



CITY OF SNOHOMISH

Founded 1859, Incorporated 1890

116 UNION AVENUE • SNOHOMISH, WASHINGTON 98290 • TEL (360) 568-3115 FAX (360) 568-1375

Project File Number: 17-13-CUP **Project Name:** CD Trust Conditional Use Permit

Nature of Request: Conditional Use Permit to allow a 25-bed Senior Assisted Living Facility

Before Hearing Examiner: Joshua Scott, Agent
Christopher Koh, Applicant

Hearing Date: February 26, 2014
Date of Report: February 11, 2014
Application Complete: December 23, 2013

Applicant: Christopher Koh
CD Trust
4233 12th Avenue NE
Seattle, WA 98105

EXHIBITS – 402 and 410 Avenue E, Snohomish WA 98290

Exhibit 1	Application form, applicant narrative, site plan and building elevations
Exhibit 2	Email from Anthony Holloway, 232 Avenue G, dated January 7, 2014
Exhibit 3	Email from Mitch Cornelison, 331 Avenue F, dated January 12, 2014
Exhibit 4	Email from Colleen Dunlap, 1614 Fourth Street, dated January 12, 2014
Exhibit 5	Email from John Dunlap, 1614 Fourth Street, dated January 12, 2014
Exhibit 6	Letter from Mitch Cornelison, 331 Avenue F, dated January 12, 2014
Exhibit 7	Email from Karen DeYoung, 418 Avenue G, dated January 13, 2014
Exhibit 8	Email from Mitch Cornelison, 331 Avenue F, dated January 14, 2014
Exhibit 9	Letter from Rich and Eileen Softye, 1314 Fourth Street, dated January 14, 2014
Exhibit 10	Email from Beth Jarvis, 1914 Fifth Street, dated January 14, 2014
Exhibit 11	Letter from Carroll Brown, 432 Avenue G, dated January 16, 2014
Exhibit 12	Letter from Becky Dawson, 220 Avenue D, dated January 15, 2014
Exhibit 13	Letter from Fai Dawson, 220 Avenue D, dated January 15, 2014

Exhibit 14	E-mail exchange between Owen Dennison and Beth Jarvis, dated January 17, 2014
Exhibit 15	Letter from Hank Eskridge, 416 Avenue E, dated January 17, 2014
Exhibit 16	Email from Gretchen Bender, 427 Avenue E, dated January 17, 2014
Exhibit 17	Letter from Verna Stegmer and Robin Bader, 318 Avenue E, dated January 17, 2014
Exhibit 18	Email from Eldon and Sayra Slife, 305 Avenue A, dated January 20, 2014
Exhibit 19	Letter from Nick Bender, 427 Avenue E, January 21, 2014
Exhibit 20	Email from Bonnie Blake, 330 Avenue H, dated January 25, 2014
Exhibit 21	Email Exchange between Duane Dvorak and Karen DeYoung, dated February 3 and February 4, 2014
Exhibit 22	Email from Mitch Cornelison, 331 Avenue F, dated January 13, 2014
Exhibit 23	Email reply to Mitch Cornelison from Duane Dvorak, dated January 15, 2014
Exhibit 24	Email from Duane Dvorak to various "Parties of Record", dated January 17, 2014
Exhibit 25	Email from Duane Dvorak to Mitch Cornelison, dated January 27, 2014
Exhibit 26	Parties of Record list
Exhibit 27	Staff photographs of Existing Conditions @ 402 Avenue E, dated January 27, 2014
Exhibit 28	Letter to Charlie Chesterfield, Snohomish Trust from Brooke Eidem, regarding the approval of Boundary Line Adjustment File 19-08-001, dated August 25, 2009
Exhibit 29	SEPA Checklist approved on January 29, 2014
Exhibit 30	Excerpt from Parking Generation, 3 rd Edition, Institute of Transportation Engineers, Washington D.C., 2004
Exhibit 31	Adjacent Property Owners Affidavit, map and labels, dated December 6, 2013
Exhibit 32	Letter of Complete Application, dated December 23, 2013
Exhibit 33	Notice of Application, dated January 3, 2014 with Affidavits of mailing/posting/publishing
Exhibit 34	Notice of Public Hearing/Determination of Non-Significance, dated February 1, 2014, with Affidavits of mailing/posting/publishing and corrected site plan
Exhibit 35	Recorded Lot Line Adjustment for 401 and 410 Avenue E, AFN 8901090330
Exhibit 36	Email from Mitch Cornelison acknowledging an email to Parties of Record, dated January 17, 2014
Exhibit 37	Letter from Louisa Moe, 417 Avenue H, dated February 11, 2014
Exhibit 38	Staff Report to Hearing Examiner, dated February 11, 2014



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CONDITIONAL USE APPLICATION

For more information, refer to Snohomish Municipal Code (SMC) 14.65.020

Date: DECEMBER 2, 2013	Project # 17-13-CUP
Project Address: 402 AVENUE E, SNOHOMISH, WA 98290	
Land Use Designation: SINGLE FAMILY	Property Tax #(s): 28051300110300

APPLICANT/CONTACT

Name: Craft, LLC, Joshua Scott
Address: 1208 Tenth Street, Suite 201
City/State/Zip: Snohomish, WA 98290
Phone: 360.862.8919
Cell Phone: 206.755.1290
Alternate Phone:
E-mail: josh@craftarchbuild.com

OWNER (IF DIFFERENT FROM APPLICANT)

Name: CD Trust - Agent: Chris Koh
Address: 4233 12th Avenue NE
City/State/Zip: Seattle, WA 98105
Phone: 206.633.0424
Cell Phone:
Alternate Phone:
E-mail: chris@cohorealestate.com

DEPOSITS

<input checked="" type="checkbox"/>	SEPA Review (if applicable)	\$ 300.00	Date of Receipt: 12/6/13	Receipt #: 49194
<input type="checkbox"/>	Critical Areas Review (if applicable)	\$1,200.00		
<input checked="" type="checkbox"/>	Public Hearing	\$2,000.00		
TOTAL		\$ 2,300		

Please submit, on a separate sheet of paper, a letter describing the specific requested conditional use, and describing how the proposed use meets all of the criteria in the Snohomish Municipal Code (SMC) Title 14 Land Use Code.


Joshua Scott
12/2/13
 Signature of Owner or Authorized Agent
 Printed Name
Date

Permit Coordinator: 
Date: 12/6/13

DEC 06 2013

PLANNING



CITY OF SNOHOMISH

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LAND USE APPLICATION

<input type="checkbox"/> ADMINISTRATIVE DEVELOPMENT PLAN <input type="checkbox"/> BOUNDARY LINE ADJUSTMENT <input checked="" type="checkbox"/> CONDITIONAL USE <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> FLOODPLAIN DEVELOPMENT <input type="checkbox"/> HOME OCCUPATION <input type="checkbox"/> PLANNED RESIDENTIAL DEVELOPMENT <input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> RECORDED DEVELOPMENT PLAN <input type="checkbox"/> SEPA (ENVIRONMENTAL REVIEW) <input type="checkbox"/> SHORELINE SUBSTANTIAL DEVELOPMENT <input type="checkbox"/> SHORT PLAT <input type="checkbox"/> STREET VACATION <input type="checkbox"/> VARIANCE <input type="checkbox"/> OTHER: _____	FOR OFFICE USE ONLY					
	FILE #:	17-13-CUP				
	DATE:	12/6/13	REC'D BY:	BCU		
	FEE:	\$2,300	RECEIPT #:	49194		
	<input checked="" type="checkbox"/> HOME	<input type="checkbox"/> STAFF	<input type="checkbox"/> DRB	<input type="checkbox"/> CC		
	Permit Type	1	2	3	4	5
STAMP IN DATE						
DEC 06 2013						
PROJECT ADDRESS OR LOCATION: 402 Ave E						

