



Hearing Examiner Staff Report Harbor Grove 7-Lot Subdivision

PROJECT SUMMARY

Proposal:	Seven lot subdivision on 2.43 acres of land in the RD 12.5 zone.
Location:	9110 53rd Avenue West, Mukilteo
Owner/Applicant:	Jake Drake of the BlueLine Group LLC, on behalf of Sea-Pac Homes, LLC
City Contact:	Sarah Kress, Associate Planner
File Number:	SD-2021-001 /ENG-2021-019/SEPA-2021-010
Public Hearing Date:	December 18, 2023
Recommendation:	Hearing Examiner to GRANT preliminary approval for the Plat of Harbor Grove, subject to conditions.

EXHIBITS

Staff report exhibits are numbered consistent with the combined exhibit list submitted to the Hearing Examiner for the SEPA appeal hearing.

2. Determination of NonSignificance – Harbor Grove (8/30/23)
3. SEPA Checklist (04/24/23)
4. Critical Area Reconnaissance Report (12/9/21)
 - 4.1.1 Wetland Resources Report Clarification Email (03/28/22)
 - 4.1.2 Department of Ecology Site Visit (03/23/22)
 - 4.1.3 Update Regarding Ecology Site Visit (03/23/22)
 - 4.1.4 Sketch of 9110 53rd Ave W.
5. Harbor Grove Geotech Report (7/30/21)
8. Reference Document – 2010 Pre-Design Report Smugglers Gulch Retrofit
9. Arborist Data (04/27/23)
 - 9.1.1 Arborist Tree Tags (04/27/23)
11. Drainage Report Revised (04/23/23)
12. Hydraulic Impact Assessment (04/16/23)
13. Qualitative Analysis Memo (04/21/23)
14. Slope Report (04/26/23)
15. Slope Fill Detail (04/26/23)
16. SWPPP (04/19/23)
17. Sewer Easement Exhibits (02/13/23)
48. Notice of Application by City of Mukilteo issued 11-16-21
53. Geotechnical Letter – Groundwater (03/14/22)
54. Wall Design (04/27/23)
56. Soil management Plan (11/14/21)
57. Notice of Intent – DOE SW Application (08/12/22)
58. Public Comments Received Prior to SEPA Determination

59. Additional Information Request Letter (08/21/23)
66. Additional Information Request Letter (02/17/22)
67. Additional Information Request Letter (01/04/23)
79. Land Use Application
80. Land Use Supplemental Application
81. Engineering Application
82. Civil Plans (09/08/2023)
83. Title Report (04/00/2023)
84. Complete Letter (11/2/2021)
85. Mukilteo School District Availability Letter
86. Water and Wastewater Utility Availability Letter
87. Electricity Utility Availability Letter
88. Harbor Grove Detention Vault Calculations (09/08/2023)
89. Harbor Grove Detention Vault Drawings (09/08/2023)
90. Comments Received between 08/30/2023 and 11/29/2023
91. SEPA Appeal Application (09/27/23)
92. Placeholder for Comments Received After 11/29/2023
93. Placeholder for Staff Presentation (PowerPoint)

PROPERTY OVERVIEW

Tax Parcel Number	00611600015901
Address	9110 53rd Avenue West
Lot Size	2.43 acres
Property Description	Section 16 Township 28 Range 4 Quarter NW WEST & WHEELERS SEAVIEW FIVE AC TRS BLK 000 D-01 PAR B CITY OF MUK LLA REC AFN 201606300224 & AS DELINEATED ON ROS REC AFN 201606305002 BEING A PTN OFLOTS 159 & 166 SD PLAT
Zoning	RD 12.5
Comprehensive Plan Designation	Single-Family Residential – Low Density
School District	Mukilteo School District
Water Service	Mukilteo Water and Wastewater District
Sewer Service	Mukilteo Water and Wastewater District
Electrical Service	Snohomish PUD

FINDINGS OF FACT

Applicant's Proposal

Development of a seven-lot subdivision on 2.43 acres of land with associated grading, drainage improvements, landscaping, street frontage and utility improvements required for a subdivision of this size. The subject property is located at 9110 53rd Avenue W and is within the RD 12.5 zoning district.

The proposal includes grading quantities in excess of 1,000 cubic yards. The site does not contain any critical areas and is surrounded by similarly sized lots and uses.

