

**CITY OF GRANITE FALLS
RESOLUTION NO. 2013-10**

A RESOLUTION OF THE CITY OF GRANITE FALLS, WASHINGTON MAKING FINDINGS OF FACT; AND CONCLUSIONS; AND APPROVING THE SUNCREST FARMS PRELIMINARY PLAT, SD2008-001, APPLICATION REQUEST TO SUBDIVIDE APPROXIMATELY 82 ACRES CONSISTING OF 5 PARCELS INTO 327 RESIDENTIAL LOTS LOCATED AT 17701, 17703, AND 17805 100TH STREET NE, GRANITE FALLS, WASHINGTON IN THE RESIDENTIAL 7,200 ZONING DISTRICT SUBJECT TO CONDITIONS.

WHEREAS, on May 7, 2008, the City Council approved and entered into a Development Concomitant Zoning Agreement with YG3, LLC regarding the development of the Suncrest Farms Property; and

WHEREAS, on October 2, 2008 the applicant, YG3, LLC, submitted a preliminary plat application for subdividing the Suncrest Farms Property; and

WHEREAS, the preliminary plat application was determined to be complete on October 9, 2008; and

WHEREAS, the preliminary plat application review period was extended to July 2, 2013 due to the economic downturn and other factors; and

WHEREAS, on April 30, 2013, YG3, LLC submitted a revised preliminary plat application and proposed revisions to the approved Development Concomitant Zoning Agreement; and

WHEREAS, the Planning Commission held an duly advertised open record hearing regarding the proposed Development Concomitant Zoning Agreement amendment and recommended approval with some modifications; and

WHEREAS, the City Council approved the DCZA amendments as recommended by the Planning Commission on November 6, 2013; and

WHEREAS, on November 26, 2013, the Planning Commission held a duly advertised open record hearing to receive public testimony and information regarding the Suncrest Farms Preliminary Plat, SD2008-001; and

WHEREAS, following the close of the public testimony portion of the open record hearing, the Planning Commission deliberated, adopted the findings of fact and conclusions

and recommended the City Council approve Suncrest Farms Preliminary Plat, SD2008-001, subject to the conditions of approval; and

WHEREAS, on December 4, 2013, the City Council received the Planning Commission recommendation regarding the Suncrest Farms Preliminary Plat and established December 18, 2013 as the date for the closed record hearing as required under UDC 19.5.050.D; and

WHEREAS, on December 18, 2013, the City Council held a duly advertised closed record hearing to review the Planning Commission recommendation and then approved the preliminary plat with conditions based on the testimony and exhibits admitted at the Planning Commission open record hearing; NOWHEREFORE,

IT IS HEREBY RESOLVED that the recommendation of the Planning Commission dated November 26, 2013 is accepted and approved, and preliminary plat approval for Suncrest Farms Preliminary Plat, SD2008-001, is hereby granted and affirmed on the conditions set forth below based on the findings and conclusion set out in Exhibit 1, attached.

1. All development shall generally conform to the Preliminary Plat Map and Plans dated April 30, 2013.
2. The noise wall shall be reviewed and approved by the City and Snohomish County.
3. All trees and native vegetation shall be retained within the approximate 11.9 acre open space tract proposed along the northern edge of the plat.
4. Landscaping and street trees shall be provided within the plat in accordance with detailed landscape plans reviewed and approved by the City. The street trees shall be planted at a ratio of at least one per lot (327) and more than 50 trees shall be planted along the street frontages of the two proposed parks.
5. All development within the subdivision shall conform to the Determination of Non-Significance, dated September 30, 2013, including the mitigation identified in the expanded environmental checklist, received and dated April 30, 2013.
6. Dedication along the 100th Street frontage shall be sufficient to achieve a right-of-way width of 37.5 feet north of the existing right-of-way centerline. The right-of-way along the plat frontage shall be one uniform line, i.e., no bends or jogs.
7. The proponent or successor shall identify private access tracts (PAT's) for all lots and tracts proposed for use as a shared driveway for ingress and egress on the face of final plat map.
8. All shared driveways serving two or more lots shall be paved, curbed, and include signage and pavement markings to designate no parking areas in a manner approved by the City's Designated Official.
9. The proponent or successor shall install "No Parking" signs along one side of all rights-of-way in the subdivision and pavement markings to designate drive and

parking areas. The final sign plans will be reviewed and approved with the construction plan.