Property Tax#: (14 digits)	28051300110300	Land Use Designation:	Single Family
Property Owner:	CD Trust - Agent: Chris Koh	Phone:	206.633.0424
Mailing Address:	4233 12th Avenue NE	E-mail:	chrisk@cohorealestate.com
Applicant/Agent:	Craft, LLC - Joshua Scott	Phone:	360.862.8919
Mailing Address:	1208 Tenth Street, Suite 201, Snohomish	E-mail:	josh@craftarchbuild.com

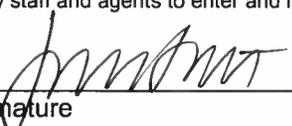
Description of your request (submit additional pages if necessary):

Note: Property Legal Description Must be Attached

SIGNATURE OF OWNER(S):

The undersigned owner, and his/ her/ its heirs, and assigns, in consideration of the processing of the application, agree to release, indemnify, defend and hold the City of Snohomish harmless from any and all damages, including reasonable attorney's fees, arising from any action or infraction based in whole or in part upon false, misleading, inaccurate or incomplete information furnished by the owner, his/ her/ its agents or employees. The undersigned owner grants his/ her/ its permission for public officials and the staff of the City of Snohomish to enter the subject property for the purpose of inspection and posting attendant to this application.

I/We, hereby attest that I am/we are the owner(s) in fee simple of the property involved in this application and that the foregoing statements and answers contained herein, and the information herewith submitted, are in all respects true and correct to the best of my/our knowledge and belief. I/We shall be solely responsible for verification of all property lines and setbacks. I/We also understand that signing and submitting this application authorizes City staff and agents to enter and inspect the site at any reasonable time for the purpose of reviewing this application.

 Signature	Joshua Scott Printed Name	12/2/13 Date
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Owen Dennison
Planning Director, City of Snohomish
116 Union Avenue
Snohomish, WA 98290
Date 12/2/2013

DEC 06 2013

1208 Tenth Street
Suite 201
Snohomish, WA 98290
T (360) 862-8919
F (360) 862-8918

Dear Owen,

Attached hereto is an application for conditional use approval of a senior assisted living facility located at 402 and 410 Avenue E, Snohomish, WA. This site, as you know, had previously been considered an approved for this conditional use (CU permit #19-08-CU) which expired December 2, 2010. As you also know, the appeal for this expiration was denied this year by the Hearing Examiner (HEA-2013-01) on August 6, 2013.

In the Hearing Examiner Summary of Decision, it was noted that "The Appellant may file a new application for a Conditional Use Permit for the same proposed use at the same location without prejudice." It is this action that Mr. Chris Koh on behalf of CD Trust has chosen to take.

As a requirement of the submittal process, we offer the following detailed description of how the proposal meets the criteria offered in Title 14 of the Snohomish Municipal Code.

Site Data

The site consists of two legal lots, encompassing 3 tax parcels. The first lot (tax parcel 28051300110300) is located at the corner of 4th Street and Avenue E. The improvements on this site are unique and include an 1897 Victorian single family residence with approximately 3,800 square feet of living space. This house was joined with the adjacent two story school building during the 1950's. The Victorian house is not habitable in it's current state. The former school building contains approximately 8,000 sf of space that has been divided up by framing into bedroom spaces. In its current state, the school portion of the building is not habitable either.

The second lot is located at 410 Avenue E. Improvements to this lot include a single family hoe with a basement built in the 1920's containing approximately 1800 sf of living space. Currently, parking for the adjacent school building located at 402 Avenue E is provided behind the house on the lot.

Site History

It has been many years since the subject property functioned as a single family residence. Most recently, the facility operated as a Montessori school under a conditional use permit (CUP #SVC-90-3) from 2001-2007. The conditional use was approved for up to 60 children although enrollment levels were at 90 children during 2007, which was the last year of operation according to the previous owner/operator. Traffic counts for the facility, based upon this information and the ITE Trip Gneration manual 8th Edition, total AM Peak trips were 48, while PM Peak trips were 49.

Prior to the Montessori school, the building operated as a daycare facility also under a conditional use (CUP #SVC90-3-CU). It appears that the daycare facility operated from 1990-2000.

From 1985-1990, Merry Haven Nursing Home owned the property and operated a nursing home facility under CUP #SVC86-8-CU. The nursing home had up to 76 residents in the facility over the 6 years of operation. The facility operated as a 24 hour care facility with traffic flows and parking requirements typical of a nursing home. Accurate traffic counts and peak trip data are not available , but one would assume that the facility had employees, visiting care providers, food and beverage deliveries, maintenance workers and family visitors all accessing the facility on a daily basis.

Proposal

Chris Koh, Applicant, requests a conditional use permit (CUP) to convert the existing vacant buildings formerly housing the Montessori school into an assisted senior living facility. The applicant proposes a 25 bed home consisting of a mixture of single and double occupancy rooms. The proposed facility would also feature a common dining area, a multi-use entertainment room, and a shared computer room. The subject property is located at 402 and 410 Avenue E, in Snohomish, Washington.

Conditional Use Permit Criteria

1. Adequate streets, sidewalks, transit stops, open spaces, parks, schools, water, sewer, and stormwater facilities shall be available to the proposed development.

The subject property is located at the corner of Avenue E and Fourth Street, with an unpaved alley running along the western property boundary. As part of this project, the alley would be developed to City alley standards. The proposed facility would be served with the nearest transit routes running along Avenue D, just one block from the property. Given the age of the users of the facility, they will not attending area schools. The City provides water and sewer/stormwater service to the property.

2. The design and appearance of the structure shall be compatible with surrounding developments that are in conformance with the land use designation.

The proposed 25-bed assisted living facility is a residential use within a single-family residential neighborhood. The facility would be located within an existing structure on the property. Landscaping will be installed to buffer the proposed use, including parking areas and garbage dumpster, from surrounding streets and properties. Although not required by code, the Snohomish Design Standards will be used in the detailing of the exterior to ensure compatibility. The portion of the building at the corner of Fourth Street and Avenue E is itself an historic structure. Careful restoration of this portion of the facility as part of this project will be of great benefit to the surrounding properties.

3. The development shall be consistent with the Comprehensive Plan.

The proposed facility would create senior housing in close proximity to urban centers and transportation systems, would involve the adaptation and reuse of existing

structures and would maintain the character of the surrounding neighborhood, consistent with Comprehensive Plan goals and policies.

4. The development shall mitigate any significant adverse environmental impacts.

While it has been the intention of the applicant to mitigate all known impacts to the greatest extent possible, it is understood that this project site has been the source of many comments over the past year. As such, it is the intention of the applicant to conduct a community meeting to further discover any problems not fully understood at time of application. The concerns and impacts that have been identified through the previous application processes include parking, noise, and community compatibility. In response, The facility is proposed to house 25 residents maximum with a maximum of 24 full time employees, 12 of could be at work at any one time. A landscape plan will be provided for approval as part of the building permit documents, no resident vehicles will be parked off-site, all deliveries are to be made using box vans only and the hours shall be limited to between 9:00 AM and 3:30 PM and utilize an on-site loading zone.

5. Concurrency requirements (SMC 14.55.030) shall be complied with.

The applicant will comply with all concurrency requirements as identified in subsequent permit review processes.