The lot currently has a vacant, abandoned single-family residence on it that will be demolished prior to construction.

Project Chronology

- Jake Drake of the Blueline Group LLC, on behalf of Sea-Pac Homes, LLC submitted a land use and engineering application on October 5, 2021 (Exhibits 79, 80 and 81). The city determined the application complete on November 2, 2021 (Exhibit 84).
- In accordance with MMC Chapter 17.13, the City of Mukilteo issued a Notice of Application (Exhibit 48) on November 16, 2021, with a 14-day comment period that ended November 30, 2021. The city received multiple written comments. The public comments received, and city responses, are attached as Exhibit 58 and Exhibit 90.
- The city completed the first review internally and then used Perteet, an outside agency contracted with the city, for subsequent reviews due to a staffing shortage.
- In total, three requests for additional information were sent to the applicant (Exhibits 59, 66 and 67).
- Pursuant to the Washington State Environmental Policy Act (SEPA), the City of Mukilteo was designated as the lead agency for review of the proposed development. A Determination of Non-Significance (DNS) was issued on August 30, 2023, for the proposal pursuant to WAC 197-11-340 and MMC 17.84.100. The city received a SEPA appeal on September 27, 2023. The appeal will be heard at the same time as the Public Hearing for the plat per MMC 17.84.170.
- The information provided was sufficient to complete review of a preliminary subdivision as required by code.
- The public hearing for the plat and SEPA appeal was noticed in accordance with City of Mukilteo requirements. The public hearing notice was mailed to property owners within 380 feet of the proposal, notices were posted in required city notification location, and a legal ad was published in the Everett Herald.

Environmental Review (SEPA)

A Determination of Non-Significance (DNS) was issued on August 30, 2023 (Exhibit 2), pursuant to WAC 197-11-340 and MMC 17.84.100. The city received a SEPA appeal on September 27, 2023 (Exhibit 91).

The City of Mukilteo reviewed the applicant's SEPA checklist (Exhibit 3) and other application materials and determined that the proposal would not have probable significant adverse impacts that weren't adequately mitigated through application of existing city procedures and regulations (e.g., clearing and grading, critical areas, established impact fees).

Site Description

The lot is currently mostly undeveloped with a single, abandoned, house on the property. It is wooded with both native and non-native vegetation, including some larger trees. There are no critical areas on site. The property directly to the north is currently under construction and has recently

undergone a short plat allowing for four lots.

Surround Uses and Zoning			
Location	Comprehensive Plan	Zoning	Land Use
Subject Property	Single Family Residential – Low Density	RD 12.5 Single-Family Residential	Single-Family Residence
North	Single Family Residential – Low Density	RD 12.5 Single-Family Residential	Single-Family Residence
South	Single Family Residential – Low Density	RD 12.5 Single-Family Residential	Single-Family Residence
West	Single Family Residential – Low Density	RD 12.5 Single-Family Residential	Single-Family Residence
East	Single Family Residential – Low Density	RD 12.5 Single-Family Residential	Single-Family Residence

Issues of Concern

The city received over 50 comments from residents throughout the comment period and during project review (Exhibits 58 and 90). Concerns included: comment period length, stormwater and groundwater impacts, building height, retaining wall height and pump system, vegetation loss and disruption to the neighborhood during and following construction. In response to the level of community interest, the city created an additional project-specific webpage for the community to have project documents available in excess of the standard noticing requirements. The page was kept updated to the extent possible with staffing shortages. Several public records requests were received, and the documents were made available to members of the community through that process as well.

Consistency with Code and Policies

For subdivisions, MMC 16.12.010.C.11 requires a determination that:

... appropriate provisions are made in the subdivision for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and whether the public interest will be served by the subdivision and dedication.

The code states, “If the city finds that appropriate provision is made for the specified items and that the public interest will be served by the platting of the subdivision and dedication, then it shall be approved.”

Comprehensive Plan

The proposed subdivision is consistent with the residential designation of the property and with the following land use policies of the Comprehensive Plan:

- LU1b: The city shall support a steady rate of growth which will allow the population to reach

the target of 22,000 within the current city boundaries.

- LU2d: New development and redevelopment shall provide housing, increased opportunities for employment, services, retail options, recreational activities, and enjoyment of the arts compatible with and complementary to the residential character of the neighborhoods.
- LU3: Property rights of landowners shall be respected by protecting those rights from arbitrary and discriminatory actions by the city.