10. The Homeowners' Association established for Suncrest Farms will be responsible for maintenance of planter areas within all rights-of-way, the park areas, stormwater ponds and rain gardens. The following shall be included on the face of the final plat:

All stormwater facilities including, but not limited to, detention ponds, vaults, rain gardens, bioswales, infiltration systems, and low impact development systems shall be maintained by the Homeowners' Association. The City, however, reserves the right, but not the obligation to inspect and maintain said facilities as necessary to insure the integrity of the system. The City further reserves the right to collect fees, assessments, and penalties from the property owners as necessary to reimburse the City for any costs associated with the code enforcement, maintenance, and repair of the facilities.

11. Each lot will include a parking pad with a minimum dimension of 18-feet wide by 20-foot deep, behind the back edge of the sidewalk to support two vehicles, satisfy dimensional requirements, and safety standards.
12. In lieu of a park impact fee payment, the plat shall include two parks; one of the parks shall be at least three acres in size and the other shall be at least one acre in size.
13. The proponent or successor shall construct a Wemco-type sanitary sewer lift station on site to serve the subject plat in accordance with City approved plans and specifications. On completion, the lift station and property will be conveyed to the city free of liens and encumbrances by Warranty Deed and Bill of Sale.
14. The proponent or successor shall construct a new force main from the new lift station to the west edge of the City system on 100th Street NE, adjacent to the Granite Falls High School in accordance with City approved plans and specifications and convey the force main to the city free of liens and encumbrances by Warranty Bill of Sale.
15. The proponent or successor shall construct a waterline extension from the existing waterline at the west end of the High School property to the west to serve the subject plat in accordance with City approved plans and specifications and convey the water line to the city free of liens and encumbrances by Warranty Bill of Sale.
16. The proponent or successor shall install a master meter and pressure reducing valve from the Snohomish PUD waterline in 100th Street NE near the southwesterly portion of the plat.
17. All water lines shall be looped.
18. Developer shall obtain a right of way permit for all work in the City right of way.
18. The developer shall meet all local, state, and federal code requirements.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREFOR ON
THE 18TH DAY OF DECEMBER, 2013.


Sheikh Haroon Saifem, Mayor

ATTEST:


Darla Reese, CMC, City Clerk

APPROVED AS TO FORM:


Thom H. Graafstra, City Attorney

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EXHIBIT 1 FINDINGS AND CONCLUSIONS

The following are the City Council's findings and conclusions regarding the conditional approval of the Suncrest Farms Preliminary, SD2008-001:

1. Application Process Findings:

- a. YG3, LLC, on behalf of Mark Donner, submitted a Type 2 application for preliminary subdivision approval on October 2, 2008 (Exhibit 4).
- b. The City deemed the application complete on October 9, 2008. (Exhibit 5)
- c. On July 15, 2013, the City extended the application review and processing for the Suncrest Farms Preliminary Plat to July 2, 2013 (Exhibit 6).
- d. On April 30, 2013, YG3, LLC, on behalf of Mark Donner, submitted a revised Type 2 application for preliminary subdivision approval (Exhibit 7).
- e. The site plan dated April 30, 2013 is the official preliminary plat map for the Suncrest Farms subdivision (Exhibit 3).
- f. Portions of Lots 150 and 154 (see Exhibit 3) are currently owned by Snohomish County. This small triangular parcel was purchased by Snohomish County, but it is not part of the abutting Quarry Road right-of-way; it is a remnant parcel. To be part of the final plat, the property will need to be acquired by the developer

CONCLUSION: The application meets the procedural requirements for Type 2 applications established in Title 19 of the Unified Development Code.

2. Public Notification Findings:

- a. The City issued a Notice of Application October 14, 2008 with a 14-day comment period, pursuant to UDC 19.4.080 (Exhibit 9).
- b. The City issued a Determination of Non-Significance October 14, 2013 with a 14-day comment period, pursuant to UDC 19.7.010 (Exhibit 10).
- c. The City published the Determination of Non-Significance in the Everett Daily Herald; mailed it to property owners within 300 feet of the site; and posted it on the subject property, and the Granite Falls City Hall, Library and U.S. Post Office bulletin boards on or around September 30, 2013 (Exhibit 11).
- d. The City published a Notice of Public Hearing in the Everett Daily Herald; mailed it to property owners within 300 feet of the site; posted it on the subject property, and the Granite Falls City Hall, Library, and U.S. Post Office bulletin boards on or around November 15, 2013 (Exhibit 11).
- e. City staff has not received any public comments or appeals in regards to the Notice of Application or the Determination of Non-significance.