6. The development shall be consistent with the health, safety, and general welfare.

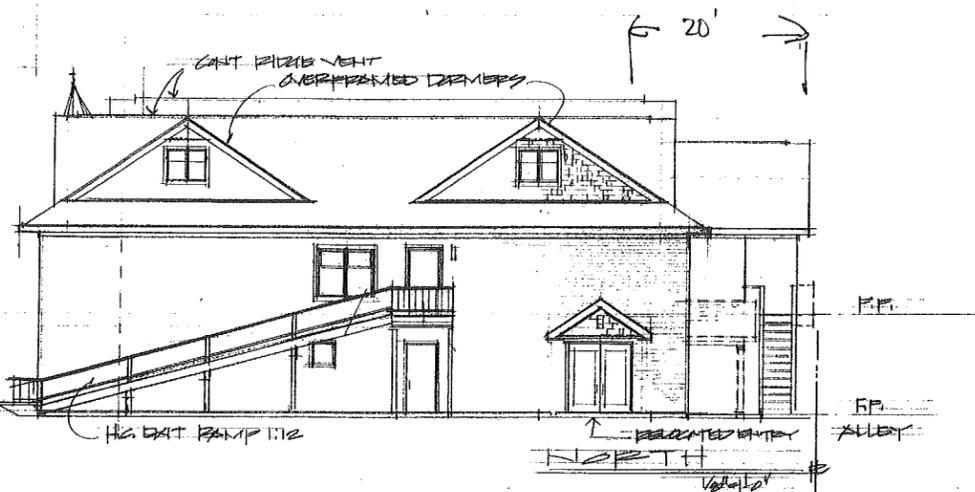
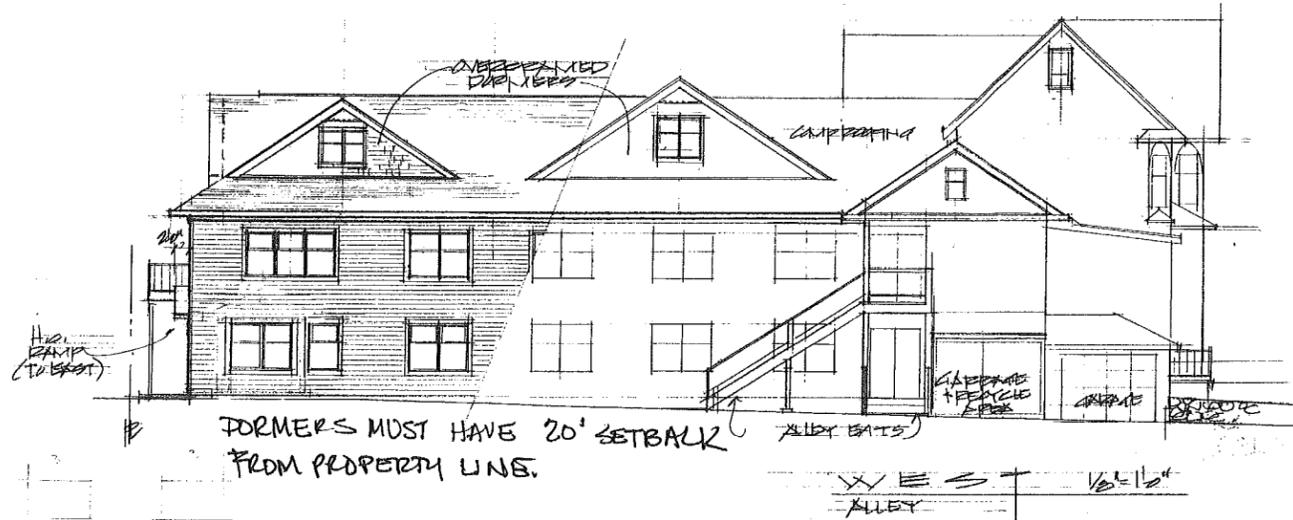
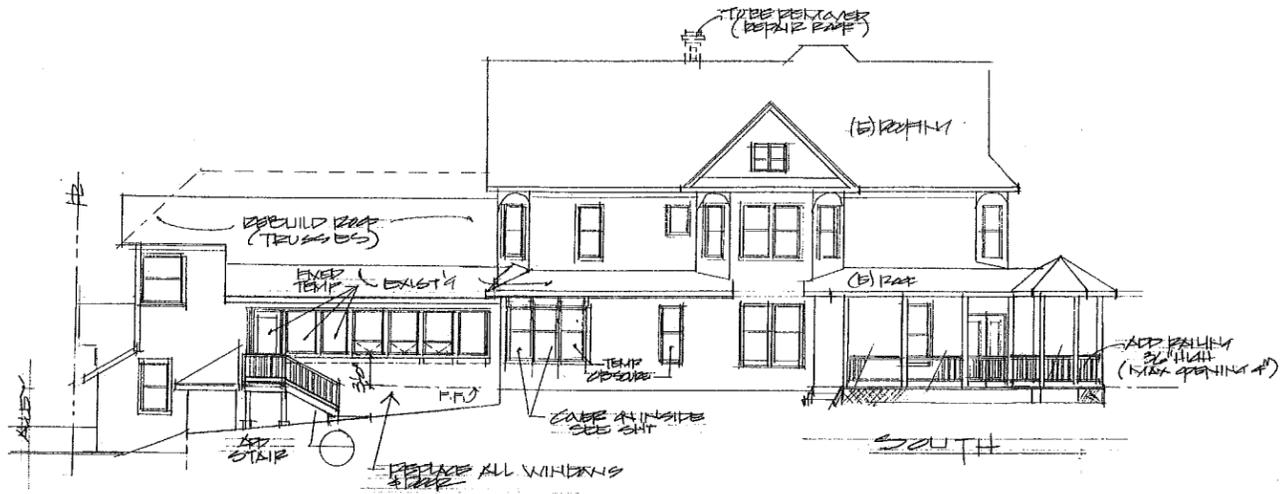
The 25 bed assisted living facility constitutes a residential use within a residential neighborhood. Through the mitigation of potential impacts, the project will not harm the health, safety, or general welfare of the community. In fact, providing yet another safe home option for Snohomish seniors actually is beneficial to the health, safety and general welfare of Snohomish.

As you can see, this application is similar in scope and use the application previously approved for this site. Much of the information regarding use and occupancy history of the property was previously presented. Please let me know if it would be helpful to provide that information again. I look forward to speaking with you further about this project and answering any questions you may have.

