that Pacific Ridge submitted sufficient information to demonstrate the Ironwood project
2 can comply with the drainage code, chapter 30.63A SCC and the Drainage Manual.
- 3 F.38 The proposed preliminary stormwater system complies with Minimum Requirement 1-9 or can comply
4 with any minimal changes to detailed construction plans during construction plan review prior to LDA
5 approval.
- 6 F.39 PDS reviewed the drainage plans for Ironwood to determine feasibility of the design to meet the
7 requirements of the drainage code, chapter 30.63A SCC and the Drainage Manual for purposes of
8 preliminary plat approval. Ironwood drainage plan's construction level details are reviewed for
9 compliance with all applicable drainage regulations prior to LDA approval. This phased drainage review is
10 authorized by SCC 30.63A.820.
- 11 F.40 Pacific Ridge's proposed use of clover is a construction related detail that does not impact the feasibility
12 of the project to meet the requirements of chapter 30.63A SCC, the Drainage Manual or EDDS.
- 13 F.41 Neither the Drainage Manual nor the Engineering Design and Development Standards prohibit the use of
14 micro-clover or white clover for lawns or bioretention cells.
- 15 F.42 Pacific Ridge's proposed use of clover in its bioretention cells is not likely to result in a significant adverse
16 environmental impact.
- 17 F.43 Pacific Ridge's proposed use of deep rock chambers for stormwater storage is not likely to result in a
18 significant adverse environmental impact.
- 19 F.44 PDS will review the construction details for the deep rock chamber design for compliance with all
20 applicable drainage regulations, Drainage Manual and EDDS as part of the land disturbing activity permit
21 review.
- 22 F.45 Any design modification required for the proposed deep rock chambers during the construction review
23 phase will likely result in a smaller design and not affect the feasibility of the drainage system to comply
24 with the requirements of county code, the Drainage Manual, and EDDS.
- 25 F.46 A planned residential development (PRD) in county land use terms allows a property owner to consolidate
26 structures in a smaller area, which allows for more open space. Ironwood is a proposed PRD. Normandie
27 Crest, the development adjacent to Ironwood the north is also a PRD.
- 28 F.47 PRD's allow for infill development within urban areas where the infrastructure and the public facilities for
29 residential development already exist. Infill development can also alleviate the pressure to expand the
30 UGA boundaries that would push urban sprawl and increased development and impervious surface into
31 rural areas of the County.
- 32 F.48 A purpose of a landscape buffer in land use is to reduce friction between adjoining, differing uses.
- 33 F.49 All of the uses surrounding the Ironwood site are residential single-family dwellings.

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- 1 F.50 PRD's contain an additional requirement for perimeter buffer adjacent to other residential uses, but there
2 is no minimum width requirement for the buffer specified in code. The *de facto* minimum perimeter
3 buffer width is six feet considering the required setbacks for tree plantings.
- 4 F.51 For a portion of the Ironwood site's northern boundary adjacent to the Normandie Crest development,
5 Pacific Ridge proposed a landscaping modification to use a six-foot tall board fence and tree plantings to
6 provide adequate screening from the neighboring development. The modification request does not
7 propose to eliminate the screening requirements but allow for the screening elements to be located
8 outside of a separate perimeter buffer tract, as would normally be required for a perimeter buffer.
- 9 F.52 The Hearing Examiner finds the Watershed Council did not demonstrate by a preponderance of the
10 evidence that Ironwood's landscaping modification would likely result in a significant adverse
11 environmental impact.
- 12 F.53 The Hearing Examiner finds the Watershed Council did not prove by a preponderance of the evidence that
13 Ironwood fails to comply with county development regulations that apply to this phase of the project, i.e.,
14 preliminary plat approval.
- 15 F.54 PDS had reasonably sufficient information to perform an adequate review of the environmental impacts
16 of the project.
- 17 F.55 PDS had reasonably sufficient information to make a threshold SEPA determination.
- 18 F.56 Any finding of fact in this decision which should be deemed a conclusion of law is hereby adopted as a
19 conclusion of law.

20 **B. CONCLUSIONS OF LAW**

- 21 C.1 The Hearing Examiner only has jurisdiction over the issues explicitly identified in the notice of appeal and
22 he does not have any authority to decide additional issues. Any evidence in the record of additional issues
23 does not vest him with jurisdiction of those additional issues.
- 24 C.2 The purpose of a SEPA appeal is to determine whether the responsible SEPA official made a mistake in the
25 threshold determination and whether significant adverse environmental impacts will likely result from the
26 project. The Watershed Council did not demonstrate either a mistake by the responsible official or that
27 significant adverse environmental impacts are likely.
- 28 C.3 The DNS, including any requirements or "the absence of a requirement," are entitled to substantial
29 weight. RCW 43.21C.090. The burden is on the Watershed Council to prove its case; an agency's decision
30 to issue a DNS and not to require an EIS is reviewed under the "clearly erroneous" standard. RCW
31 43.21C.090; *Anderson v. Pierce County*, 86 Wn. App. 290, 302, 936 P.2d 432 (citing *Indian Trail Property*
32 *Owner's Assoc. v. City of Spokane*, 76 Wn. App. 430, 442, 886 P.2d 209 (1994)).
- 33 C.4 The Watershed Council has the burden of proving clearly and definitely by a preponderance of evidence
34 that the responsible SEPA official made a mistake.

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- 1 C.5 The Hearing Examiner reviews the DNS under the clearly erroneous standard. It is not enough that the
2 Hearing Examiner might have made a different decision than the responsible official; the Hearing
3 Examiner may only overturn the decision of the responsible official if the Hearing Examiner is left with the
4 definite and firm conviction that a mistake was made. SCC 30.61.310(1).
- 5 C.6 Consideration of regulatory compliance is appropriate within the context of the preliminary subdivision
6 application, but not as a part of a SEPA appeal. Regulatory compliance does not inherently equate to the
7 absence of significant adverse environmental impacts, nor does lack of regulatory compliance inherently
8 equate to the existence of significant adverse environmental impacts. SEPA Appeal Issue 2(e) alleges
9 issues of regulatory compliance and is therefore dismissed. Portions of SEPA Appeal Issues 2(b), (c), (g),
10 and (i) also issues of regulatory compliance, and are therefore dismissed.
- 11 C.7 Weighing the evidence, the Hearing Examiner does not have a firm and definite conviction that PDS
12 mistakenly found that Ironwood, as proposed and conditioned, would probably cause significant adverse
13 environmental impacts.
- 14 C.8 The Watershed Council did not prove by a preponderance of evidence that the DNS failed to consider
15 possible unmitigated significant adverse environmental impacts resulting from the Ironwood proposal.
- 16 C.9 Generally, a SEPA appeal will not be affirmed by pointing only to potential non-compliance with county
17 development regulations for two reasons. First, the lead agency determines SEPA significance at the
18 threshold before engineering and construction plans are final. Land use design typically starts from the
19 general and iterates to the more specific. Plat configurations, lot sizes, road placement, etc. are
20 developed to the point of application, and preliminary plat consideration, evaluation of ability to comply
21 with development regulations, and analysis of environmental impact. After this milestone, final
22 engineering and construction drawings are prepared from the higher level, more conceptual design.
23 Specific final and more exact elevations, locations, and sizes are submitted for more rigorous review for
24 compliance with building codes and development regulations. The fact that the preliminary plans are not
25 drafted to the same level of exactitude or detail does not necessarily mean that the preliminary plans will
26 likely cause significant adverse environmental impacts. Second, non-compliance with development
27 regulations does not necessarily mean that significant adverse environmental impacts will result. In other
28 words, a SEPA appellant does not carry its burden of proof merely by establishing potential or actual non-
29 compliance with the EDDS, Drainage Manual or title 30 SCC. A SEPA appellant must prove by a
30 preponderance of evidence that a significant adverse environmental impact will likely result from the
31 project, irrespective of compliance with title 30 SCC. Failure to comply with title 30 SCC may be evidence
32 of impact but is not sufficient in and of itself.
- 33 C.10 The Watershed Council did not demonstrate probable significant adverse environmental impacts are likely
34 to result either (a) from failure of Ironwood to comply with applicable codes and regulations or (b)
35 notwithstanding the compliance of Ironwood with adopted codes and regulations.
- 36 C.11 The Watershed Council's appeal of the SEPA threshold determination is denied.
- 37 C.12 Any conclusion of law in this decision which should be deemed a finding of fact is hereby adopted as a
38 finding of fact.