The subdivision of one lot into seven will increase the city's housing supply, which is helpful for meeting the city's regional growth targets. The city has reviewed the project for consistency with applicable regulations and applied policies in a manner consistent with similar project reviews.

Lot Size / Configuration

The applicant has proposed the following lot sizes and configurations (Exhibit 82):

	Lot Size	Minimum Lot Width at Setback	Minimum Lot Width at Lot Line	Minimum Lot Width for Corner Lots	Minimum Average Lot Depth
MMC Requirement	12,500	60	40	60	85
Lot 1	12,620	67	42	166	182
Lot 2	12,583	67	67	N/A	189
Lot 3	12,510	74	74	N/A	154
Lot 4	12,501	75	77	N/A	164
Lot 5	12,515	73	60	N/A	169
Lot 6	12,921	71	66	N/A	175
Lot 7	15,213	At least 60*	At least 60*	N/A	224

*MMC 17.08 "Lot width" means the distance between the side lot lines as measured along a line:

- ...
2. If the front lot line is a curve, parallel to the tangent thereof, and at a distance from the front lot line equal to the depth of the required front yard; or...



Building Height and Setbacks

Building Height	Front Setback	Interior Setback	Corner Setback	Rear Setback	Roadway Setback
30'	25'	5'; with 15' of total side yard	20'	25'	See MMC 17.20

Compliance with building height and setback requirements will be analyzed at time of building permit applications for individual homes. MMC 17.08 defines building height as, “the vertical distance from the mean ground level (prior to any elevation change in native existing grade except as approved through a plat or short plat) to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the height of the highest gable or roofline of a gable or pitched roof.”

It is common for plats to adjust the grade on a site to create larger, flat areas for development. This proposal includes changes to the mean ground level through infill and tiered retaining walls. Retaining walls on the west portion of Lots 5, 6 and 7 vary in height between 2’ and 12’ per tier; retaining walls on the south and east portion of Lot 7 vary in height between 4’ and 10’ (Exhibit 82). The visual impact of the retaining walls on the western portion of the site are broken up with the addition of landscaping at the base of the westernmost wall (closest to existing neighbors) and with plantings in the 7’ between the two tiers (Exhibit 82, page 18). Additionally, the type of wall is a lock and load pre-engineered wall with a stone appearance. The city feels that the design of this wall is more appropriate for a residential zone. The building height calculations will be based on the new mean ground level, consistent with the definition above.

Setbacks will be determined based on either the underlying requirements of the zone or the International Residential Code (Condition 5).

Hard Surface and Lot Coverage

Hard Surface Maximum	Lot Coverage Maximum
55%	30%

Review of hard surface and lot coverage limits will occur at time of building permit applications for individual homes.

Parking

Two parking spaces will be required for each home. Review for compliance with this standard will occur at time of building permit applications for individual homes. The eight-foot parking strip on the private road will provide additional space for vehicles; 53rd Avenue West does not have street parking.

Access / Street Improvement

Ten feet of right-of-way dedication along 53rd Avenue West is required by the Development Standards. Recording of the dedication will be required prior to final plat recording.

A private road (91st Way) will extend from 53rd Avenue West to serve all seven lots.

Mukilteo Development Standards (MDS) for private roads are below:

	Tract or Easement Width	Travel Lanes	Parking Lanes	Planter Strip	Sidewalk	Curb & Gutter	Bike Lane	Gravel Shoulder	Total Width of Improvements
3-6 Lots	35 feet	2 – 10-foot travel lanes	8 feet on one side ¹	None	None	None	None	3 feet both sides of street	34 feet
7+ Lots	40 feet	2 – 10-foot travel lanes	8 feet on one side ¹	None	5-foot walkway on one side	None	None	3 feet both sides of street	39 feet

Lots 1, 2, 3, and 6 will have direct access from 53rd Avenue West and off 91st Way / Tract 998 (Exhibit 82). The total width for this portion of the private road is 40 feet with three feet of gravel shoulder, eight feet of parking lane to the south, two 10-foot travel lanes and a five-foot sidewalk.

Access to Lots 4 and 5 is via a 20-foot access easement from 91st Way through Lot 5.

