

FINAL PLAT APPROVAL
FOR
FALL VIEW

FINDINGS, FACTS AND CONCLUSIONS
July 11, 2024

Owner/Applicant: Cornerstone Homes NW, LLC

Project: Preliminary Short Plat

Location: xxxxx Ley Rd
Gold Bar WA 98251

Zoning: Residential, R-12,500

Shorelines: Development outside buffer areas.

Parcel No. 27090500200300, 27090500200400, 27090500201100

Plat Area: 38.8 acres

Engineer: Solid Ground Engineering
8105 166th Ave NE
Redmond WA 98052

Surveyor: West Alliance
13614 Ash Wat
Everett WA 98204

Proposal: The proposal is for Final Plat of Tax Parcels No. 27090500200300,
27090500200400, 27090500201100 - into thirty nine (39) residential lots.

Short Plat History:

1. Notice of Intent: December 15, 2022
2. Certificate of Applicant Status: December 15, 2022
3. Drainage Report: April 17, 2023
4. Environmental Checklist: December 12, 2022
5. Determination on Non- Significance: January 11, 2023
6. Affidavit of Publication: May 17, 2023
7. Hearing Examiner Review: May 31, 2023
8. Hearing Examiner Decision of Approval: June 6, 2023

9. Engineering Plans/Drawings Final/Approved: July 11, 2024
10. Completion of Construction: July 11, 2024 (except bonded post development items)

Findings & Facts

Preliminary Subdivision was granted with the following conditions within the Hearing Examiner approval. ***Each condition (1 through 29) is listed with staff comment in bold print.***

1. Exhibit 18 is the approved preliminary plat; Exhibit 15F is the approved preliminary supporting plans.

Applicant has completed construction of the required infrastructure according to the above referenced plans.

2. The applicant/developer shall adhere to all applicable codes, standards and regulations in effect at the time of development, including, but not limited to, the Gold Bar Municipal Code, the Stormwater Management Manual, the Building Code, and Uniform Fire Code, as adopted by the City.

Applicant has completed construction of the required infrastructure according to the Gold Bar Municipal Code (GBMC), the Stormwater Management Manual, the Building Code, and the Uniform Fire Code, as adopted by the City.

3. In accordance with GBMC, the City Council may require the subdivider to enter into a developer/subdivision agreement to memorialize the preliminary plat conditions of approval, requirements for the construction of all infrastructure improvements including plan submittals, inspections, bonding, including private improvements and facilities associated with the subdivision.

Applicant has met all requirements as outlined in Title 16, GBMC, for a subdivision.

4. No logging, clearing, or grading is permitted within any designated open space, "Park," critical area, or critical area buffer.

Applicant has met all requirements as outlined in Title 18, GBMC, for a sensitive area.

5. The outer perimeter of the wetland buffers within the subject property shall be staked prior to initiation of construction activity as required by GBMC 18.08.050(2)(E)(1).

Applicant has met all requirements as outlined in Title 18, GBMC, for wetland areas.

6. Prior to final plat approval and recordation, a Boundary Line Adjustment between the Applicant's property and the Ells/Pueher Property, creating the common boundary configuration depicted on Exhibits 15F and 18, shall have been approved and consummated.

Applicant has met all requirements and completed the boundary line adjustment.

7. Prior to final plat approval and recordation, critical area buffer perimeter fencing and signage pursuant to GBMC 18.08.050(2)(E)(2) and (2)(E)(3) shall have been installed on proposed Lots 10 – 19 and 30 – 33.

Applicant has met all requirements as outlined in Title 18, GBMC, for perimeter fencing and NGPA signage.

8. All required critical area buffer easements shall be recorded/established prior to or concurrent with final plat recordation. All such easements shall be clearly shown on the face of the final plat.

Applicant has included all required dedications in the final plat.

Septic Systems-

9. The applicant/developer shall design the plat and septic systems to be consistent with adopted Snohomish County Department of Health standards and regulations for on-site sanitary septic systems.

Applicant has met all requirements of Snohomish County Health Department and submitted a letter of approval date June 7, 2024.

Transportation –

10. The developer shall construct street improvements throughout the development including curb, gutter, sidewalks, landscaping strip, street lighting, and street markings in accordance with GBMC street standards. The sidewalks may be separated from the street with a minimum three (3) foot landscaping strip along arterials. Rolled curbs are allowed with approval of Public Works Director. The applicant shall submit a final street design per City standards.

Applicant has met all requirements as outlined in Title 16, GBMC, for subdivision development.

11. Ley Road shall be widened to match city design standards, and including sidewalks, curb, gutters, and asphalt paving.

Applicant has met all requirements of the improvement of Ley Road.

Surface Water/Stormwater –

12. During grading and construction activities, the developer shall retain and manage on-site surface and stormwater within the site in accordance with an approved temporary erosion control plan.

During construction, applicant met all required on-site surface and stormwater control measures.

13. The temporary stormwater management facilities shall be constructed before any significant amount of site grading commences.

Applicant has met all requirements for stormwater management prior to grading.

14. During construction, the developer shall inspect weekly, maintain and repair all temporary and permanent erosion and sediment control BMPs to assure continued performance. During the wet weather construction period, the access road and on-site utilities shall be phased to minimize open soil exposure.

Applicant has met all requirements during construction. Applicant seeded open areas after clearing to stabilize soils until building permits are issued.