Sincerely yours,

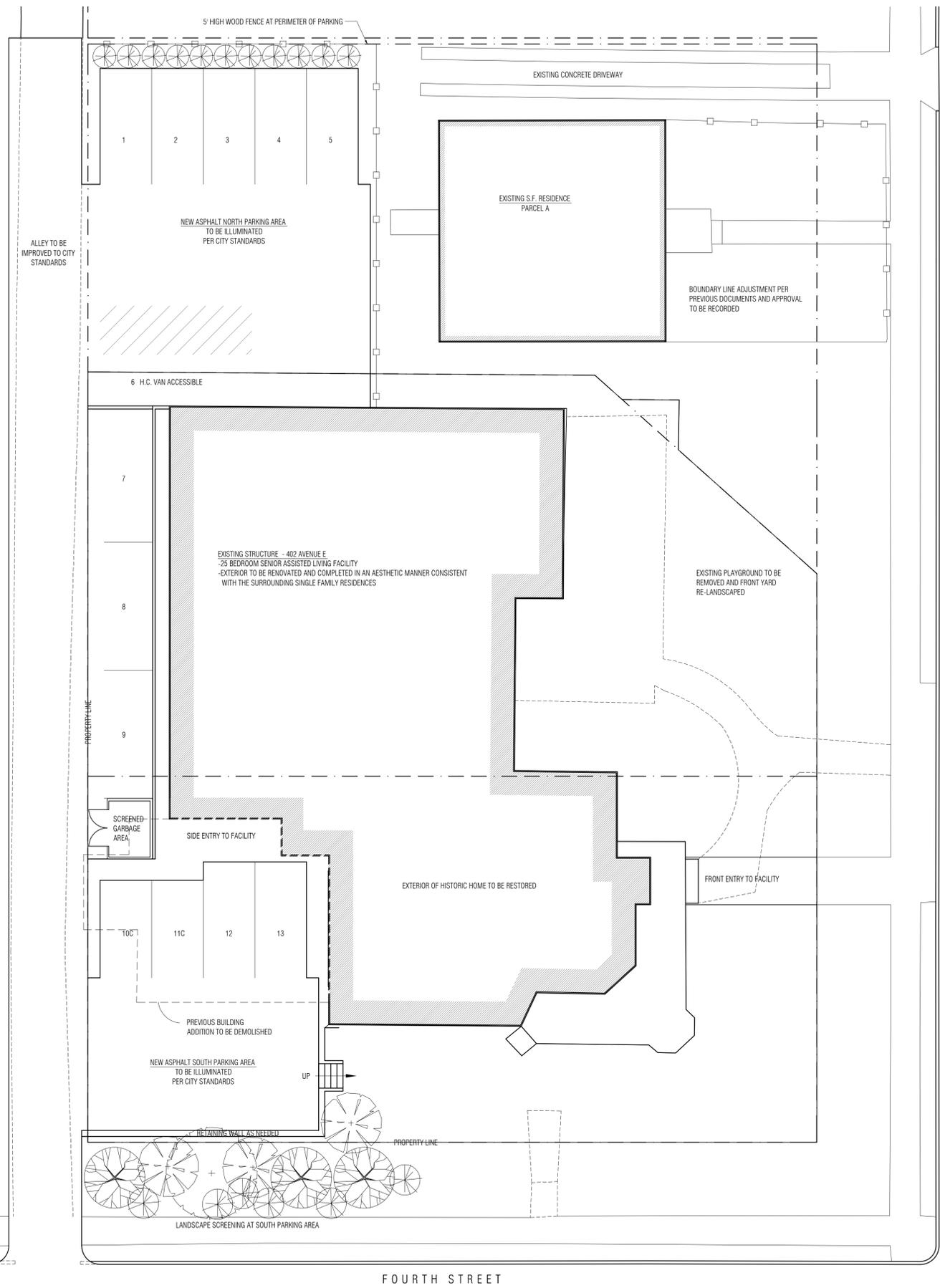


Joshua Scott
Craft, LLC



EXIST ELEVATION
ALLEY 1/4" = 1'-0"

PHOTOMESH HOUSE
 PHOTOMESH, WASH DC
 9/19



PROJECT INFORMATION

GENERAL INFORMATION		
ADDRESS:	402 AVENUE E, SNOHOMISH, WA 98290	
PARCEL NUMBER:	28051300110300	
OWNER/APPLICANT:	CD TRUST, AGENT MR. CHRIS KOH 4233 12TH AVENUE NE SEATTLE, WA 98105	
ARCHITECT/OWNER'S AGENT:	CRAFT, L.L.C. JOSHUA SCOTT 1208 TENTH STREET, SUITE 201 SNOHOMISH, WA 98290	
PROJECT AREAS (GROSS):	4184 SF	
LOWER LEVEL:	5839 SF (INCLUDES UPPER LEVEL OF EXIST. ADDITION)	
UPPER LEVEL:	1554 SF	
LAND-USE CODE (SMC14.210.330 TABLE 2)		
LAND USE CLASSIFICATION:	SINGLE FAMILY	SENIOR CITIZEN ASSISTED (CONDITIONAL USE APPROVAL REQUIRED)
MINIMUM SITE AREA:	7200 SF	14,403 SF
MINIMUM LOT WIDTH:	60'	126'
PERMITTED DENSITY:	6 DWELLING UNITS/ACRE	6 DWELLING UNITS/ACRE
FRONT YARD SETBACK:	N/A	
FROM ARTERIAL:	20'	20'-2" TO PORCH FROM AVENUE E (EXISTING)
FROM ALL OTHER STREETS:	20'	
SIDE YARD SETBACK:	5'	5'-6"
REAR YARD SETBACK:	20' - VEHICLE ACCESS IS REQUIRED TO BE FROM ALLEY	13'-5" - NONCONFORMING EXISTING
HEIGHT LIMITATION:	35'	EXISTING
PARKING (SMC14.235.170 TABLE 1)		
NUMBER OF SPACES REQUIRED:	1 SPACE PER 2 EMPLOYEES AT MAXIMUM SHIFT	13 (6 SPACES PROVIDED BY EASEMENT AT 410 AVENUE E)
REQUIRED HANDICAPPED PARKING:	1 VAN ACCESSIBLE	1 VAN ACCESSIBLE
ALLOWED COMPACT:	40%	15%
LOCATION:	MUST BE ACCESSED FROM ALLEY	ACCESSED FROM ALLEY
BUILDING CODE		
OCCUPANCY:	R-2 CONGREGATE LIVING FACILITY	
OCCUPANT LOAD:	O.L. FACTOR 200 GROSS 11,577 / 200 = 58 OCCUPANTS	
TYPE OF CONSTRUCTION:	TYPE V-A, SPRINKLER SYSTEM SUBSTITUTES FOR 1 HOUR CONSTRUCTION	
BUILDING HEIGHT AND AREA:	3 STORIES, 12,000 SF ALLOWED	

SNOHOMISH HOUSE
402 AVENUE E
SNOHOMISH, WA
OCTOBER, 2013



Holloway - FW 402 Avenue E

From: aaholloway@comcast.net [mailto:aaholloway@comcast.net]
Sent: Tuesday, January 07, 2014 12:58 PM
To: Larry Bauman
Subject: 402 Avenue E

Please do not allow for such a high volume of activity at this location. I am in favor of this property being used for a retirement community of a scale that does not interfere with the surroundings. Nobody in their right mind would think this is a good location for a commercial interest of the magnitude proposed. If the developers were honest and objective, they would probably admit that this is a poor location for commercial development of any size. The residents here are not responsible for, and should not be required to suffer from their bad investment. Maybe they can cut their losses and make higher end retirement apartments for a few seniors, and attract a more affluent clientele to this decent part of the city. This not a crappy place where people go just to die.

Anthony Holloway
232 Avenue G

From: yoursnohomish@juno.com
To: [Duane Dvorak](#)
Cc: [Owen Dennison](#)
Subject: 402 AVE E 17-13-CUP
Date: Sunday, January 12, 2014 6:37:05 PM
Attachments: [402 Ave E CUP Extension Request.docx](#)

Duane,

Please pass this on to the Hearing Examiner if required or extend the submittal period with internal Planning Department authority if appropriate. Please acknowledge receipt of this extension request. A decision on extension is requested no later than 1-15-14.

Best Regards,
Mitch Cornelison

From: Colleen Dunlap [ckdunlap@ckdunlap.com]
Sent: Sunday, January 12, 2014 11:16 PM
To: Owen Dennison
Subject: please forward

Good Morning Owen,

Please forward this letter to the Examiner for the conditional use permit for 402 Ave E.

Dear Sir

I am contacting you regarding conditional use permits for properties including and adjoining 402 Ave E, Snohomish WA.

There is a serious shortage of parking on and around the 400 block of Ave E. Sunday morning church services at the high school, School sporting events and other activities held at Snohomish High School fill street parking for ten square blocks in this area. I have found vehicles parked in front of my driveway three blocks away from 402 Ave E on event nights.

Residents at assisted living facilities have many visitors, in the posted plan for this development I see no visitor parking provided.

Normally eldercare in single family zones is limited to six residents. This kind of residence is an asset to single family neighborhoods. It integrates seniors with families to enrich neighborhoods without negative logistical or visual impact of a large facility.

In August 2013 Citizens of Snohomish, Your Snohomish group, initiated the process for changes in the Conditional Use ordinance for single family zones.

In October 2013 language for these changes was agreed upon unanimously by a quorum of Planning Commissioners and citizen representatives. The language is used by many municipalities in Washington State.