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1 **V. REZONE (CHAP. 30.42A SCC)**

2 **A. CONSISTENCY WITH COMPREHENSIVE PLAN**

3 **1. The Proposed Rezone is an Implementing Use for the Zone**

4 The comprehensive plan contemplates R-7,200 zoning for properties such as the one at issue here. The future
5 land use map of the comprehensive plan designates the area of the subject property for Urban Low Density
6 Residential (ULDR) use. The subject property lies in a single-family residential zone.¹⁹ The proposed zoning is an
7 authorized implementing use for the zone.²⁰

8 **2. The Proposed Rezone is Consistent with Land Use Policies**

9 Whether the requested zone is an implementing use for the identified land use zone is not dispositive. The
10 requested zone must also be consistent with the policies underlying the land use designation.

11 Urban Growth Areas (UGAs) were established to, “accommodate the majority of the county’s projected
12 population and employment growth over the next 20 years.”²¹ To achieve this, UGA residential densities must
13 increase by concentrating and intensifying development in appropriate locations that have existing or planned
14 public facility and service capabilities for such growth.²² This site fronts on a constructed public road and any
15 development will be served by public water and sewer.

16 Further, residential development within a UGA should have a minimum density of four to six dwelling units per
17 acre.²³ The proposed rezone achieves the desired density range.

18 The county’s comprehensive plan also has a policy goal of ensuring that all county residents have the
19 opportunity to obtain safe, sanitary, and affordable housing.²⁴ To achieve this goal, the county must ensure that
20 a broad range of housing types is available in urban areas.²⁵ The policies implementing this goal and associated
21 objectives include, “establishing a mix of densities in residentially zoned land that is served with adequate
22 infrastructure based on the public’s housing preferences” and the encouragement of “expeditious and efficient

¹⁹ Urban zones consist of residential, commercial, and industrial zoning classifications in the urban growth areas. SCC 30.21.025(1)(a)(ii) (2019). “Single family residential zones consist of the following: (i) Residential 7,200 sq. ft. (R-7,200); (ii) Residential 8,400 sq. ft. (R-8,400); and (iii) Residential 9,600 sq. ft. (R-9,600).” Id. at 1(a).

²⁰ *Id.*; GPP LU-90.

²¹ General Policy Plan (GPP) Land Use Objective LU 1.A.

²² GPP Land Use Objective LU 2.A; GPP Population and Employment Objective PE 1.A and 1.A.2.

²³ GPP Land Use Policies 2. A.1. *See also* Objective LU-15, Goal LU-2.

²⁴ GPP Housing Goal HO 1.

²⁵ GPP Housing Objective HO 1.B.

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1 infill development in UGAs.”²⁶ The county also has a policy of encouraging, “the integration of a variety of
2 housing types and densities in residential neighborhoods.”²⁷

3 **3. Other Relevant Factors**

4 Finally, if any other relevant factors outside of the Comprehensive Plan policies are apparent from the
5 application documents or otherwise known to PDS, they must be identified and specified whether any of these
6 other factors relate to the rezone decision or should be considered at the project level with the specific
7 development proposal being made.²⁸ Pacific Ridge seeks rezoning of three of 11 parcels to create a subdivision
8 of 88 single family residences. The other eight parcels are already zoned R-7,200. No other relevant factors
9 outside of comprehensive plan policies are either apparent from the application documents or otherwise known
10 to PDS.

11 The Hearing Examiner finds the proposed rezone is consistent with the county’s comprehensive plan policies.

12 **B. RELATIONSHIP TO THE PUBLIC HEALTH, SAFETY, AND WELFARE**

13 The proposed rezone bears a substantial relationship the health, safety, and welfare of the public. As noted
14 above, an adequate supply of varied types of affordable housing is critical to the health and vitality of a
15 community. Additionally, infilling and higher density helps the county achieve its growth management goals.
16 Finally, any new construction must comply with current building codes and is safer than structures built decades
17 ago, enhancing the safety of people residing in the dwelling units. For these reasons, the Hearing Examiner finds
18 the proposed rezone bears a substantial relationship to the health, safety, and welfare of the public.

19 **C. CHANGE IN CIRCUMSTANCES**

20 The Hearing Examiner finds conditions justify the rezone. The subject site has been zoned R-9,600 since 1996.
21 Numerous significant changes occurred since then, such as substantial population growth and development.

22 The immediate area is growing quickly with infill development. Population of the county has grown substantially
23 since 1996. The county’s population when these parcels were zoned R-9,600 was 527,650, but today the
24 population exceeds 844,500. Increased density allowed by the requested rezone not only fulfills the statutory
25 mandate of the Growth Management Act but provides housing for the increase in population. Too, the pattern
26 of development in the area has been that of increasing density and development.

27 The Hearing Examiner finds that circumstances changed since the property was zoned for 9,600 sq. ft. lots
28 decades ago and concludes that the changed circumstances justify a rezone consistent with the county’s
29 comprehensive plan.

²⁶ GPP Housing Policy 1.D.1 and 1.D.3.

²⁷ GPP Housing Policies 2.B.1 (emphasis added).

²⁸ Snohomish County Council Motion 07-447 (August 8, 2007).

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1 **D. MINIMUM ZONING CRITERIA (CHAPTERS 30.31A THROUGH 30.31F SCC)**

2 The criterion does not apply.

3 **VI. PLANNED RESIDENTIAL DEVELOPMENT**

4 **A. CRITICAL AREAS REGULATIONS (CHAPTERS 30.62, 30.62A, 30.62 B, AND 32.62C SCC)**

5 Wetland A is the only critical area on the site. It is almost an acre, extends off-site, and is a category III slope and
6 depressional wetland. Off-site, a .21 category II depressional wetland (wetland B) is nearby as well as an
7 unnamed stream. The stream begins 32 feet south of the assemblage within the off-site portion of wetland A.²⁹

8 As a category III wetland with a moderate habitat score of 6, wetland A requires a buffer of 150 feet.³⁰ Pacific
9 Ridge proposes to reduce the buffer to 110 feet by implementing mitigation measures allowed by county
10 code.³¹ Pacific Ridge will reduce the buffer of wetland A by 7,383 sq. ft. and will mitigate that reduction by
11 adding 7,447 sq. ft. of buffer for a total increase of 64 sq. ft. of on-site buffer area. The additional area will be
12 similar in composition to the existing buffer and provide similar functions.

13 Wetland B is a category II wetland with a low habitat score of 4, requiring a buffer of 100 feet.³² Pacific Ridge
14 proposes to reduce the buffer to 75 feet by implementing mitigation measures allowed by county code. Pacific
15 Ridge will reduce the buffer of wetland B by 388 sq. ft. and mitigate the reduction by adding 611 sq. ft for a net
16 increase of buffer of 223 sq. ft. This addition will also be similar in composition to the existing buffer and provide
17 similar functions.

18 **B. DRAINAGE AND GRADING (CHAPTERS 30.63A, 30.63B, AND 30.63C SCC)**

19 Infiltration of stormwater is not feasible because relatively impermeable unweathered glacial till was
20 encountered in test pits three to five feet below ground surface.³³ The site has three basins. Stormwater will be
21 collected and conveyed to bioretention cells for water quality treatment and then to rock chambers for flow
22 control. Some stormwater will infiltrate through the bottom of the rock chambers. Overflow from the rock
23 chambers will be discharged in a controlled manner.³⁴ Rock chambers must be kept clear of debris and

²⁹ The county's on-line map portal shows a potential stream in the center of the site. The map infers potential watercourses from topography and not from on observation or inspection on the site. PDS staff visited and walked the site and did not find a stream.

³⁰ SCC 30.62A.320(1)(a) Table 2b (2015).

³¹ *Id.*

³² *Id.*

³³ Exhibits C.7 and C.8.

³⁴ Stormwater from the east basin will discharge through a control structure to the municipal separate storm sewer system in Clover Road, while overflow from the west basin rock chamber will discharge through a control

1 particulates that could clog the system. In addition to bio-retention cells that will screen debris and particulates
 2 from entering the rock chamber, filter fabric blankets to catch debris and particulates will also be installed.³⁵
 3 Rock chambers are not a detention or infiltration method listed in the county’s drainage manual. The drainage
 4 manual does not, however, prohibit using facilities not listed in the manual.³⁶ Approval will be conditioned on
 5 Pacific Ridge’s providing information to PDS demonstrating how the rock chambers will be maintained and the
 6 feasibility of maintenance.

7 More than 5,000 sq. ft. of pollution generating impervious surfaces will be created, triggering a requirement to
 8 comply with minimum requirements 1 through 9.