CONCLUSION: The City has met the noticing requirements for Type 2 applications established in UDC 19.4.080.

3. Comprehensive Plan, Zoning and Permissible Use Findings:

- a. The City of Granite Falls Comprehensive Plan identifies this area as Medium Density Residential. The corresponding zoning district is Residential-7,200 with a Development/Concomitant Zoning Agreement overlay which allows detached single-family development.
- b. The Natural Features Element includes goals and policies that encourages development that concentrates urban land uses in areas with no environmental constraints; preserves critical areas in as natural a state as possible; use of Best Management Practices to reduce or eliminate stormwater quantity and quality problems; and is compatible with sensitive links in ecological systems such as hillsides and woodlands.
- c. The Land Use Element includes goals and policies that support managed growth that preserves the City's character and quality of life; provides for the development of vacant and underutilized land within the city limits; concentrates new residential development near available services including schools and transportation routes; develop residential land in a way that preserves the City's "walkability"; and where single-family development is located in areas served by a street system able to accommodate the additional traffic.
- d. The Housing Element includes goals and policies that support the creation of a range of housing types and densities; and ensures strong, stable residential neighborhoods.
- e. The Capital Facilities and Utilities Element includes goals and policies that support growth that prevents new residential development from installing septic service where sewer extensions can be installed; and increases the amount of park space to accommodate a growing population.
- f. The Transportation Element includes goals and policies that support creating a road network that is not located on slopes greater than 15 percent and in other identified environmentally sensitive areas; preserves open space in residential areas; uses traditional street grids compatible with the existing street patterns of Granite Falls; and a coordinated subdivision street grid to assure effective and safe circulation.

CONCLUSION: The proposed subdivision, as conditioned, is consistent with the Granite Falls Comprehensive Plan and permissible uses identified in UDC 19.3.060.

4. Subdivision Findings:

- a. UDC 19.5.050 provides the City's preliminary plat regulations.
- b. Preliminary plats are approved subject to the criteria of Chapter 58.17 of the Revised Code of Washington (RCW), which requires provisions for public health, safety and general welfare; open spaces; drainage; streets; transit stops; potable water supplies; sanitary wastes; parks and recreation and playgrounds; schools; and sidewalks whether the public interest will be served by the subdivision and dedication.
- c. The nearest schools are Granite Falls High School, Monte Cristo Elementary (grades 3-5) and Mountain Way Elementary (grades K-2) which share a campus fronting on 100th Street NE approximately 0.25 miles east of the project site. The applicant will provide

internal sidewalks that will connect to 100th Street NE. The new sidewalks will provide access to a designated cross-walk at the 100th Street/Quarry Road intersection where it is assumed crossing guards will be provided by the Granite Falls School District during school hours.

- d. An analysis of each additional criterion will follow in subsequent sections.

CONCLUSION: The proposed subdivision as conditioned is consistent with the criteria described in UDC 19.5.050 and RCW 58.17.110 for preliminary plat approval.

5. Development/Concomitant Zoning Agreement Findings:

- a. UDC 194.0150 authorizes the City to enter into a development agreement related to a project application with a person owning or having control of real property within the City limits.
- b. The subject preliminary plat is subject to the Development/Concomitant Zoning Agreement For Suncrest Farms approved by the Granite Falls City Council in May of 2008 and amended by Ordinance No. 850-2013.
- c. The amended Development/Concomitant Zoning Agreement For Suncrest Farms stipulates design requirements for the individual single-family residences; includes requirements for boulevard and vegetation, open space, parks & community gathering places; and low impact development techniques for stormwater management; and establishes maximum number of lots as well as minimums for lot sizes and setbacks, specifically:
 - (1) The low impact development techniques used in the development of the subject preliminary plat shall be consistent with the City of Granite Falls Stormwater Management Plan and consist of reduced pavement widths, rain gardens, treatment swales, and storm drainage infiltration.
 - (2) The subject preliminary plat shall contain no more than 327 lots.
 - (3) The minimum lot size shall be 5,000 square feet and the average lot size may be no less than 6,000 square feet. No lot shall be less than 40 feet wide.
 - (4) Building setbacks shall be measured to the property and/or right-of-way lines. Garage setback measurements shall be from the face of the garage to back of sidewalk or curb, whichever is nearest. The following standards shall apply:
 - i. Front Yard– 15 feet
 - ii. Back Yard – 10 feet
 - iii. Interior/Side Yard – 5 feet
 - iv. Street Side Yard – 10 feet, and
 - v. Garages - 20 feet