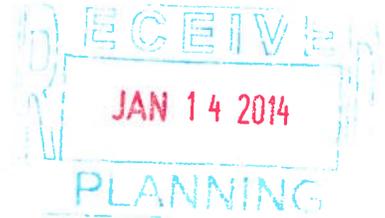
The City of Snohomish has set road blocks and stalled the final passage for over four months. This allowed enough time for Mr Koh to file this permit application to predate any changes in the zoning and be grandfathered in.

Because the Citizens have worked in good faith with the City and have the support of the Planning Commission I request that this conditional use permit be denied outright or the decision be postponed for fifteen days to allow the Citizens of Snohomish to research our position and obtain council.

Sincerely
Colleen Dunlap
1614 4th st.
Snohomish WA

Duane Dvorak

From: John Dunlap [kf7byu@yahoo.com]
Sent: Sunday, January 12, 2014 11:48 PM
To: Duane Dvorak
Subject: Comments about the proposed land use on 402 Ave. E



1-12-2014

Dear Sir:

I am writing you regarding the proposed conditional use permits which have been requested for the properties at 402 Ave. E in Snohomish.

As a resident of the nearby area, I have experienced serious parking and access troubles in this area due to the normal activities which happen at the High School.

As I understand the proposals which are being made for this property, there is no additional parking being constructed as a part of the development.

Unless the developer stays within the normal 6 person limit for an assisted living facility in this area the parking situation would be so far out of hand that there would be no access for emergency services vehicles in the neighborhood.

The proposal goes much farther than just the now-accepted limit of 6 residents and seeks to add a very large facility to an area which has inadequate parking now.

Adding to the parking problem this proposal suggests putting a large facility in the center of a residential area which would have negative impacts to all of the surrounding property owners. Additional noise, traffic and 24 hour a day activities would result in highly unfavorable conditions for this neighborhood.

I hope you will seriously consider rejecting this proposed conditional use permit.

The developer knew about the existing conditions on this property when he bought it. Now it's time for him to live up to what those restrictions mean for all of us. The restrictions were put in place to provide for a consistent and stable environment for all of the residents of this area and this proposal is clearly out of place for this property.

John Dunlap
KF7BYU@Yahoo.Com

Duane Dvorak
Senior City Planner
Snohomish, WA

1/12/2014

Subject: Extension Request to the Hearing Examiner Concerning 402 Ave E 17-13-CUP

Dear Duane and the Snohomish City Hearing Examiner,

On behalf of the YourSnohomish group, I am requesting an extension of 15 additional calendar days for public submittals on the CUP request for 402 Ave E. This request is submitted for the following reasons:

- Additional time is required to fully notify the community beyond the mandatory mailing and posting requirements and to allow time for detail research into the applicable code elements
- Discrepancies exist in the current submittal and it should not have been accepted as complete
 - Two different plan views have been submitted by the applicant, one referred to in the application letter and another posted at the site by the City
 - The elevations do not match the submittal letter and still include the southwest garage
 - The application refers to an impact of 30-35 persons while the application letter states 37 maximum on-site
- Allow time for our group to host a meeting with the applicant and his representatives
- Many people are returning late from the holidays and will need additional time to respond
- City Staff needs additional time to create the staff report since their workload has led to cancellations of all Planning Commission Meetings for the last three months

It is, also requested that the Hearing be held in the evening to allow appropriate availability of citizens.

This property was involved for much of last year in a rezoning effort by the applicant to create another form of ultra-high density usage that met significant community-wide opposition and was defeated. Subsequently, the city is in the process of reviewing its Conditional Use codes to change loopholes that open up much of our city to extreme density conflicts in both single and multi-family zones.

The community and our group are researching all impact aspects to stop the project and make sure that every concern has been thoroughly and properly vetted. The applicant is well aware of the community opposition as is the Snohomish City government.

As this type of change to the subject property will impact the surrounding community for many generations, the additional time for comment is appropriate to reach the best conclusions.

YourSnohomish is dedicated to better communication between the community and its government leaders in order to preserve and enact the goals of the city at large.

Respectfully,
Mitch Cornelison
YourSnohomish
331 Ave F Snohomish, WA

cc: Owen Dennison

From: festivus1@frontier.com
To: [Duane Dvorak](#); [Owen Dennison](#)
Subject: Comment on Conditional Use Permit Application at 402 Avenue E, Snohomish, WA
Date: Monday, January 13, 2014 12:13:09 PM

Dear Mr. Dvorak and Mr. Dennison,

January 13, 2014

I am writing as a concerned neighbor and longtime resident of the City of Snohomish. In the spring of 2013 the residents of the City of Snohomish overwhelmingly voiced their opposition to the development of a high density “apodment” project slated to be placed in the middle of a single family residential neighborhood. Over 200 people attended a public hearing of the Planning Commission, and over 800 signatures were collected on a petition. We were all frustrated and angry with City officials who appeared to be favoring the wishes of a single developer over the wishes of the community. When the Mayor reluctantly acknowledged that the citizens of the City of Snohomish were not going to allow this development, and having received a recommendation from the City Planning Commissioners to deny the developer’s request for a Conditional Use Permit for 402 Avenue E, we thought we were done.

The issue came up again when another developer proposed increasing the density within the Historic District. Again, the community rallied and voiced their opposition to this second attempt at unacceptable density increases. In the meantime, residents of the City of Snohomish were meeting with City officials to make a good faith effort to bring the relevant City codes up to State standards, following the codes written by similarly sized communities, which would limit development in single family neighborhoods to 5 or 6 persons per single family lot. In fact, at the last Planning Commission meeting which was held way back in October of 2013, a consensus was reached between Planning Commissioners and residents on appropriate code language. Since that time, no subsequent meetings have been held, no minutes of that meeting have been published, and the new language proposal has been unable to move forward. This delay has allowed Christopher Koh, the developer of the property at 402 Ave. E. to submit a new request for a Conditional Use Permit before the new code language had been put in place. This is unacceptable and also has the appearance of a serious conflict of interest on the part of Planning Commissioner Josh Scott, as well as questionable intentions on the part of the Mayor, Council members, City Staff and other Commission Members who seem to have deliberately delayed any forward momentum on the code updates in order that Mr. Koh’s application could slip in before changes were made.

That being said, it is important to state that the identical negative impacts upon the neighborhood surrounding 402 Ave. E remain under Mr. Koh’s new application for an assisted living facility.

- The state standard for Adult Assisted housing in residential areas is six persons per single residence
- Parking is already greatly impacted by local neighborhood events; High School, Tim Noah Theater. The plan posted shows the entire property surrounded by paved parking, and yet, still does not adequately provide for a realistic assessment of parking needs for residents, staff and visitors.

- Reduction of surrounding property values due to location of a large commercial scale facility
- Adjacent properties will be subject to light and noise pollution from the alley access parking lots and increased street parking
- Increased frequency of emergency and service vehicles visits
- Building size inappropriate for neighborhood setting – scale and massing must be appropriate for surrounding homes and environment

These are just some of the negative environmental impacts associated with the size and scope of the development plans submitted by Mr. Koh and Josh Scott.

Because this development proposal has broad repercussions and implications that reach far wider than the boundaries of the notification procedure encompasses, and given the fact that Mr. Koh's submission fell just prior to the Christmas/New Year's Holidays, I would like to request that an extension of a minimum of fifteen calendar days be added to the public comment deadline of January 18th, 2014. The community needs that time in order to notify others of this current application and for them to have the opportunity to submit their own testimony.

Please know that this is a matter of great concern to the citizens of the City of Snohomish.

Respectfully,

Karen M. DeYoung
418 Avenue G
Snohomish, WA 98290
360-563-9056

Duane Dvorak

From: yoursnohomish@juno.com
Sent: Tuesday, January 14, 2014 3:29 PM
To: Duane Dvorak
Cc: rksoftye@gmail.com; windchimehouse@comcast.net
Subject: Extension Status - 402 Ave E Conditional Use

Duane,

Please excuse the persistence, but when do we expect a response from the Hearing Examiner? Since the deadline is Saturday, we will need to know no later than tomorrow in order to know how to best commit our time and research.