Req’t	Description	How Fulfilled?
1	Stormwater Site Plan	A stormwater site plan and report adequately address the on-site stormwater requirements. ³⁷
2	Stormwater Pollution Prevention Plan (SWPPP)	A satisfactory SWPPP was provided. ³⁸
3	Water Pollution source control for new development or redevelopment	Satisfied because residential projects typically do not have to provide water pollution source control after the project is completed.
4	Preservation of natural drainage systems	Natural drainage systems will be preserved to the extent feasible. No adverse downstream impacts have been identified.
5	On-site stormwater management	On-site stormwater management has been adequately addressed according to the drainage manual.

structure to the municipal separate storm sewer system in North Road. Stormwater from the central basin will discharge to a type 1 catch basin in an existing swale within wetland A’s buffer. The catch basin will function as a “bubble up” facility. Ex. C.2, pp. 5-6, 16-18.

³⁵ Ex. C.5, §1.2.8.

³⁶ “It is not the intent of this manual to preclude alternative engineering solutions to design situations. * * * Alternatives to standard plans, specifications, and design details found in this manual will be accepted if they meet or exceed the performance of these standards as determined by the county. Engineers are encouraged to be innovative. The burden of proof, however, is on the engineer to document that his/her innovations meet or exceed the performance of the standards.” Drainage Manual, vol. 1, §1.1 (2016). The Hearing Examiner takes official notice of the county’s drainage manual. H. Ex. R. Proc. 5.6(i) (2019).

³⁷ Exhibits C.2 and C.4.

³⁸ Ex. C.3.

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6	Runoff treatment	Water quality treatment will occur in bio-retention cells.
7	Flow control requirements for new development or redevelopment	Flow control is adequately addressed by the proposed stormwater management system.
8	Detention or treatment in wetlands or wetland buffers	No detention or treatment will occur in wetlands or buffers.
9	Inspection, operation, and maintenance requirements	Operation and maintenance information is included in the drainage report. ³⁹

1 **C. MITIGATION**

2 **1. School Impact Mitigation (Chapter 30.66C SCC)**

3 Approval of the development will be conditioned upon the payment of school impact fees.⁴⁰ For building
4 permits issued on or before February 18, 2025, the impact fee shall be zero, because the fee schedule in effect
5 on February 18, 2020 did not require any mitigation. For building permits issued after February 18, 2025, the
6 impact fee shall be determined by the fee schedule in effect at the time of building permit application. The
7 impact fees must be paid prior to building permit issuance, except as allowed by SCC 30.66C.200(2). Credit shall
8 be given for 11 existing lots.

9 **2. Park and Recreation Impact Mitigation (Chapter 30.66A SCC)**

10 Prior to building permit issuance for each unit, Pacific Ridge must pay park and recreation impact fees.⁴¹ For
11 building permits issued on or before February 18, 2025, the impact fee shall be \$1,630.22 per dwelling unit. For
12 building permits issued after February 18, 2025, the impact fee shall be determined by the fee schedule under
13 SCC 30.66C.100 in effect at the time of building permit application. The impact fees must be paid prior to
14 building permit issuance, except as allowed by SCC 30.66A.020(4).

15 **D. TRANSPORTATION (TITLE 13 SCC, EDDS 3-02, AND SCC 30.66B.420)**

16 **1. Area Transportation**

17 **a. Concurrency Determination (SCC 30.66B.120)**

18 County ordinances prescribe the measures and tests which a development must meet in order to proceed, and
19 this project meets those measures and tests. If forecasted levels of service will cause any arterial unit to go into

³⁹ Ex. C.5.

⁴⁰ SCC 30.66C.100 (2017).

⁴¹ SCC 30.66A.020 (2010). The project site lies in the Nakeeta Beach park service area. SCC 30.66A.040(1) (2005).

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1 arrears, the project is not concurrent and cannot be approved. Conversely, the project must be approved if it
2 will not cause a county arterial unit to go into arrears. Public Works reviewed the proposal and traffic study in
3 light of projects in the pipeline and deemed the project concurrent.⁴² No review was sought of the concurrency
4 determination.⁴³

5 **b. Inadequate Road Conditions (IRC) (SCC 30.66B.210)**

6 An Inadequate Road Condition (IRC) is a road condition determined by the County Engineer to jeopardize the
7 safety of road users; it is not traffic congestion.⁴⁴ Irrespective of the existing level of service, a development
8 which adds at least three evening peak hour trips to a place in the road system that has an IRC must eliminate
9 the IRC in order to be approved.

10 The development will not affect any IRCs in TSA D with three or more evening peak hour trips, nor will it create
11 an IRC. Therefore, it is expected that mitigation of an IRC will not be required and no restrictions to building
12 permit issuance, certificate of occupancy, or final inspection will be imposed under chapter 30.66B SCC.

13 **c. Impact Fees**

14 **i. County**

15 The proposed development must mitigate its impact upon the future capacity of the Snohomish County road
16 system by paying a road system impact fee.⁴⁵ The road system impact fee will be the product of the net average
17 daily trips (ADT) generated by the development⁴⁶ multiplied by the amount for the transportation service area
18 identified in SCC 30.66B.330 for each trip.

Road System Impact Fee Calculation

1.	Number of dwelling units (DU)	88
2.	ADT per DU	9.44
<hr/>		
3.	New ADT (Line 1 x Line 2)	830.72
4.	TDM Credit (Line 3 x 5%)	41.54
<hr/>		
5.	Gross New ADT (Line 3 – Line 4)	789.18
6.	ADT Credit for Existing Trips (11 existing DU x line 2)	75.52
<hr/>		

⁴² Ex. G.4.

⁴³ SCC 30.66B.180 (2006).

⁴⁴ SCC 30.91I.020 (2003).

⁴⁵ SCC 30.66B.310 (2003).

⁴⁶ ADT is calculated using the latest edition of the Institute of Traffic Engineers' Trip Generation Report.

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7.	Net New ADT (Line 5 – Line 6)	713.66
8.	TSA D Mitigation Rate per ADT	\$267
9.	Total Impact Fee (Line 7 x Line 8)	\$190,547.22
10.	New DU	88
11.	Mitigation Fee per DU (Line 9 ÷ Line 10)	\$2,165.31

1 ii. Other Jurisdictions

2 a. State Highway Impacts (SCC 30.66B.710)

3 When a development's road system affects a state highway, mitigation requirements will be established using
4 the county's SEPA authority consistent with the terms of the interlocal agreement between the county and the
5 Washington State Department of Transportation (WSDOT). This is consistent with the county's SEPA policy⁴⁷
6 through which the county designates and adopts by reference the formally designated SEPA policies of other
7 affected agencies for the exercise of the county's SEPA authority. The interlocal agreement calls for mitigation
8 payments to WSDOT if projected traffic from a development will affect any WSDOT projects in the project site's
9 TSA listed on Exhibit C to the interlocal agreement. The proposed development will not likely generate three or
10 more daily trips affecting a project in TSA D on Exhibit C of the interlocal agreement. No mitigation payment will
11 be therefore be due to WSDOT.⁴⁸

12 b. Other Jurisdictions (SCC 30.66B.710)

13 Trips generated from this development will affect the roads of the city of Mill Creek, which has an interlocal
14 agreement with the county. Approval will be conditioned upon Pacific Ridge's payment of \$29,343.60 to Mill
15 Creek.

16 iii. Transportation Demand Management (SCC 30.66B.630)

17 Transportation demand management (TDM) is a strategy for reducing vehicular travel demand, especially by
18 single occupant vehicles during commuter peak hours. TDM offers a means of increasing the ability of
19 transportation facilities and services to accommodate greater travel demand without making expensive capital
20 improvements. New developments like this within an urban growth area must comply with county code's TDM
21 requirements.

22 County code requires fulfillment of a 5% TDM goal for a proposed development in an urban growth area, either
23 by submitting a plan when it files its application that has features that could remove up peak hour trips or by
24 paying an amount equal to \$6,500 multiplied by 5% of the evening peak hour trips. In addition, this

⁴⁷ SCC 30.61.230(9) (2012).

⁴⁸ Ex. K.3

1 development will add three or more directional peak hour trips to 164th St. SW, an arterial unit designated at
2 ultimate capacity. This increases the TDM obligation to 10%.

3 Pacific Ridge submitted a TDM plan with its initial application and will receive a five percent credit on its traffic
4 mitigation fee to the county. Pacific Ridge will fulfill the remaining 5% TDM obligation by paying \$25,740.00
5 (\$292.50 per dwelling unit).⁴⁹

6 **2. Project Site**

7 **a. Right of Way**

8 The proposed development fronts on Clover Road and Bellflower Road, neither of which are arterials. These
9 roads should have 30 feet of right of way from the center line on the development's side. The right of way on
10 both roads varies from 20 to 30 feet. Approval will be conditioned on dedication of up to ten feet of additional
11 right of way on both roads' frontages to achieve the 30-foot width. The dedication is adequately shown on the
12 preliminary plat.