15. During construction, the developer shall ensure that trucks are cleaned before leaving the site. The applicant shall provide street cleaning of Ley Road/May Creek Road during site clearing, grading, and filling and shall promptly clean-up any dirt, mud, or other material deposited on public streets and shall be responsible for cleaning storm drains in public streets that are impacted by construction.

Applicant had minimal impact on streets and maintain clean and clear access during construction.

16. Prior to issuance of any construction or clearing and grading permit, the applicant shall secure a right-of-way permit from the City Public Works Department which may include:
- Designated truck-haul routes
 - Truck loading/unloading activities
 - Location of construction and hauling
 - Hours of construction and hauling
 - Provisions for street sweeping, excavation and construction

Applicant has met all requirements for development under GBMC.

17. All proposed water and sewer lines and facilities which are not located within the public right-of-way shall be located in appropriate easements. Easements shall be recorded at final plat recording.

Applicant has met all requirements for locating water mains in easements and public right of ways. All right of ways are shown and dedication to the City of Gold Bar is outlined.

Utilities –

18. All utilities, pipelines and cables are to be placed underground.

Applicant has met all requirements utility installation. Light post installation is deferred due to availability, but the city will require completion prior to the final occupancy certificate of the first building permit.

Water –

19. To ensure that new lots are not created if they cannot be served with water, state law (RCW 58.17.110) requires the City to determine if appropriate provisions are made for water supplies before approving a new subdivision. The City of Gold Bar shall issue a letter certifying water availability for the proposed plat. Connection to the City's water system must be completed within 24 months of the date of the letter, or a new availability notification letter must be obtained.

The city has the water needed and issued a water availability letter for the entire plat.

Sewer –

20. A requirement to connect to the future City sewer system within twelve (12) months of availability shall be recorded on the title of all lots and the developer shall notify future home purchasers of this requirement.

Applicant has included this requirement within the title restrictions.

Fire –

21. The developer shall provide adequate fire protection through the placement of fire hydrants and through proof of required fire flow as prescribed by the Snohomish County Fire District #26, and the Unified Building Code, as adopted by the City.

Applicant has met all requirements for the installation of fire hydrants.

Other -

22. The applicant/developer shall be required to pay school impact fees, transportation impact fees, administrative impact fees, and park impact fees consistent with GBMC. The amount of the mitigation impact fees will be determined and paid to the designated Sultan School District Representative and City of Gold Bar official at the time of issuance of the building permit for the each individual lot.

Applicant will be accessed the required impact fees as a part of the building permit process for each residential lot.

23. The applicant/developer shall be required to pay any transportation impact/mitigation fees consistent with the reciprocal agreement between the City of Gold Bar and Snohomish County.

Applicant will be accessed the required impact fees as a part of the building permit process for each residential lot.

24. The developer shall maintain landscaping within the right-of-way for a two-year period following installation. Such maintenance shall be secured with a performance bond filed with the City. Subsequent to the two-year period, maintenance responsibility shall be passed to the City of Gold Bar Stormwater Utility. Prior to transfer, the city will verify the required maintenance has been completed.

Applicant has met all requirements for posting a performance bond and filed the same with the city.

25. All import fill material shall be clean and free of environmental hazards and contaminants. Proof of clean import soils may be required by the City Public Works Department.

Applicant has met all requirements for imported fill used in construction of the plat.

26. The applicant/developer shall submit an up-to-date title report prior to recording of final plat that demonstrates that all taxes, penalties, and interest have been paid.

Applicant has met all requirements for supporting documents related to recording the final plat.

27. All site improvements, including streets, sidewalks, signage, bicycle lanes, frontage improvements, drainage improvements, and landscaping shall be completed prior to Final Plat, with the exception of the final paving of streets and street markings. Alternatively, the City may approve a financial bond or assurance for items not completed prior to Final Plat. All site improvements, not including individual homes, must be installed prior to final inspection of the first home.

Applicant has met all requirements for posting a deferment bond and filed the same with the city for the final overlay of both Alder and Birch Streets. All street signs and pavement markings are complete.

28. In keeping with city road designations, Road A will be named Birch Court.

Applicant has named the two new streets Adler Lane and Birch Court.

29. The applicant/developer shall adhere to the recommendations as outlined in Exhibit 14, items 1 to 14 (the City memorandum dated May 18, 2023).

Applicant has met all requirements for Exhibit 14 , items 1-5 and 7-14. Item 6 is addressed during the building permit process.

Gold Bar Municipal Code Title 16 (Subdivision):

After extensive review of the proposed Final Plat, City staff has concluded that the proposal meets all requirements of Title 16 of the City of Gold Bar Municipal Code.

Gold Bar Municipal Code Title 17 (Zoning):

GBMC 17.24.040: Lot area; Lot area for each single-family dwelling shall be a minimum of Twelve Thousand Five Hundred (12,500) square feet

All proposed lots exceed twelve thousand five hundred (12,500) square feet in size.

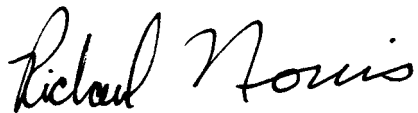
Gold Bar Municipal Code Title 18 (Environment):

The proposed Final Plat meets all requirements of GBMC Title 18.

All other City, State and Federal Requirements:

After extensive review and submittal changes it is in the opinion of City staff that the proposed thirty nine (39) lot Final Plat meets all State, Federal and City codes and requirements.

Rich Norris

A handwritten signature in black ink that reads "Richard Norris". The signature is written in a cursive, flowing style.

City of Gold Bar
Public Works Director