I think normally this is not such a big issue for a CUP, but this one goes way outside the intent of the code. Please note that the community was originally caught off guard when the 2008 application was filed and never had time to review the details.

Also, One new question, For single family residential lots what percentage of the property may be occupied by by building and or paving/parking lots?

Thanks Again,
Mitch Cornelison

January 14, 2014

Hearing Examiner,

Our names are Rich and Eileen Softye and we are neighbors to 402 Ave E. We live at 1314 Fourth Street.

We understand that Mr. Koh is trying to make some “business” decisions that are to his advantage. Please do not let his profits be at the expense of the surrounding “residential” neighborhood.

Let us say first that we do not object to the intended purpose for his proposal, i.e. Senior Assisted Living. We do however object to the density that he proposes as it will be a constant disturbance to the surrounding area of single family homes and beyond due to all of the activity necessary to support such a large business. We do not know the final number of residents as we understand that some rooms can accommodate multiple people.

We believe it is through responsible and logical growth that Snohomish will continue to grow as a thriving and desirable city to live in. Placing undue density into an existing old town area places a number of strains on it:

Parking – Without contract-specific language for the residents, any or all of them could have a motor vehicle that will need to be accommodated. The street is not the place. By the way, we have a 92 year old Uncle and 91 year old Aunt who still love to go touring in their 442 cubic inch engine, Buick! We would not want that parked out in front of our house. Parking for employees is an issue. Employee parking during shift changes will be very awkward. If all spaces are occupied when coming to work, we would think that most of the employees would just park on the streets and not want to bother moving vehicles once signed in and working.

Lighting – We are not studied on the subject, but we believe that a business supporting the clientele he desires will need to be compliant with the Americans with Disabilities Act. Entries and exits as well as parking areas would need to be lit. Exterior lighting for a business, we believe, would not be in keeping with the normal lighting one would expect in a single family home area.

Support/Service Vehicle activities – Supporting a business with over 25 residents would need all sorts of vehicles to visit this facility day and night. Examples: Medical supplies such as oxygen and medications, food services, laundry service, emergency vehicles, routine medical services, taxi/shuttle services for those residents and employees without vehicles, management personnel, inspectors from city, state and federal authorities having regulatory control over such a facility. We appreciate that not all of these vehicles would be on site at one time but the activities of arriving and departing would be disruptive to all the residents along the alley and side streets. Apparently the applicant is aware of the street parking issues since the plan view on the property shows all access from the alley. This would be an undue hardship on those living on the alley all the way to Fifth Street. In addition we see first-hand that vehicles operators not vested in the property tend to ride up on the grass median strips as evidenced by the five-plex immediately across the street from our residence and diagonally across from 402 Ave E. The median across the street is rutted and muddy since the owner is not able to maintain it with vehicles riding up on it constantly. It is an eye-sore.

Visitors – We have no idea how many resident’s visitors a facility of this size would receive. We can only assume also that visitors would be using motor vehicles and would logically park in the immediate vicinity of the facility.

Smoking areas – We would assume that smoking areas would have to be provided. Residents may not smoke outside however employees may routinely congregate outside. The location of the smoking area would be disruptive to some neighbors.

Keeping with “the look” of the character of the community - Covered access for residents to vehicles will require some sort of driveway area for direct access to the building. I will assume these will be ramps for accessibility and covered to keep dry. These features may not be conducive to single family dwelling look. Also, what we understand from the current proposal most of the property around the structure would be paved and would not look like most single family type properties.

Signage – We will assume that the owner will want to install signs which will take away from the ‘look’ of a neighborhood, i.e. Vacancy, open houses, special announcements, required signage for a business, etc.

Impact of trash in the surrounding community beyond the grounds of 402 Ave E – When the building was a Montessori School we were picking up trash daily left behind by people parking in front of our home and on the side street. Note: We were fully aware of the school operations when we moved in and accepted the fact that many people would not respect our property. The vehicles using the roadway in front of and beside our house was only when school was open and was not 24/7 as the proposed use would be.

City Services – We can only assume that a facility with the number of residents and employees will have an impact on the water and sewage system. We have seen service vehicles lifting sewer plates and doing work below ground, over the past years, in the road on Ave E. Downstream residents have talked about issues with the sewer system. We are not aware of details but would assume some adverse impact if the city has not improved the system.

The only way we think the Senior Assisted Living proposal for 402 Ave E will work for the good of the community is to limit the occupancy as is done in most small towns such as Port Townsend.

We would be happy to address any of the above issues with you in person if necessary.

We had our home open to the public at Christmas for the Snohomish Christmas Parlor Tour with attendance in the hundreds. We had numerous people, many from out of town, mention to us what a treasure it is to have historic homes open to let others see homes of bygone days preserved for future generations to visit. We are proud of this town and wish to preserve the old town feel without commercializing residential homes to the detriment of those trying to preserve it. Contain the commercial facilities to the commercial areas of our town.

Respectfully submitted,

Rich and Eileen Softye
1314 Fourth St
Snohomish, WA 98290

360-568-8009

From: Beth [windchimehouse@comcast.net]
Sent: Tuesday, January 14, 2014 9:54 PM
To: Owen Dennison
Subject: Letter for Hearing Examiner and Duane Dvorak

Dear Mr. Dennison, please forward to Duane Devorak and the Hearing Examiner.
Thank you.
Beth Jarvis

1/14/14
Duane Dvorak
Senior City Planner
Snohomish, WA

Dear Mr. Dvorak and Mr. Hearing Examiner:

Regarding the Dec 6th Conditional Use Permit request submitted by Mr. Koh for 402 Ave. E, Snohomish WA. The community needs more time to share and comment on this information. The impact is extremely significant.

- 1) **The application contains several discrepancies.**
- 2) **The scale and size of the facility is an issue.** – The scale and size of the proposed facility is totally out of synch with the historical and primarily residential neighborhood in which it resides. The idea of a 24 hour 7 day a week, well lit, commercial emergency facility is completely out of place next to any residential historic homes. The architectural appearance of a commercial care facility right on the street is totally out of place. Off the street commercial care facilities hidden by a surrounding campus are more architecturally fitting and better accepted by the surrounding community, partly because issues such as sirens and bright lights are less apparent when set back on larger properties.
- 3) **The project will have an adverse impact on property values.** - Purchasers of local residences will be influenced by noise, light, traffic and parking issues.
- 4) **30-37 persons significantly exceeds the density limit for the neighborhood.** – Realistically there could be as many as 30-37 people in this facility, no consideration is given to the added service or emergency personnel or the real number of visitors.
- 5) **The application includes allowance for only 13 parking spaces.** – Parking plans are unrealistic and create extraordinary pressure on the surrounding community which is already straining to accommodate the parking needs of the Performance Center and sports events like tennis, football, baseball, soccer etc. at the nearby high school.
- 6) **It is totally inappropriate to assume public parking on the street will be available to mitigate the needs of this facility.** - Residents should not have to give up their parking for a commercial care facility that never existed before. Overutilization of parking by this facility is unfair.
- 7) **Single family assisted living in our neighborhood already has an appropriately scaled precedent at five or six unrelated persons per single family lot.** - A nearby home care facility on J is almost invisible and it is well accepted by the surrounding community because it blends so well both architecturally and in daily life, and it accommodates its own parking needs and does not over utilize on the street parking.
- 8) **To permit the application at this time would be to deny local residents their voice.** – As evidence of our vested interest in our community, I point to our October 16th Planning Commission Meeting wherein we attained a consensus of those present, resident representatives and the Planning

Commissioners, to better define Conditional Use Permit verbiage. Having attained a consensus on the verbiage, we scheduled to meet again in November so we could provide our City Council with revised ordinance verbiage eliminating any misinterpretation of the intent of a Conditional Use Permit. Thereafter, 4 Planning Commission Meetings were cancelled. Mr. Koh submitted his Conditional Use Permit December 6th, 2013.