13 In addition, approval will be conditioned on the dedication of a minimum width of 25 feet between Lots 32/33
14 within the development's panhandle from road A to North Road, currently labeled as Tract 996. The preliminary
15 plat must be revised and submitted with the application for a land disturbing activity permit.

16 **b. Road System, Access, and Circulation**

17 The development will access the public road network by Bellflower Road and Clover Road. Atlas Road and Barker
18 Road. Sight distance at the access point on Bellflower Road meets EDDS requirements. The sight distance at the
19 access point on Clover Road does not, but the county Traffic Engineer approved a deviation.

20 The county Traffic Engineer also requires the panhandle between road A and North Road between lots 32 and
21 33 (labeled as tract 996 on the preliminary plat) to become county right of way to allow future development to
22 the west to have access through Ironwood instead of the substandard access point on North Road. Approval will
23 be conditioned on construction of 25 feet of pavement between lots 32 and 33 from road A and extending to
24 the western property lines of those lots, where bollards must be installed, and a 15-foot wide gravel drainage
25 maintenance access can be constructed. When the parcels to the west development, their access to North Road
26 will be restricted to fire access only and the parcels will access the county road network through Ironwood.

27 Ramps at intersections must comply with minimum Americans with Disabilities Act (ADA) standard requirements
28 for grades and landings as detailed in the county's Engineering Design and Development Standards (EDDS) §4-
29 05(D) and WSDOT Standard Plans F-40 series. A detail of each ADA ramp will be required in the construction
30 plans.

⁴⁹ 5% x 79.20 new PM peak-hour trips x \$6,500 = \$25,740.00.

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1 EDDS §4-15 requires removal or relocation of fixed obstructions to create a horizontal clear zone.

2 c. Deviations

3 Pacific Ridge requested a deviation from EDDS for the Clover Road access point because the site is on the inside
4 of a horizontal curve. Pacific Ridge noted that the available sight distance from ten feet from the edge of the
5 traveled way still provides a minimum stopping sight distance of 155 feet, based on the design speed of the
6 road. The county Traffic Engineer approved the deviation.⁵⁰

7 The county Traffic Engineer also approved a deviation from EDDS to allow a 28-foot curb-to-curb road for the
8 public road connection through the proposed development between Bellflower Road and Clover Road.⁵¹

9 d. Frontage Improvements (SCC 30.66B.410)

10 Full urban frontage improvements are usually required where a project abuts a public road.⁵² The proposed
11 project fronts on Bellflower and Clover Roads. Approval will be conditioned on Pacific Ridge constructing asphalt
12 concrete pavement that is 18 feet wide from the center line to the face of the curb, a cement concrete curb and
13 gutter, a five-foot-wide planter strip, and a five-foot-wide concrete sidewalk.⁵³

14 Neither road is included in the transportation impact fee cost basis. The cost of improvements will therefore not
15 be credited against the impact fee.

16 Frontage improvements are not required on North Road because the county recently completed a corridor
17 improvement project on North Road.

18 e. Bicycle

19 Pacific Ridge does not need to construct a bicycle path because neither Bellflower Road nor Clover Road are
20 identified as bicycle routes on the County Wide Bicycle Facility System Map. North Road is identified as a bicycle
21 route, but the recent corridor improvement project constructed a bicycled facility on North Road.

22 f. Pedestrian Facilities (RCW 58.17.110 and 58.17.060)

23 The development cannot be approved unless school children have safe walking conditions.⁵⁴ High school
24 students will walk to Lynnwood High School on North Road, while elementary and middle school students will
25 meet school buses at the intersections of North Road and 174th St. SW and 181st St. SW respectively. Approval
26 will be conditioned on Pacific Ridge's construction of an off-site pedestrian facility to allow safe walking
27 conditions. The off-site facility will extend from the western edge of frontage improvements on Bellflower Road

⁵⁰ Ex. G.2.

⁵¹ Ex. G.3.

⁵² Snohomish County Department of Public Works Rule 4222.020(1).

⁵³ Pacific Ridge should match the curb location of Clover Road to the development to the north.

⁵⁴ RCW 58.17.060(2) (1990); RCW 58.17.110(2) (1995).

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1 west to the intersection of Bellflower Road and North Road. A continuous pedestrian facility exists on North
2 Road.

3 **E. DESIGN (URBAN RESIDENTIAL DESIGN STANDARDS (CHAPTER 30.23A SCC) AND PLANNED**
4 **RESIDENTIAL DEVELOPMENT (CHAPTER 30.42B SCC))**

5 **1. Urban Residential Design Standards (Chapter 30.23A.SCC)**

6 This project must comply with several overlapping ordinances, including URDS⁵⁵ (which apply to new residential
7 developments located within urban growth areas), subdivisions regulated under chapter 30.41A SCC, and
8 PRDs.⁵⁶ The proposed project meets the development standards applicable to the underlying site development
9 plan. As conditioned, the site plan complies with URDS and PRD requirements.

10 The proposed development complies with the requirements of chapter 30.23A SCC that must be met at the
11 preliminary plat stage. Approval will be conditioned upon complete fulfillment with applicable URDS
12 requirements prior to building permit issuance, *e.g.*, design standards.⁵⁷

13 **2. Planned Residential Development (Chapter 30.42B SCC)**

14 **a. Density (SCC 30.42B.040)**

15 Pacific Ridge proposes a PRD of 88 dwelling units, which complies with chapter 30.42B SCC requirements
16 regarding the maximum number of dwelling units per acre. The development area is 450,002 sq. ft.⁵⁸ Division of
17 the development area by the minimum lot size of the underlying zone (R-7,200),⁵⁹ then multiplication by 120
18 percent,⁶⁰ yields a maximum of 116 dwelling units. Pacific Ridge proposes 88 dwellings. The proposed density is
19 less than the maximum density of nine dwelling units per acre allowed by ordinance.

20 **b. General Design Criteria (SCC 30.42B.100)**

21 The proposal complies with general design criteria. All requirements of the underlying zone have been applied
22 to this project. This PRD is accompanied by an application for a preliminary subdivision and Pacific Ridge
23 appropriately proposed the construction of single-family residential units in an R-7,200 zone.

⁵⁵ Chap. 30.23A SCC.

⁵⁶ Chap. 30.42B SCC.

⁵⁷ SCC 30.23A.040 (2009).

⁵⁸ Ex. B.2.

⁵⁹ SCC 30.42B.040(2)(b) (2007).

⁶⁰ SCC 30.42B.040(2)(d) (2007).

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1 c. Open Space (SCC 30.42B.115)

2 The proposed development complies with the open space requirements of SCC 30.42B.115 (2013). A minimum
3 of 20% of the gross site area, or 139,347 square feet, must be left as open space and Pacific Ridge intends to
4 leave 198,824 sq. ft. open. The open space will be permanently established in clearly designated separate
5 tracts.⁶¹ Approval will be conditioned on recording covenants, conditions, and restrictions to provide for
6 maintenance of the total open space in a manner which will assure its continued use as open space.

7 Usable open space for active or passive recreation must be at least 52,800 square feet.⁶² Pacific Ridge provides
8 67,865 sq. ft. Pacific Ridge complies with the requirement of at least 40% of usable open space in a single tract
9 with tract 998.

10 No areas of on-site recreation space will be less than 20 feet wide.⁶³

11 d. Landscaping

12 The proposed project complies with the landscaping requirements of chapters 30.42B and 30.25 SCC. Ten
13 percent of the site (69,673 sq. ft.) must be landscaped and Pacific Ridge proposes to landscape 94,259 sq. ft.

14 e. Landscape Modification (SCC 30.25.040 (2009))

15 County code prescribes perimeter landscaping tracts for PRDs. SCC 30.25.036(2) (2014).⁶⁴ Pacific Ridge
16 proposed a modification to the prescribed landscaping along the northern property boundary. Property abutting
17 the northern perimeter is developed with the Normandie Crest subdivision, a PRD that has a ten-foot
18 landscaping easement on its southern perimeter.

19 Pacific Ridge argues that a landscaped perimeter tract already exists, i.e., Normandie Crest's ten-foot
20 landscaping easement, and therefore Ironwood does not need one. Pacific Ridge proposes to provide the trees
21 that would otherwise be in the perimeter tract in clusters in backyards of the Ironwood lots on the northern
22 perimeter and to install a solid fence or repair existing fences where appropriate. Normandie Crest homeowners
23 object, saying that if they had to have a ten-foot landscaping easement, so should Ironwood. Neither argument
24 is very persuasive, either as a matter of logic or law.