Access to Lot 7, off of 91st Way, meets the requirements of a single-family driveway and the minimum turnaround size for fire access (hammerhead).

Sidewalks

Sidewalks along 53rd Avenue West are not required for the project. Mukilteo Development Standards reference the By-the-Way (BTW) plan. The BTW plan does not require sidewalks on the west side of 53rd Avenue West because they are required to be installed on the east side of the street with any new development. The plat to directly to the north of this project was also not required to install sidewalks.

Infrastructure Availability

Mukilteo Water and Wastewater District provided comments on November 19, 2021 (Exhibit 86). The district does not object to the project, there is sufficient capacity for the project and the owner is responsible for any permits, a Developer Extension agreement and the associated costs (Condition 25).

Snohomish PUD, provider of power service, sent a letter to the city on January 14, 2022, confirming that the site has sufficient service (Exhibit 87). PUD requirements are captured in Condition 24.

Mukilteo School District submitted a comment on November 23, 2021 (Exhibit 85). The applicant will need to pay impact fees to the School District prior to the issuance of any building permits (Condition 33). The School District transportation staff requested curb, gutter and sidewalk for the project. However, the city is not proposing that as a condition of approval because doing so would be inconsistent with our Development Standards (see discussion above under sidewalks).

Critical Areas

There are no critical areas on site as defined by MMC 17.52(A-E).

The Geotechnical Report, dated July 30, 2021 (Exhibit 5), confirms there are no steep slopes or landslide hazard areas. A report published in 2010 for Smuggler's Gulch (Page 8, Exhibit 8) showed that there was a wetland on site, however, the applicant's critical area's assessment, (Exhibit 4), found no wetland. The city requested that the Department of Ecology (DOE) review the site to confirm the

accuracy of the applicant's assessment (Exhibits 4, 4.1.1, 4.1.2, 4.1.3 and 4.1.4). The DOE confirmed that there is no wetland on site.

Stormwater

Surface water management was reviewed consistent with recommendations outlined in the applicant's geotechnical report, which examined site-specific evidence to evaluate the feasibility of proposed management strategies. The recommended design was reviewed to ensure satisfaction of the requirements of Mukilteo Municipal Code Title 13.12 Surface Water Management, 2019 Mukilteo Development Standards, and the Washington State Department of Ecology's 2012 Stormwater Management Manual for Western Washington as amended in 2014.

The proposed project must comply with Minimum Requirements 1 – 9, which require both runoff treatment and flow control. The drainage analysis was modeled using the Western Washington Hydrology Model software program (WWHM2012), an approved model by the Department of Ecology and Mukilteo Development Standards.

Flow control requirements were based on forested predeveloped conditions. The Western Washington Hydrology Model requires 17,500 cubic feet of live storage volume for developed conditions. The proposed vault will provide 18,088 cubic feet of live storage volume.

Groundwater Conveyance Pump

The applicant proposes a pump system via the Engineering permit as required by MMC 13.12.160(B)(1)(d), which requires the applicant to have an approved stormwater permit in conjunction with a subdivision approval. The geotechnical engineer recommended the pump system based on the lack of dispersion flow path as required by the Stormwater Maintenance Manual for Western Washington for the footing drains. Multiple projects have been approved with similar pump systems. The city has the right to maintain and correct any drainage problem associated with the system at the determination of the Public Works Director (MMC 13.12.210(F)).

In response to neighborhood concerns regarding potential impact of pump failure, the applicant proposed the following mitigation measures (Condition 22):

- Variable width private drainage and maintenance access easements for inspection and maintenance of the system.
- Formation of an HOA to include maintenance, repair and operation of the stormwater system, meeting the requirements of MMC 13.12.210(B).
- A reserve budget specifically called out in the HOA documents for the pump.
- Float installation with a visual and auditory alarm panel connected to Lot 6 as required by the CC&Rs.

Neighborhood comments raised concerns about the lack of a Hydrologic Impact assessment. The applicant provided this assessment (Exhibit 12, pages 3 and 4) which concluded that the groundwater seepage from the proposed project would be reduced via the conveyance pump. The applicant also submitted a geotechnical report specific to groundwater water concerns (Exhibit 53).

Landscaping and Tree Retention

The Mukilteo Municipal Code establishes clearing rules based on the overall slope of the site. This lot slopes less than 15%, which requires 25% retention of trees per MMC 15.16.050(C)(1).