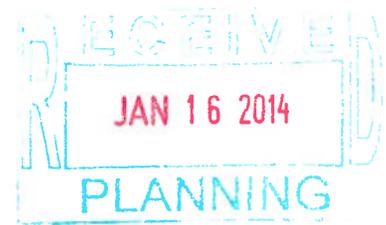
This project is so significantly different from the surrounding community; neighbors deserve more time to be informed and to provide factual comments on its impact. The truth is... very few neighbors are even aware that the Conditional Use Permit has been posted. With the holidays, short days, and inclement weather few persons have seen the notice.

Sincerely yours,

Beth Corsaro Jarvis

1914 5th Street
Snohomish WA 98290
Phone: 360-563-9376

January 16, 2014



Planning and Development Services Department
City of Snohomish
116 Union
Snohomish, WA 98290

Dear Sirs:

This is to express my concern with the recent posting for the project at 402 Ave E, file #: 17-13-CUP. The application is for a conditional use permit to construct a 25 bed senior assisted living facility within a single family zoned neighborhood. I believe this is violation of the intent of a conditional use permit (CUP) in a single family zoned neighborhood. The purpose of a CUP in a single family neighborhood is to provide for the establishment of neighborhood friendly enterprises such small day care facilities and adult group family living homes which are limited to 6 residents. It is not to provide for a large scale commercial senior assisted living facility or larger scale commercial day care facilities. There are areas within the City of Snohomish which are zoned for larger scale operations and this where a facility, such as the one proposed, should be located.

I also wish to point to the problem with parking for the facility proposed. The posting on the property shows spaces for up to 19 vehicles. To obtain that many spaces the developer is using spaces on an adjacent lot and shows spaces on the existing alley which is not wide enough to accommodate both parking and public access. In addition, the proposal shows parking spaces acquired by removing playground equipment and demolition of an addition on the existing building. In essence the developer is proposing to convert most of the greenbelt area of the property into a parking lot. This is not compatible with the existing neighborhood. Furthermore, parking is already a problem in this area. It should not be made more difficult.

Finally, I want to point out that this is the third attempt this developer has made within the past year to request permission to place a high density living facility on this location in this neighborhood. His requests have been denied on two previous occasions and it is my position that this request should also be denied. If this developer desires to build the facility that is being proposed, it should be done in an area of Snohomish zoned for the usage being proposed; not in a single family zoned neighborhood.

Sincerely,

Mr. Carroll Brown
432 Avenue G
Snohomish, WA 98290
360-568-1570

Becky Dawson
220 Avenue D
Snohomish, WA 98290

Planning and Development Services Department
116 Union Avenue
Snohomish, WA 98290

January 15, 2014

Dear Sir;

I am concerned regarding the conditional use permit for properties including and adjoining 402 Avenue E, Snohomish, WA. Several issues would impact the neighborhood negatively. I wish to address these issues:

- Currently, the parking on the west side of Avenue D in Snohomish is inadequate. The High School provides sporting events and other community activities throughout the week and allows church services on Sundays in the facility. All of these events use up a tremendous amount of parking. I am not allowed parking on Avenue D in front of my house at 220 Avenue D. I park off the alley. When we have guests, we rely on being able to park on Third, between Avenues D and E. Several times we've had to park blocks away. Parking downtown is limited, and many people park on the Avenues and walk downtown for community events. These events bring needed revenue to our economy in Snohomish and I heartily support this. But parking remains challenging.
- The State standard for elder care in single-family zones is limited to six residences. This kind of facility is an asset to single family neighborhoods. It integrates seniors with families to enrich neighborhoods without negative logistical or visual impact of a large facility. The facility in question here would require parking for up to 37 people. Residents at assisted living facilities have many visitors. Where will all these people find parking?
- Surrounding property owners will be subject to light and noise pollution from the alley access parking lots and increased street parking. Making the alley wider to accommodate delivery trucks impacts the privacy and landscaping of surrounding homeowners along that block.
- Reduction of surrounding property values due to a large commercial scale facility in the vicinity is not acceptable.
- Increased frequency of emergency and service vehicles will impact the neighborhood, and increase the strain and overall costs of emergency services in Snohomish.
- Our neighborhood is a reflection of our family values. Placed right on the border of our Historical District, the building is too large for our quaint residential setting.

This is a huge decision, and should be made with all of our interests and needs in mind. It concerns me that many homeowners are not aware that this decision is being made. I request that the conditional use permit be denied outright, or the decision be postponed for fifteen days to allow the citizens of Snohomish to research our position and obtain council.

Respectfully Yours,



Becky Dawson (360.348.7122)



Fai M. Dawson
220 Avenue D
Snohomish, WA 98290

Planning and Development Services Department
116 Union Avenue
Snohomish, WA 98290

January 15, 2014

Dear Sir;

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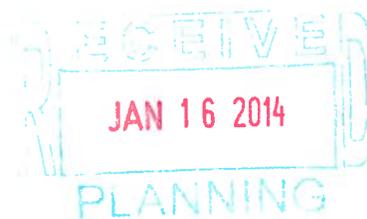
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Respectfully Yours,



Fai Dawson (360.348.7122)



Duane Dvorak

From: Owen Dennison
Sent: Friday, January 17, 2014 7:21 AM
To: Duane Dvorak
Subject: FW: Letter for Hearing Examiner and Duane Dvorak - please include the following email with my letter of 1/15/14

For the record.

From: Beth [mailto:windchimehouse@comcast.net]
Sent: Thursday, January 16, 2014 8:51 PM
To: Owen Dennison
Cc: windchimehouse@comcast.net
Subject: FW: Letter for Hearing Examiner and Duane Dvorak - please include the following email with my letter of 1/15/14

Dear Mr. Dvorak and Mr. Hearing Examiner:

Regarding the Dec 6th Conditional Use Permit request submitted by Mr. Koh for 402 Ave. E, Snohomish WA. Please consider holding the Hearing in the evening so the majority of us who work full time day shift jobs can attend after work.

Thank you,

Beth Corsaro Jarvis

1914 5th Street
Snohomish WA 98290
Phone: 360-563-9376

From: Beth [mailto:windchimehouse@comcast.net]
Sent: Thursday, January 16, 2014 6:05 PM
To: 'Owen Dennison'
Subject: RE: Letter for Hearing Examiner and Duane Dvorak - thank you

Thank you.

Beth Corsaro Jarvis

1914 5th Street
Snohomish WA 98290
Phone: 360-563-9376

From: Owen Dennison [mailto:dennison@SnohomishWA.gov]
Sent: Wednesday, January 15, 2014 7:08 AM
To: 'Beth'
Cc: Duane Dvorak
Subject: RE: Letter for Hearing Examiner and Duane Dvorak

Ms. Jarvis,

Thank you for your comments. Your email will be included in the record provided to the Hearing Examiner for review.

Owen

From: Beth [<mailto:windchimehouse@comcast.net>]
Sent: Tuesday, January 14, 2014 9:54 PM
To: Owen Dennison
Subject: Letter for Hearing Examiner and Duane Dvorak

Dear Mr. Dennison, please forward to Duane Devorak and the Hearing Examiner.
Thank you.
Beth Jarvis

1/14/14
Duane Dvorak
Senior City Planner
Snohomish, WA

Dear Mr. Dvorak and Mr. Hearing Examiner:

Regarding the Dec 6th Conditional Use Permit request submitted by Mr. Koh for 402 Ave. E, Snohomish WA. The community needs more time to share and comment on this information. The impact is extremely significant.