25 Normandie Crest offered to work with Pacific Ridge to find a mutually acceptable landscaping plan. Although
26 the Hearing Examiner cannot compel such an effort, he strongly encourages adjoining landowners to work
27 together as often as possible for mutually beneficial development. Normandie Ridge reasonably points out that
28 installation of a fence adjacent to another fence creates problems. It might make more sense to for the
29 Ironwood HOA to be jointly responsible for the maintenance and repair of the Normandie Crest fence and, if

⁶¹ SCC 30.42B.115(1)(e) (2017).

⁶² Six hundred square feet per dwelling unit (600 x 88 = 52,800 sq. ft.). SCC 30.42B.115(2)(b) (2017).

⁶³ *Id.* at (2)(c).

⁶⁴ N.B. SCC 30.25.020(1) Table 1 does not require perimeter landscaping between single family residential developments.

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1 possible, for agreement on plantings and maintenance of vegetation to maintain the visual screen that seems to
2 be the purpose of the perimeter landscape.

3 County code allows modification of prescriptive landscaping requirements if the proposed landscaping: (a)
4 represents and equal or better results than would be achieved by strictly following the requirements of the code
5 and (b) the proposed landscaping fulfills the purposes of chapter 30.25 SCC as described in SCC 30.25.010(1)
6 (2014).⁶⁵

7 County code does not clearly state the purposes of either perimeter landscaping or perimeter tracts, especially
8 when two PRDs abut each other. Previous versions of the code imply that the purpose of the landscaped
9 perimeter is to screen the PRD visually from adjacent single family residences, though why visual screening of
10 single family residences in a PRD from single family residences in an adjacent non-PRD subdivision is not
11 intuitively obvious. Note, too, that Normandie Crest is a PRD. The need to screen one PRD visually from another
12 PRD is also not obvious and neither the need nor purpose are described in the code or the recitals of ordinances
13 amending the code.

14 The proposed modification plants trees in clusters in backyards rather than separate tracts and substitutes solid
15 fencing for understory vegetation. The code question is whether the proposed modification provides visual
16 screening between Normandie Crest and Ironwood that is equal or better than a separate tract with an
17 understory of shrubs? The Hearing Examiner finds that planting trees in clusters in backyards is equivalent in
18 visual screening to planting clusters of trees in a separate tract or easement. Solid fencing, whether installed or
19 repaired and irrespective of who installed it, is equal to or better than understory vegetation in terms of visual
20 screening. The proposed modification fulfills the purpose of visually screening the two developments from each
21 other.

22 The proposed landscape modification satisfies the criteria established by county code and is therefore approved.

23 f. Tree Canopy (SCC 30.42B.125 and SCC 30.25.016)

24 Pacific Ridge complies with the requirement for projected tree canopy coverage of at least 30% of the gross site
25 area in 20 years by retaining 105,152 sq. ft. of existing canopy and planting new trees that will create at least
26 103,897 sq. ft. of canopy for a total of 209,049 sq. ft. of tree canopy. Approval will be conditioned on
27 implementation of the approved landscaping plan and tree protection measures.

28 The preliminary landscape plan⁶⁶ has minor discrepancies that should be resolved in the final landscaping
29 submitted to PDS with Pacific Ridge's application for a land disturbing activity permit. The planting list shows 30
30 vine maples will be planted, but the preliminary landscaping plan only shows 28 locations for new vine maples.
31 Twenty-eight vine maples will be insufficient to meet the required 30% canopy coverage. In addition, the tree
32 canopy worksheet⁶⁷ description of retained canopy (105,417 sq. ft.) is inconsistent with the preliminary

⁶⁵ SCC 30.25.040(2) (2009).

⁶⁶ Ex. B.3.

⁶⁷ Ex. C.14.

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1 landscaping plan⁶⁸ (150,152 sq. ft.). Approval of the final landscaping plan must occur on or before issuance of
2 the land disturbing activity permit.

3 g. Roads, Access, Circulation, Pedestrian Facilities and Parking (SCC 30.42B.140)

4 The PRD has been designed to provide adequate road access, connection and circulation to minimize traffic
5 congestion, provide connection to adjoining neighborhoods where feasible, ensure adequate utility services, and
6 provide emergency vehicle access. The configuration and design of the roads and access facilities in this
7 development are in accordance with chapters 30.24 SCC, 30.66B SCC, and 30.53A SCC and EDDS. Access to the
8 dwelling units within the PRD will be by public road. The county engineer has determined the project will
9 provide adequate connection to county roads. The PRD has been designed to provide adequate and safe
10 pedestrian access to and circulation within the development by sidewalks.

11 A PRD must have at least two parking spaces per dwelling unit plus one-half parking space per dwelling unit for
12 guests.⁶⁹ Pacific Ridge complies with this requirement.

13 h. Bulk Regulations (SCC 30.42B.145)

14 The proposed site plan complies with the dimensional standards⁷⁰ for single family residential development,
15 including lot width, lot area, setbacks, and lot coverage.

16 **3. Fire**

17 The Fire Marshal's Office reviewed the proposed development. Approval will be conditioned on implementing
18 the Fire Marshal's recommendations, such as addressing requirements, specifications for fire protection based
19 upon the size of dwelling units, requirements for final certificate of water availability and fire flow related to fire
20 hydrants, and specifications for fire hydrant installation. Fire lane signage will be installed by county forces
21 because they will be installed on public, not private, roads.

22 **4. Utilities**

23 Adequate provisions have been made for utilities, which will be installed underground.

⁶⁸ Ex. B.3.

⁶⁹ SCC 30.42B.140(2) (2009); SCC 30.26.030(1) Table 1 (2018).

⁷⁰ SCC 30.42B.145 Table 1 (2013).

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1 **VII. CONCLUSIONS**

2 1. The Hearing Examiner has authority to approve SEPA appeals,⁷¹ site-specific rezones,⁷² preliminary
3 subdivisions,⁷³ Planned Residential Developments official site plans,⁷⁴ and Urban Residential Design Standards
4 administrative site plans when consolidated permit review is requested by the applicant.⁷⁵

5 2. Having given substantial weight to the decision of the responsible SEPA official, the Hearing Examiner is
6 not left with a firm and definite conviction that the SEPA official was mistaken in issuing his threshold
7 determination of no significant impact and the Watershed Council did not demonstrate that significant adverse
8 environmental impacts were likely. The SEPA appeal is therefore denied.

9 3. The Hearing Examiner concludes that Pacific Ridge satisfied the criteria in county code.

10 4. The proposal is consistent with the Growth Management Act comprehensive plan, county code, the type
11 and character of land use permitted on the project site, the permitted density, and applicable design and
12 development standards.

13 5. The Hearing Examiner concludes the proposed rezone is consistent with the comprehensive plan, it
14 bears a substantial relationship to the public health, safety, and welfare, the minimum zoning criteria found in
15 chapters 30.31A through 30.31F do not apply, and circumstances have changed. SCC 30.42A.100 (2014).

16 6. The Hearing Examiner concludes that applicant Pacific Ridge met its burden by a preponderance of
17 evidence that the proposed landscaping modification: (a) represents equal or better results than would be
18 achieved by strictly following the requirements of the development code and (b) the proposed landscaping
19 fulfills the purposes of chapter 30.25 SCC as described in SCC 30.25.010(1) (2014).⁷⁶

20 7. Having considered all relevant facts, including the physical characteristics of the site, sidewalks and
21 other planning features and with fulfillment of the conditions imposed below, the Hearing Examiner finds the
22 proposed subdivision will serve the public interest and it makes appropriate provision for the public health,
23 safety, and general welfare, for open spaces, drainage ways, streets, alleys, other public ways, transit stops,
24 potable water supplies, sanitary wastes, parks and recreation, playgrounds, sites for schools and school grounds,
25 fire protection and other public facilities.⁷⁷ As conditioned, the proposed subdivision meets the general
26 requirements of SCC 30.41A.100 (2006) with respect to health, safety and general welfare of the community.
27 The proposed lots will not be subject to flood, inundation or swamp conditions. The proposed subdivision

⁷¹ SCC 30.61.300(4) (2010)

⁷² SCC 30.72.020(2) (2015).

⁷³ SCC 30.72.020(5) (2015); SCC 30.72.025 (2012).

⁷⁴ SCC 30.72.020(6) (2015); SCC 30.72.025 (2012).

⁷⁵ SCC 30.23A.100(2)(a) (2017). Pacific Ridge requested consolidated permit review.

⁷⁶ SCC 30.25.040(2) (2009).