Table 1: Clearing Matrix ^{2a}		
Grade of Site or Slope (%)	Maximum Native Vegetation/Groundcover Removal (%)	Minimum Required Significant Tree Retention (%)
> 35% ^{2b}		See notes.
> 25%—≤ 35%	45%	55%
> 15%—≤ 25%	60%	40%
≤ 15%	75%	25%

The applicant submitted Arborist Data and Tree Tags (Exhibits 9 and 9.1.1) with a Tree Retention and Landscaping Plan (Exhibit 82, pages 16, 17, and 18).

The site has 90 significant trees. The applicant is proposing to remove 67 and maintain 23 – meeting the 25% minimum tree retention requirement above. In addition, the landscaping plan proposes re planting 20 trees.

The city anticipates that the newest iteration of the International Residential Code (IRC) will require removal of trees within 30’ of new structures. Any tree removal required to comply with the IRC will be reviewed as part of the building permit application on individual lots. If compliance with the IRC requires removal of trees proposed for retention as part of the plat, the city will require replacement at a ratio of 3:1 (Condition 35).

The applicant has proposed additional protection of retained trees through a Native Growth Protection Area on Lots 1, 2 and 3.

Review Procedures

The city followed the requirements of the timelines in MMC 17.13. Multiple requests for additional information were sent to the applicant. Resubmitted documents were either received within the requested timeframe, or an extension was granted at the discretion of the director, consistent with MMC 17.13.060(E).

Multiple requests were received requesting extended timeframes for public comment. The city confirmed that the advertised public comment period would follow the standard timeframe based on the requirements of the RCW, but that comments would be available up to and at the time of the open record public hearing.

CONCLUSIONS

Based on the application and facts and findings of this staff report, the following conclusions are made:

1. The proposal meets the minimum performance standards and regulations required for a preliminary subdivision.

2. The subdivision will have no adverse impact to the surrounding properties, and, more generally, it will not adversely affect the public health, safety and general welfare if conditioned as recommended.
3. The proposal is consistent with the City of Mukilteo Comprehensive Plan and the Mukilteo Municipal Code.
4. All public noticing requirements have been met.

STAFF RECOMMENDATION

Based on the application and findings of fact and conclusions of the staff report, staff recommends that the hearing examiner **GRANT** the subdivision request (File No. SD-2021-001), subject to the following conditions:

General:

1. Preliminary plat approval shall be effective for a maximum of five years (MCC 16.16.030(E)) before which time a final plat meeting all conditions of the plat approval must be submitted and approved in accordance with MMC 16.12.030(F). A one-year extension may be granted, subject to the approval of the Community Development Director.
2. All contractors and subcontractors working on the project must have a valid City of Mukilteo business license.
3. If the applicant intends to work in the wet season, a Wet Weather SWPPP and updated recommendations from the geotechnical engineer are required.
4. Minor modifications of the site plan submitted may be approved by the Community Development Director or Public Works Director if the modifications do not require a change to the findings of fact or conclusions.
5. Any fencing atop the retaining walls (either for security or aesthetic reasons) shall be set back at least two feet from the top of the wall. The distance between the fence and the houses shall be either the setback requirement of the underlying zone, or the setback requirement of the International Residential Code, whichever is greater. This will be determined at the time of building permit submittal.
6. The Fire Department requires that detention vaults and pipes in the roadway be capable of supporting the imposed loads of fire apparatus per requirements of the International Fire Code. The applicant must submit evidence of compliance with this standard prior to plat finalization.

Prior to Engineering Permit Issuance:

7. Submit a performance surety in the amount of 150% of the engineer's estimated cost of construction for all right-of-way improvements and stormwater facilities. The surety shall cover the cost of design defects and/or failure in workmanship of the facilities throughout the construction timeframe.
8. Pre-Construction meeting to confirm installation of Temporary Erosion and Sediment Control (TESC), marking of clearing limits, installation of temporary signs and fencing for Native Growth Protection Area, tree protection fencing, and clear marking of property corners by a surveyor.