CONCLUSION: The proposed subdivision as conditioned will meet the dimensional standards identified in the Development/Concomitant Zoning Agreement for Suncrest Farms as amended (Exhibit 8).

6. Environmental Review Findings:

- a. The proposal requires SEPA review pursuant to UDC 19.7010 because it exceeds the flexible thresholds for minor new construction identified in WAC 19-11-800 including the creation of four or more dwelling units and proposed grading quantities over 200 cubic yards.
- b. The applicant submitted a revised and expanded environmental checklist on April 30, 2013 (Exhibit 12).
- c. The City's SEPA designated official issued a Determination of Non-Significance on September 30, 2013 (Exhibit 10).
- d. Five letters were received regarding environmental related concerns:
 - (1) A neighboring property owner requested that the city code requirement to retain significant trees within required setbacks be applied to the subject preliminary plat;
 - (2) The Department of Archaeology & Historic Preservation in a letter dated October 16, 2013 (Exhibit 20) requested additional information.
 - (3) Upon review of the requested information, the Department of Archaeology & Historic Preservation submitted a letter dated October 16, 2013 (Exhibit 21) recommending conditions of approval to protect any onsite archaeological resources.
 - (4) The Washington Department of Transportation requested a \$156,941.64 pro-rata share mitigation for traffic impacts on SR-92. The city does not have an inter-local agreement with the state in regards to mitigation fees so the applicant cannot be required to pay this impact fee. However, the city does have an inter-local agreement with Snohomish County who has requested a traffic mitigation fee of \$209,127.74.
 - (5) The owners of a horse farm that abuts the western boundary of the proposed subdivision submitted a letter dated November 25, 2013 (Exhibit 22) requesting a 72-hour notice prior to the commencement of construction activity in proximity to the plat's western boundary in order to re-locate their and their neighbor's horses. Horses are flight animals and loud noises and abrupt changes in their environment can cause them to flee, creating a situation where the horses can be injured.
- e. A historical and cultural survey was completed for the Suncrest Farms site. The management recommendations include further investigations and actions to be taken during construction should cultural resources be discovered.
- f. A geotechnical report and supplemental geotechnical report for the site was prepared by Terra Associates. On behalf of the City, GeoEngineers reviewed these reports (Exhibit 13). Based upon City code and a site reconnaissance, they recommended a 25-foot setback from the steep slope to the north. That setback shall be shown on the site plan. They also recommended that infiltration ponds be set back a minimum of 250 feet from the slope. That recommendation has been met.
- g. The City Clerk did not receive any appeals of the DNS on or before the DNS appeal deadline of October 24, 2013.

CONCLUSION: The proposed subdivision as conditioned meets the environmental standards identified in UDC 19.7.010.