⁷⁷ SCC 30.41A.100 (2006).

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1 conforms to applicable zoning codes and the comprehensive plan. Provisions for adequate drainage have been
2 made. Local utilities confirmed the availability of water, sewer, and electrical service to the project.

3 8. The Hearing Examiner concludes that adequate public services exist to serve the proposed project.

4 9. Any finding of fact in this decision which should be deemed a conclusion of law is hereby adopted as a
5 conclusion of law.

6 10. Any conclusion of law in this decision which should be deemed a finding of fact is hereby adopted as a
7 finding of fact.

8 **VIII. DECISION**

9 Based on the foregoing findings of fact and conclusions of law, the Hearing Examiner:

- 10 1. Denies the SEPA appeal.
- 11 2. Approves the requested rezone from R-9,600 to R-7,200;
- 12 3. Approves the preliminary plat and Planned Residential Development official and URDS administrative
13 site plans subject to the conditions below; and
- 14 4. Approves the landscaping modification.

15 **CONDITIONS**

16 **General**

- 17 1. The preliminary plat received by PDS on August 14, 2020 revised according to condition 11(c) shall be the
18 approved preliminary plat map under chapter 30.41A SCC for the development. Any discrepancies between
19 the approved preliminary plat map and title 30 SCC shall be resolved in the favor of Title 30 SCC.
- 20 2. The Planned Residential Development official site plan revised according to condition 11(c) shall be the
21 approved official site plan under chapter 30.42B SCC for the development. Any discrepancies between the
22 approved site plan and title 30 SCC shall be resolved in the favor of title 30 SCC. Further revisions to the
23 revised plan shall be processed pursuant to SCC 30.23A.100(6) and SCC 30.42B.220.
- 24 3. The revised URDS administrative site plan revised according to condition 11(c) shall be the approved Urban
25 Residential Design Standards administrative site plan pursuant to chapter 30.23A SCC. Any discrepancies
26 between the approved administrative site plan and Title 30 SCC shall be resolved in the favor of title 30 SCC.
27 Further revisions to the revised plan shall be processed pursuant to SCC 30.70.210 (2017) or SCC 30.70.220
28 (2017).
- 29 4. The preliminary landscape plan received on July 29, 2020 (Ex. B.3) shall be the approved preliminary
30 landscape plan.
- 31 5. Trees planted to meet requirements of SCC 30.25.016(3) may not be removed except when determined in
32 writing by a certified arborist to constitute a hazard.

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6. All water, sewer, electrical and communication distribution and service lines shall be underground except as may be allowed per SCC 30.23A.110(1) or 30.23A.110(2).
7. Tree protective fencing will be installed around the drip line of retained trees during development activities as displayed on the approved landscape plan.
8. Nothing in this approval excuses Pacific Ridge, owner, lessee, agent, successor, or assignee from compliance with any other federal, state, or local statutes, ordinances, or regulations applicable to this project.

Prior to Commencement of Site Work

9. No on-site development or construction work except surveying and marking may occur until the required permits for site work are obtained.
10. Pacific Ridge shall obtain one or more of the following permits as needed:
 - a. Land disturbing activity permit as required by chaps. 30.63A and 30.63B SCC; and
 - b. Forest practices activity permit.
11. The application and plan set for the land disturbing activity permit shall include:
 - a. CAPA signage specifications;
 - b. Measures to protect the on-site trees to be retained and tree protection fencing as required by SCC 30.25.016(7);
 - c. A revised preliminary plat and site plan that displays to the satisfaction of the county the new public right-of-way as dedicated along the panhandle between Lots 32 and 33 from North Road and extending east to the westerly north/south public road within this development;
 - d. A final landscape plan that must be approved by the county prior to issuance of the land disturbing activity permit. The final landscape plan shall comply with chap. 30.25 SCC, conform generally to the preliminary plan, and be revised as necessary to display compliance with the tree canopy requirements of SCC 30.25.016 and the PRD perimeter landscaping requirements of SCC 30.25.036. Any changes made to the preliminary plat map shall be included within the final landscape plan, and additional groundcover and shrubs shall be added, where possible, along the northern property boundary;
 - e. The final landscape plan shall include the proposed privacy fencing as mentioned on page 8 of the *Critical Area Study and Buffer Mitigation Plan for Ironwood* dated February 4, 2020, drafted by Wetland Resources, Inc;
 - f. A description of how the rock chambers will be maintained.
 - g. A corrected stormwater site plan which provides matching predeveloped and mitigated (post-developed) drainage sub-basin areas, as required under SCC 30.63A.520.
 - h. Construction plans shall display detail of each ADA ramp.
 - i. Revised civil drawings that include the buffer averaging and retaining wall revisions proposed in the *Addendum to the Critical Area Study and Buffer Mitigation Plan for Ironwood (20-102399 PSD)* dated October 22, 2020 drafted by Wetland Resources Inc.

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1 12. Before issuance of the land disturbing activity permit:

- 2 a. The final landscaping plan must be approved by PDS on or before issuance of a land disturbing activity
- 3 permit.
- 4 b. Pacific Ridge shall have paid the county:
 - 5 i. For installation of signs and striping (SCC 13.10.180); and
 - 6 ii. Landscape review and inspection fees (Chap. 30.86 SCC).

7 13. Before any work on the site other than surveying and marking, Pacific Ridge must have temporarily marked
8 the boundary of all Critical Area Protection Areas (CAPAs) required by chapter 30.62A SCC and the limits of
9 the proposed site disturbance outside of CAPAs, using methods and materials acceptable to the county.

10 **Final Inspection of Land Disturbing Activity Permit**

11 Prior to final inspection of the land disturbing activity permit:

12 14. All CAPA boundaries shall have been permanently marked on the site prior to final inspection by the county,
13 with both CAPA signs and adjacent markers which can be magnetically located (e.g., rebar, pipe, or 20 penny
14 nails). Pacific Ridge may use other permanent methods and materials provided they are first approved by
15 the county. Where a CAPA boundary crosses another boundary (e.g., lot, tract, plat, or road), a rebar
16 marker with surveyors' cap and license number must be placed at the line crossing.

17 15. CAPA signs shall have been placed no greater than 100 feet apart around the perimeter of the CAPA.
18 Minimum placement shall include one Type 1 sign per wetland, and at least one Type 1 sign shall be placed
19 in any lot that borders the CAPA, unless otherwise approved by the county biologist. The design and
20 proposed locations for the CAPA signs shall be submitted to PDS Permitting for review and approval prior to
21 installation.

22 16. The features of the mitigation plan and CAPA fencing shall have been installed or constructed and approved
23 by PDS.

24 **Final Plat -- Text**

25 The following text shall be written on the face of the final plat.⁷⁸

26 17. Chapter 30.66B SCC requires new lot mitigation payment for each single-family residence (twice the amount
27 for each duplex) of: (1) \$2,165.31 to the county for mitigation of impacts on county roads for a total of
28 \$190,547.22; (2) \$292.50 to the county for Transportation Demand Management for a total of \$25,740.00;
29 and (3) \$29,343.60 to the city of Mill Creek for mitigation of impacts on city roads. Credit for certain
30 expenditures may be allowed against said payments to the extent authorized by county code. Payment of
31 these fees is due prior to or at the time of building permit issuance for each single-family residence unless
32 deferment is allowed pursuant to chapter 30.66B SCC. Proof of payment to the city shall be provided to the

⁷⁸ Numbering of paragraphs is for convenience and reference only.

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1 county. Notice of these mitigation payments shall be contained in any deeds involving this subdivision or the
2 lots therein.

3 18. The lots within this subdivision will be subject to school impact mitigation fees for Edmonds School District
4 No. 15. No impact fee shall be assessed for building permits issued on or before February 18, 2025 because
5 no amount is listed in the base fee schedule in effect on February 18, 2020. For building permits issued after
6 February 18, 2025, the impact fee shall be determined by the fee schedule in effect at the time of building
7 permit application. The impact fees must be paid prior to building permit issuance, except as allowed by SCC
8 30.66C.200(2). Credit shall be given for 11 existing lots. Lots 1 through 11 shall receive credit.

9 19. The dwelling units within this development are subject to park impact fees per newly approved dwelling unit
10 as mitigation for impacts to the Nakeeta Beach Park Service Area of the County parks system, in accordance
11 with Chapter 30.66A SCC. For building permits issued on or before February 18, 2025, the impact fee shall be
12 \$1,630.22 per dwelling unit. For building permits issued after February 18, 2025, the impact fee shall be
13 determined by the fee schedule under SCC 30.66C.100 in effect at the time of building permit application.
14 The impact fees must be paid prior to building permit issuance, except as allowed by SCC 30.66A.020(4).