During Construction:

9. TESC in place along with all installations and markings required in Condition 8 clearly visible.
10. All development shall proceed in accordance with the recommendations listed in the Geotechnical Report dated 07/30/2021.
11. Any special inspections from the geotechnical engineer or outside agency shall be submitted to the city within 48 hours of receipt.
12. The city reserves the right to request special inspections and any time.
13. All construction equipment, building materials, and debris shall be stored on the applicant's property, out of the public right-of-way. In no case shall the access to any private or public property be blocked or impinged upon without prior consent from the affected property owners and the City of Mukilteo.
14. If at any time during clearing, grading, or construction the streets are not kept clean and clear, all work will stop until the streets are cleaned and maintained in a manner acceptable to the Public Works Director.
15. Adhere to the requirements of the PUD and MWWD for clearance surrounding current infrastructure.
16. Temporary power for the pump system shall be installed on Lot 6 until a house is constructed.

Prior to Final Plat:

17. Install a split rail fence along the NGPA border and place NGPA signs atop the fence at no less than 50' increments. At least two signs are required on Lots 1 and 2. One sign is required for Lot 3.

18. The NGPA on Lots 1, 2 and 3 shall be shown on the final plat map and shall be noted as follows:

There shall be no clearing, excavation, or fill within a native growth protection area shown on the face of this site plan/plat, with the exception of required utility installation, removal of dangerous trees, thinning of woodlands for the benefit of the woodlands as determined by a certified landscape architect or arborist, and removal of obstructions on drainage courses, or as allowed under Section [17.52A.070](#), Vegetation management on steep slopes.

19. The applicant shall have a Registered Professional Engineer prepare, or supervise the preparation of, and place his/her professional seal on the "as-built" civil drawings to be reviewed, approved, and signed by the City Engineer upon satisfactory installation of the required private access, utility, and other public improvements.
20. Submit a maintenance bond in the amount of 15% of the engineer's estimated cost of construction for all right-of-way improvements and stormwater facilities. The maintenance bond shall cover the cost of design defects and/or failure in workmanship of the facilities throughout the two-year maintenance period that begins after satisfactory completion of the facilities and release of the performance bond.
21. Submit a maintenance bond in the amount of 15% of the landscape architect's estimated cost of improvements including labor costs. The maintenance bond shall cover the cost of design

defects and/or failure in workmanship throughout the two-year maintenance period that begins after satisfactory completion of landscaping improvements.

22. CC&Rs shall be recorded, following approval by the city attorney, and must include provisions for the following:
 - Formation of a Homeowner's Association (HOA)
 - Internal road maintenance
 - Landscaping maintenance, including landscaping on the retaining walls
 - Stormwater pump maintenance and repair including a reserve budget dedicated to pump maintenance and repairs by an outside consultant.
23. All improvements shall be installed, inspected, and approved by the city in accordance with the approved engineering plans and preliminary plat map.
24. Provide a letter from the Snohomish County Public Utilities District No. 1 confirming that all electric utilities have been installed.
25. Provide a letter from the Mukilteo Water and Wastewater District confirming that all sewer and water utilities have been installed. An approved set of water plans approved by the Mukilteo Water and Wastewater District shall be submitted to the city prior to permit issuance.
26. All existing and proposed easements and maintenance agreements shall be clearly shown and labeled on the final plat with the associated recorded documentation listed.
27. The maintenance and access easement to allow access to inspect/maintain pump shall be reviewed by the city prior to recordation.
28. Any encroachments from neighboring properties shall be resolved prior to Final Plat approval using a method acceptable to the city i.e., boundary line adjustments, easement and/or physical removal or relocation of encroaching structures as agreed to with the affected property owners.
29. The title block on the final plat map shall have the names of all the legal owners of the property named on the plat and the name of the surveyor/engineering firm which prepared the final plat map.
30. ROW dedication for the 10 feet to the east of the property shall be recorded.
31. Proof of relinquished easements shall be provided including AF #s: 200408310086, 2217413, 200805210796, 8205200088, 200501130457.

Prior to Building Permit Issuance:

32. The final subdivision shall be recorded at Snohomish County Recording Office.
33. Per MMC Title 3, the applicant is required to pay impact fees in place at the time of building permit application or seek an allowable deferral.
34. An updated geotechnical report shall be submitted prior to the construction of the single-family homes that includes final design specifications of the structures.
35. If the International Residential Code (IRC) requires removal of trees proposed for retention as part of this plat, the city will require replacement at a ratio of 3:1, with trees at least 8' in height and 2.5" caliper.