7. Streets and Sidewalks Findings:

- a. The proposed subdivision will include a curvilinear grid system of streets that will include curb, gutter, planter strips or rain garden on all frontages. Some streets will have sidewalks only on one side. The proponent or successor will dedicate these roadways as public right-of-way at the time of final plat approval.
- b. The proposed streets meet minimum standards for curb-to-curb distance; however, the right-of-way widths do not. As provided for in the amended Development/Concomitant Zoning Agreement for Suncrest Farms (Exhibit 8), some sidewalks will be located in easements.
- c. The Public Works Standards do allow for the City Engineer to approve deviations from the Roadway & Street Standards “only under special circumstances, when such deviation is warranted by unique characteristics of the site or the applicant can clearly show that a deviation will result in an equal or superior product in a cost-effective manner”. In this case, the applicant proposes the use of Low Impact Development design, including reduced pavement width and reduced right-of-way widths, as a means of providing a more cost effective and environmentally friendly way of handling storm water run-off.
- d. One new public road will terminate in a cul-de-sac as allowed by the Public Works Standards.
- e. The applicant proposes to create panhandle accesses to 18 lots (see Exhibit 3). The panhandles will be shared driveways and require access tracts or be dedicated as public alleys.
- f. The minimum width for driveways is 10-feet and maximum width is 20-feet per Public Works Standards. The minimum width for access easements/shared driveways is 20-feet.
- g. The Snohomish Fire District #17 Fire Chief has requested that the shared access drives and narrow streets include signage and pavement markings to designate drive and no parking areas to eliminate blockage of or congestion for emergency vehicles (Exhibit 14).
- h. Frontage improvements along 100th Street NE are proposed. This road is designated as a Minor Arterial, and thus, a 75-foot right-of-way is required pursuant the Public Works Standards.
- i. Dedication along the 100th Street frontage shall be sufficient to achieve a right-of-way width of 37.5 feet north of the existing right-of-way centerline. The right-of-way along the plat should be one uniform line, i.e., no bends or jogs.

CONCLUSION: The proposed subdivision as conditioned meets the Streets and Sidewalk standards identified in Granite Falls Public Works Standards and the amended Development/Concomitant Zoning Agreement for Suncrest Farms.

8. Parking Findings:

- a. Granite Falls Public Works Standards – Local Access Streets includes a parking lane along one side of the road.
- b. Granite Falls Public Works Standards require that single-family detached residences provide two parking spaces per dwelling unit.

- c. Granite Falls Public Works Standards require “each parking space shall contain a rectangular area at least 19-feet long and nine-feet wide” and require driveways to be constructed so vehicles can enter and exit from the lot in question without posing any substantial danger to themselves, pedestrians or vehicles.

CONCLUSION: The proposed subdivision as conditioned meets the Parking requirements identified in the Granite Falls Public Works Standards.

9. Tree Retention and Protection Findings:

- a. UDC 19.6.020.D describes the requirements for the preservation of significant trees and vegetation.
- b. UDC 19.6.020.3, defines significant tree as those which are over 15 inches in diameter measure at a point two feet above the ground.
- c. Pursuant to the significant tree retention code requirements vested by the subject application, all significant trees within perimeter buffers are to be retained. All trees and native vegetation will be retained within the approximate 11.9 acre open space tract proposed along the northern edge of the plat.
- d. The area (Tract W1, see Exhibit 3) of native vegetation to be retained shall be protected by a five foot wide no construction zone during construction pursuant to UDC 19.6.020.D.7. Cleaning, grading or contour alteration is not permitted within this no construction zone unless a qualified arborist certifies that proposed construction activity within the zone will not harm existing vegetation.
- e. The applicant proposes to remove significant trees during site construction within the area of the lots located along the western edge of the plat. To compensate for this tree removal, the applicant proposes to plant street trees at a ratio of at least one per lot (327) and over 50 trees along the street frontages of the two proposed parks, see Exhibit 3, sheets 23 – 28.
- f. The City will review a final planting plan that indicates the species and location of all replacement trees and protection of retained trees during its review of the construction plans.

CONCLUSION: The proposed subdivision as conditioned meets the Preservation of Significant Trees and Vegetation standards identified in UDC 19.6.020.D.

10. Public Services and Utilities Findings:

- a. Stormwater impacts of the proposed project are required to be mitigated under the 2005 Washington State Department of Ecology Stormwater Manual for Western Washington and Granite Falls Stormwater Management Plan.
- b. The preliminary plat design includes two stormwater detention tracts in the development and two along the 100th Street NE frontage. The parks also designed to serve as stormwater detention during significant storm events.
- c. The proposed plat will be infiltrating all stormwater runoff. Since little to no runoff currently leaves the site, this is appropriate.
- d. The preliminary stormwater site plan does not detail how the impervious area was calculated. The applicant should provide a table showing the assumed impervious areas