15 20. A homeowners' association used for purposes of tract ownership and maintenance responsibility for tracts
16 established pursuant to chapter 30.42B SCC shall remain in effect unless and until alternative ownership and
17 maintenance responsibility is authorized by the department. The homeowners' association shall have by-
18 laws and other documents, including covenants, approved by the county and recorded with the county
19 auditor, guaranteeing maintenance of commonly owned tracts and restricting use of the tracts to that
20 specified in the approved PRD official site plan. Membership in the homeowners' association and payment
21 of dues or other assessments for maintenance purposes shall be a requirement of lot ownership and shall
22 remain an appurtenance to and inseparable from each lot.

23 21. All open space shall be protected as open space in perpetuity. Use of the open space tracts within this
24 subdivision is restricted to those uses approved for the planned residential development as shown on the
25 approved site plan and the approved landscape plan. Covenants, conditions, and restrictions as recorded
26 with the plat, and as may be amended in the future, shall include provisions for the continuing preservation
27 and maintenance of the uses, facilities, and landscaping, within the open space as approved and
28 constructed.

29 22. Trees to be planted to meet the tree canopy requirements of SCC 30.25.016(3) (locations indicated on the
30 approved landscape plans for the project) may not be removed without prior approval from the Department
31 of Planning and Development Services and submittal of documentation from a certified arborist stating that
32 removal of any of the trees is necessary to prevent an imminent safety hazard. Any trees removed without
33 authorization shall be subject to a fine as determined under Chapter 30.85 SCC.

34 23. Any dwelling in excess of 3,600 square feet shall meet the minimum required fire flow of Appendix B of the
35 International Fire Code in effect at the time of building permit application. If the required fire flow cannot be
36 met, installation of an NFPA 13D automatic fire sprinkler system will reduce the required fire flow by 50%.

37 24. Dwelling units on lots 1 and 2 shall be equipped with NFPA 13D automatic fire sprinkler systems.

38 25. All critical area protection areas shall be left permanently undisturbed in a substantially natural state. No
39 clearing, grading, filling, building construction or placement, or road construction of any kind shall occur,
40 except removal of hazardous trees.

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1 **Final Plat – Graphical Elements**

2 The final plat shall show the following:

3 26. PRD perimeter landscaping easements;

4 27. Easements for shared driveways, which shall have a minimum driving surface of 10 feet; and

5 28. CAPAs and buffers.

6 29. A 10-foot right-of-way dedication along the property frontage with Bellflower Road to total 30-feet from the
7 right-of-way centerline, or as determined by the department of Public Works.

8 30. A 10-foot right-of-way dedication along the property frontage with Clover Road to total 30-feet from the
9 right-of-way centerline, or as determined by the department of Public Works.

10 31. A minimum 25-foot width right-of way dedication along the East/West panhandle between Lots 32 and 33
11 from North Road and extending east to the westerly north-south public road.

12 **Final Plat -- Approval**

13 Approval of the final plat shall not occur until the following conditions have been fulfilled:

14 32. Pacific Ridge shall have established a homeowners’ association as a Washington corporation (profit or non-
15 profit) for the purposes of tract ownership and maintenance and provide a copy of the filed articles of
16 incorporation to PDS. The articles of incorporation must provide that if the homeowners’ association is
17 dissolved, each lot shall have an equal and undivided ownership interest in the tracts previously owned by
18 the association and shall have responsibility for maintaining the tracts.

19 33. Pacific Ridge shall have submitted to PDS covenants, deeds, homeowners’ association bylaws, and any other
20 documents guaranteeing maintenance and common fee ownership of open space, any community facilities,
21 any private roads and drives, and any other commonly owned, maintained, or operated property. The
22 homeowners’ association shall remain the owner of tracts unless tract ownership in common by all lots in
23 the subdivision is authorized pursuant to a final plat alteration. The covenants, conditions, and restrictions
24 must restrict use of the tracts to the uses specified in the approved preliminary plat and require compliance
25 with county regulations and conditions of final subdivision approval. The covenants, conditions, and
26 restrictions shall state that they are binding upon and inure to the benefit of the homeowners’ association,
27 the owners of all lots within the subdivision, and all others having any interest in the tracts or lots. The
28 covenants, conditions, and restrictions shall state that the county is an intended beneficiary of the
29 covenants, conditions, and restrictions with the right to enforce them. These documents shall be submitted
30 in a form acceptable to the director of PDS and accompanied by a certificate from an attorney licensed to
31 practice law in the State of Washington that they comply with the requirements of chapter 30.42B SCC.

32 34. Pacific Ridge shall have provided the Fire Marshal with a final certificate of water availability verifying all
33 hydrants have been installed, are charged and operational, and that minimum required fire flow can be met.

34 35. The following improvements constructed by Pacific Ridge shall have been inspected and accepted or
35 approved:

36 a. The features on the approved TDM plan.

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- 1 b. Urban frontage improvements along the parcel's frontage on Bellflower and Clover Roads to the
2 satisfaction of the county.
 - 3 c. Public Road improvements between Lots 32 and 33 from their western property line and extending east
4 to the north/south public road.
 - 5 d. Pedestrian facilities from the development on Bellflower Road and extending west to the intersection of
6 Bellflower Road and North Road or other location that has been accepted by the school district and
7 county.
 - 8 e. The pedestrian facilities and recreational amenities depicted on the approved official site and landscape
9 plans unless deferral of the improvements is allowed by PDS and a bond or other performance security
10 is submitted in an amount and form satisfactory to PDS.
 - 11 f. Bollards or a vehicular barrier on the road network element between Lots 32 and 33 to restrict cut
12 through vehicular traffic to North Road.
- 13 36. Pacific Ridge shall have removed existing on-site septic system(s) according to Snohomish Health District
14 requirements and in accordance with WAC 246-272A-0300. Documentation demonstrating completion of
15 this work shall be submitted to the Snohomish Health District and the PDS inspector.
- 16 37. The land disturbing activity permit shall have received final inspection and construction acceptance shall
17 have been granted by Snohomish County.
- 18 38. All water, sewer, electrical, and communication distribution and service lines shall have been installed
19 underground, except as may be allowed per SCC 30.23A.110.
- 20 39. Pacific Ridge shall have recorded the documents and conveyances required in condition 33 with the County
21 Auditor. Conveyance of land to the homeowners' association may be recorded simultaneously with the
22 recording of the final plat.

23 **Building Permits**

- 24 40. Plans submitted for building permits shall:
- 25 a. Comply with urban residential design standards of SCC 30.23A.040;
 - 26 b. Comply with applicable bulk regulations of chap. 30.23 SCC and chap. 30.42B SCC, including maximum
27 heights, setbacks, and maximum lot coverage; and
 - 28 c. Show at least two parking spaces per dwelling unit and that each has a minimum unobstructed area of
29 19 feet by 8.5 feet.
 - 30 d. Show each driveway to be at least 19 feet by 17 feet to accommodate guest parking.
- 31 41. Adequate fire flow must be available from hydrants for dwelling units larger than 3,600 sq. ft. The amount of
32 fire flow required for such dwellings is determined by Appendix B of the International Fire Code in effect at
33 the time of building permit application. If the available fire flow is inadequate, the minimum required fire
34 flow may be reduced by 50% by installation in the dwellings of NFPA 13D automatic fire sprinkler systems.

1 42. Prior to building permit issuance:

- 2 a. Pacific Ridge shall have recorded the final plat with the Snohomish County Auditor except for model
3 homes authorized by SCC 30.41A.500 *et seq.*
- 4 b. Pacific Ridge shall have paid the traffic, parks, and school mitigation fees described in conditions 17, 18,
5 and 19.

6 **Prior to Occupancy**

7 43. Prior to occupancy of the first dwelling:

- 8 a. All fire hydrants shall have a four-inch Storz steamer port and the bonnets and caps of the hydrants
9 painted green to reflect the level of fire flow service.
- 10 b. Pacific Ridge shall have installed blue street reflectors on the hydrant side of the center line of roads to
11 allow approaching emergency vehicles to locate each hydrant.
- 12 c. All fire lane signage shall have been installed per the approved site plan.
- 13 d. All required common area landscaping shall have been installed, inspected, and approved per chapter
14 30.25 SCC and in conformance with the approved final landscaping plan, unless deferral of improvements
15 is allowed by PDS and a bond or other guarantee of performance is submitted to PDS. A qualified
16 landscape designer shall certify that all landscaping is installed per the approved plan.
- 17 e. The fence along the northern property line approved by the landscape modification shall be installed as
18 shown in the final landscape plan.

19 44. Prior to occupancy of each dwelling, all required landscaping for the lot of the dwelling shall have been
20 installed, inspected, and approved per chapter 30.25 SCC and in conformance with the approved final
21 landscaping plan, unless deferral of improvements is allowed by PDS and a bond or other guarantee of
22 performance is submitted to PDS. A qualified landscape designer shall certify that all landscaping is installed
23 per the approved plan.

24 **Expirations**

25 45. Approved preliminary plats are valid for the period provided in SCC 30.70.140(1), which is currently five (5)
26 years and must be recorded within that time period unless an extension has been properly requested and
27 granted pursuant to SCC 30.41A.300.

28 46. Approved site plans expire five years from the date of approval becomes final unless: (a) actual construction
29 has begun on some permanent structure, utility, or facility or (b) an extension is approved pursuant to SCC
30 30.70.140.

31 47. Decision issued this 19th day of January, 2021.

Peter B. Camp

Peter B. Camp
Hearing Examiner

Ironwood

20-102399 PSD/SPA/WMD/REZO

Decision Denying SEPA Appeal and Approving Rezone and Preliminary Plat, PRD Official Site Plan, URDS Administrative Site Plan, and Landscaping Modification Subject to Conditions.

1 **IX. EXPLANATION OF RECONSIDERATION AND APPEAL PROCEDURES**

2 The decision of the Hearing Examiner is final and conclusive with right of appeal to the County Council.
3 However, reconsideration by the Hearing Examiner may also be sought by one or more parties of record. The
4 following paragraphs summarize the reconsideration and appeal processes. For more information about
5 reconsideration and appeal procedures, please see chapter 30.72 SCC and the respective Hearing Examiner and
6 Council Rules of Procedure.

7 **RECONSIDERATION**

8 Any party of record may request reconsideration by the Hearing Examiner by filing a petition for reconsideration
9 **no later than January 29, 2021**. A petition for reconsideration must be filed in writing with the Office of
10 Hearings Administration, 2nd Floor, Robert J. Drewel Building, 3000 Rockefeller Avenue, Everett, Washington.
11 The petition can be delivered by mail to Office of Hearings Administration, M/S 405, 3000 Rockefeller Avenue,
12 Everett WA 98201 or by email to Hearing.Examiner@snoco.org. Irrespective of method of delivery, a petition
13 for reconsideration is deemed filed when it is delivered by the close of business on the deadline or if the email is
14 timestamped on or before the deadline. There is no fee for filing a petition for reconsideration. The petitioner
15 for reconsideration shall mail or otherwise provide a copy of the petition for reconsideration to all parties of
16 record on the date of filing. SCC 30.72.065.

17 A petition for reconsideration does not have to be in a special form but must contain the name, mailing address
18 and daytime telephone number of the petitioner, the signature of the petitioner or of the petitioner’s attorney,
19 if any; identify the specific findings, conclusions, actions and/or conditions for which reconsideration is
20 requested; state the relief requested; and, where applicable, identify the specific nature of any newly discovered
21 evidence and/or changes proposed by the Applicant.

22 The grounds for seeking reconsideration are limited to the following:

- 23 (a) The Hearing Examiner exceeded his jurisdiction;
- 24 (b) The Hearing Examiner failed to follow the applicable procedure in reaching his decision;
- 25 (c) The Hearing Examiner committed an error of law;
- 26 (d) The Hearing Examiner’s findings, conclusions and/or conditions are not supported by the record;
- 27 (e) New evidence is discovered which could not reasonably have been produced at the hearing and which is
28 material to the decision; or
- 29 (f) The Applicant proposed changes to the application in response to deficiencies identified in the decision.

30 Petitions for reconsideration will be processed and considered by the Hearing Examiner pursuant to the
31 provisions of SCC 30.72.065. Please include the County file number in any correspondence regarding this case.

Ironwood

20-102399 PSD/SPA/WMD/REZO

Decision Denying SEPA Appeal and Approving Rezone and Preliminary Plat, PRD Official Site Plan, URDS Administrative Site Plan, and Landscaping Modification Subject to Conditions.

1 **APPEALS**

2 The decisions regarding the rezone, preliminary subdivision, or landscaping modification may be appealed to the
3 County Council. Such an appeal must be filed by an aggrieved party of record **on or before February 2, 2021.**

4 Where the reconsideration process of SCC 30.72.065 has been invoked, no appeal may be filed until the
5 reconsideration petition has been decided by the Hearing Examiner. An aggrieved party need not file a petition
6 for reconsideration but may file an appeal directly to the County Council. If a petition for reconsideration is
7 filed, issues subsequently raised by that party on appeal to the County Council shall be limited to those issues
8 raised in the petition for reconsideration.

9 Appeals shall be addressed to the Snohomish County Council but shall be filed in writing with the Department of
10 Planning and Development Services, 2nd Floor, County Administration-East Building, 3000 Rockefeller Avenue,
11 Everett, Washington (Mailing address: M/S 604, 3000 Rockefeller Avenue, Everett, WA 98201), and shall be
12 accompanied by a filing fee in the amount of five hundred dollars (\$500.00) for each appeal filed; PROVIDED,
13 that the fee shall not be charged to a department of the County. The filing fee shall be refunded in any case
14 where an appeal is summarily dismissed in whole without hearing under SCC 30.72.075.

15 Appeals may be accepted electronically by the Planning and Development Services Department and paid for by
16 credit card over the phone as follows:

- 17 1. Scan the original manually signed (handwritten) copy of the appeal document;
- 18 2. Send your appeal as an email attachment to epermittech@snoco.org. Please include your phone
19 number where you can be reliably reached.
- 20 3. Staff will call you to collect your credit card information and process your payment.
- 21 4. Mail the original to Snohomish County PDS, 3000 Rockefeller M/S 604, Everett, WA 98201.

22 An appeal must contain the following items in order to be complete: a detailed statement of the grounds for
23 appeal; a detailed statement of the facts upon which the appeal is based, including citations to specific Hearing
24 Examiner findings, conclusions, exhibits or oral testimony; written arguments in support of the appeal; the
25 name, mailing address and daytime telephone number of each appellant, together with the signature of at least
26 one of the appellants or of the attorney for the appellant(s), if any; the name, mailing address, daytime
27 telephone number and signature of the appellant's agent or representative, if any; and the required filing fee.

28 The grounds for filing an appeal shall be limited to the following:

- 29 (a) The decision exceeded the Hearing Examiner's jurisdiction;
- 30 (b) The Hearing Examiner failed to follow the applicable procedure in reaching his decision;
- 31 (c) The Hearing Examiner committed an error of law; or
- 32 (d) The Hearing Examiner's findings, conclusions and/or conditions are not supported by substantial
33 evidence in the record. SCC 30.72.080

Ironwood

20-102399 PSD/SPA/WMD/REZO

*Decision Denying SEPA Appeal and Approving Rezone and Preliminary Plat, PRD Official Site Plan, URDS Administrative Site
Plan, and Landscaping Modification Subject to Conditions.*

1 Appeals will be processed and considered by the County Council pursuant to the provisions of chapter 30.72
2 SCC. Please include the County file number in any correspondence regarding the case.

3 The decision on the appeal of the SEPA threshold determination is a final decision of the Hearing Examiner but
4 may be appealed by filing a land use petition in the Snohomish County Superior Court. If no party to the appeal
5 requests reconsideration, the petition to the Superior Court **must** be filed with the Superior Court Clerk **no later**
6 **than 21 days after a final decision is issued by Snohomish County.** The date of issuance is calculated by RCW
7 36.70C.040(4). If a request for reconsideration is filed by any party to the appeal, the Superior Court action **must**
8 be filed no later than twenty-one days after the reconsideration decision is issued. The date of issuance of any
9 reconsideration decision is calculated by RCW 36.70C.040(4). For more information about appeals to Superior
10 Court, including, but not limited to, required steps that must be taken to appeal this decision, please see the
11 Revised Code of Washington, Snohomish County Code, and applicable court rules.

12 The cost of transcribing the record of proceedings, of copying photographs, video tapes, and oversized
13 documents, and of staff time spent in copying and assembling the record and preparing the return for filing with
14 the court shall be borne by the petitioner. SCC 2.02.195(1) (b) (2013). Please include PDS file number in any
15 correspondence regarding this case.

16 Staff Distribution:

17 Department of Planning and Development Services: Sarah Titcomb

18 The following statement is provided pursuant to RCW 36.70B.130: "Affected property owners may request a
19 change in valuation for property tax purposes notwithstanding any program of revaluation." A copy of this
20 Decision is being provided to the Snohomish County Assessor as required by RCW 36.70B.13