- for roads, sidewalks, average lot, and any other impervious surfaces in order to confirm whether the sizing is adequate as proposed.
- e. Infiltration rates were based on an ASTM gradation test. Infiltration testing in accordance with the Stormwater Manual for Western Washington and Granite Falls Stormwater Management Plan in the actual pond locations will be needed prior to final construction approval.
 - f. A sanitary sewer lift station is required for the subject plat in order to be served by the public sanitary sewer. The City Council adopted the Westside Sewer Plan on November 6, 2013 with the provision that a Wemco-type station (or City Engineer approved equivalent) be built in the southwest corner of subject site to serve the plat.
 - g. A new force main shall need to be constructed from the new lift station to the west edge of the City system on the 100th Street NE, adjacent to the Granite Falls High School. A casing for the force main extension was placed under Quarry Road north of the 100th Street/Quarry Road round-about.
 - h. Currently, the City has the capacity at its wastewater treatment facility to serve the Suncrest Farms development. The City does not have capacity in its existing Burn Road Lift Station to serve all of the plat.
 - i. Future Burn Road Lift Station upgrades will need to include larger pumps, updated and enlarged electrical service and control, a new generator, and extension of the existing force main for piping downstream of the end of the existing main south of Portage Avenue to the wastewater treatment facility. The gravity conveyance piping downstream of the end of the existing force main is not large enough to handle the anticipated increased flow from the upsized Burn Road Lift Station. Alternatively, the force main may be extended to northwest terminus of the City's gravity system, south of SR 92 and west of Jordan Road, thus bypassing the Burn Road Lift Station.
 - j. A waterline extension from the existing waterline at the west end of the High School property to the west to serve the subject plat will be required. A casing for the waterline extension was placed under Quarry Road north of the 100th Street/Burn Road roundabout.
 - k. A master meter and pressure reducing valve from the Snohomish PUD waterline in 100th Street NE will be required near the southwesterly portion of the plat.
 - l. All water lines will be required to be looped.
 - m. Applicable residential fire protection standards require fire hydrants to be located no more than 600 feet apart and within 300 feet from the frontage center of the farthest lot on dead end streets or private drives. Additionally, all fire hydrants are to be equipped with four inch Storz fittings, see Exhibit 14.
 - n. The proposed water distribution lines for the plat shall meet minimum fire flow for the proposed construction and occupancy type.
 - o. Snohomish County PUD has indicated that subject to further analysis, there appears to be sufficient electric capacity to serve the subject plat. Any required upgrades found necessary to serve the plat will be at the developer's expense.
 - p. Puget Sound Energy (PSE) provided a letter dated November 19, 2013 stating PSE will provide new gas service to the site (Exhibit 15)

- q. The City will review all utility plans as part of the construction plan review pending preliminary plat approval.

CONCLUSION: The proposed subdivision as conditioned will meet applicable Public Services and Utilities requirements as part of a separate construction plan review pending approval of the preliminary plat.

11. School and Park Impacts:

- a. UDC 19.4.070 establishes mitigation requirements for impacts to the Granite Falls School District and the City's park system from development.
- b. No school impact fees are required because the Granite Falls School District has sufficient capacity to serve the anticipated school population of the proposed plat.
- c. The preliminary plat includes two parks, one 3 acres and the other 1 acre in size.
- d. The dedication of land for park purposes is the preferred method for mitigation of park impacts pursuant to UDC 19.4.070.G.2.a.

CONCLUSION: The proposed subdivision as conditioned meets the Park and School Impact standards.

12. Traffic Impacts:

- a. Granite Falls Municipal Code establishes mitigation requirements for traffic impacts to Granite Falls roads from development.
- b. The environmental checklist indicated that 3,090 daily trips, including 311 peak-hour trips, will be created by this development.
- c. The City's traffic mitigation fee for residential development construction is \$817,500; \$2,500 per unit x 327 units. (Exhibit 16).
- d. The traffic mitigation fee due to Snohomish County is \$209,127.74 (Note the fee payable to the County is reduced by 40% (i.e. 60% of the total) for development within the City based upon a City/County inter-local agreement).
- e. The City has reviewed and approved the traffic fee worksheet.
- f. Subject to the Noise Mitigation Wall Covenant (Exhibit 17) between the subject property owners YG3, LLC and Snohomish County, a noise wall is required along the site's eastern boundary to mitigate traffic noise impacts from Quarry Road.

CONCLUSION: The proposed subdivision as conditioned meets the Traffic Impact standards.