- 1) **The application contains several discrepancies.**
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This project is so significantly different from the surrounding community; neighbors deserve more time to be informed and to provide factual comments on its impact. The truth is... very few neighbors are even aware that the Conditional Use Permit has been posted. With the holidays, short days, and inclement weather few persons have seen the notice.

Sincerely yours,

Beth Corsaro Jarvis

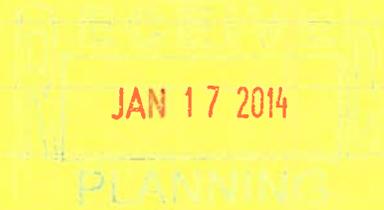
1914 5th Street
Snohomish WA 98290
Phone: 360-563-9376

Jan. 17, 2014

Hank Eskridge -
416 Ave. E
Snohomish
owner/resident

Snohomish Planning + Development

RE: Conditional use permit application
for 402 Ave. E



I Request That you Refuse The application for permit to establish a senior assisted living facility at this address on the grounds that there is no precedent for an institution of this scale in this neighborhood and for the nuisance and damage it would mean for my neighborhood

I have been in my house since 1998 and I've seen this property used as a daycare and as a pre-school and they worked well with the community. They were both daytime use only - This, however, is a larger institution that operates 24 hours a day - 7 days a week. Day and night.

Nuisance in the form of increased traffic and parking of staff, visitors & probably residents. Increased noise and nighttime lighting would be an annoyance more than a single-family neighborhood should tolerate

Damage comes from over use of our utilities, alley & roads. And the chance that such a venture would cause the surrounding properties to lose value

Please deny this inappropriate use of this property.

Thank you

Hank Eskridge

From: [Gretchen Bender](#)
To: [Duane Dvorak](#)
Subject: 402 Avenue E
Date: Friday, January 17, 2014 11:48:58 AM

Good Morning Mr. Dvorak,
Please forward this to the Examiner for the conditional use permit for Avenue E.

Dear Sir,

I am writing in regards to the property at 402 Avenue E.

First of all, there is already a state standard in place for adult assisted housing in residential areas there is no need to change this for one property owner/investor.

Rules are in place for the greater good for ALL not for one person. I appeal to you for the greater good of all the homeowners, visitors, and workers of Snohomish.

Secondly, an assisted living facility of this size should not be in a residential area of town. Note, I said facility and not residence. This is a family residential area NOT a business area. I am opposed to the sheer volume of people, vehicles- including ambulances being in a residential area. I am a healthcare provider, and I understand the need for such facilities, but not one of this size.

Thirdly, I am a homeowner on the same street, in the same block. I would not have considered buying a house in a residential area that had a large business on the same block. I chose this house because it is in a residential area, in a historic area.

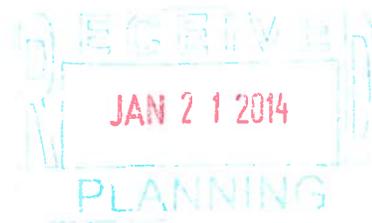
People come to this town to drive the streets and see the houses not a facility.

Yes I am just one person appealing to you, but I am appealing to you for more than one person. Please deny this application on the premise that rules are in place for all and not for one person.

Thank you for your time.

Sincerely,
Gretchen Bender
427 Avenue E
Snohomish, WA

January 17, 2014



Planning and Development Services Dept.
City of Snohomish
116 Union Avenue
Snohomish, WA 98290

Re: File #: 17-13-CUP 402 Avenue E, Snohomish, WA

Gentlemen:

As residents living a half block away from 402 Avenue E, we are strongly opposed to the proposed project.

What is the point of having City zoning, if that zoning is ignored? According to the zoning map on the City of Snohomish website, 402 Avenue E is zoned Single Family Residence, as is the entire neighborhood.

The application states the applicant wants to establish a 25 bed senior assisted living facility. A 25 bed assisted living facility is not a single family residence; it is a commercial, for-profit business. As a close neighbor to this property, we have grave concerns regarding this request: where will visitors and staff park? How do they plan to mitigate the noise of fire and ambulance arrivals and departures at the location? These are just a couple of our concerns.

We will continue to monitor this proposed project.

Sincerely,

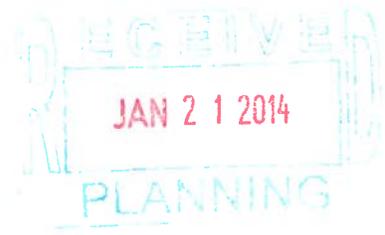
Verna Stegmer and Robin Bader
318 Avenue E
Snohomish, WA 98290

Duane Dvorak

From: sayraforbeautifulskin [sayraforbeautifulskin@comcast.net]
Sent: Monday, January 20, 2014 9:25 AM
To: Duane Dvorak
Subject: Night time hearing...

We are in favor of evening hearings in response to your comments. Eldon & Sayra Slife 305 Ave. A, Snohomish

Sent from my T-Mobile 4G LTE Device



To City of Snohomish City Council and Planning Commission,

I wanted to express my view that I am against the development of the conditional use permits proposed at 402 Avenue E. I am also adamantly against the rezoning proposals to allow such a project to be built.

My wife and I have had the opportunity to live in all areas of this great country. However, no matter where we lived we never felt like we had found a "home" yet. That is until I heard about Snohomish and we came and toured the area with the possibility of finding employment at a new school that was opening. Upon visiting Snohomish we knew that we had found something special. Snohomish is a town that is uncommon in this country. With a small town feel in a rural area that is close enough to major urban areas. But, in our opinion what makes it so unique is the plethora of historic single-family homes on one-of-a-kind streets that are close to a traditional "main street" feeling downtown. We immediately fell in love with the town and we were lucky enough to be able to buy property here. We have taken pride in getting involved in the community and can appreciate the uniqueness of this town in its picturesque setting. It is the reason we decided to move across the country for this new adventure and why we have stayed here for five years while looking forward to many more.

My worry is that if these permits get passed, the uniqueness of the town and single-family homes will slowly deteriorate, and there will be no stopping the amount of houses this could effect. The character of the town will be changed, and the established neighborhoods will change. The impact to the cities infrastructure has not been studied. The impact to property values of surrounding homes and neighborhoods has not been taken into consideration either. Parking on Avenue E can already be unbearable as is, and now we want to add more residents and their visitors up to 37. The concept and the "idea" of senior housing is not terrible, in the correct location. However in a single-family historic neighborhood, that is close to a school it does not fit.

There is little public transportation to accommodate the new residents if they are mobile. On Avenue E the sewage system has issues as is and the added stress the new influx of residents will put on it could be detrimental. The amount of light and noise pollution to the neighbors cannot be underestimated either.

The house that these proposed permits are for has been a senior living facility before, and it did not work out. I am sure the developer would love to make a profit on his piece of property. In the past he has tried to create apodments and this is just the next step in his proposals. The previous and latest proposals are not in the best interests of the taxpayers and residents.

Nick Bender

427 Avenue E

Duane Dvorak

From: Bonnie Blake [bonniebumblebee@frontier.com]
Sent: Saturday, January 25, 2014 12:34 PM
To: Duane Dvorak
Subject: Conditional use permit hearing for Koh Assisted living facility

Dear Sir:

This letter is in regards to the Conditional use Permit hearing for the property at 402 Ave E. I believe that a decision should not be made until the Planning Department addresses the following issues and informs the public:

1. Will this conditional use permit limit the use for the 402 Ave E in Snohomish, WA be limited to it being used only for Senior Assisted Living or will the property once developed and sold be able to change the use of said building once sold. I have concerns that once it is developed that another project that has greater impact on parking and traffic patterns in this small family oriented neighborhood. Would a new owner be able to change the function of the building to programs or purposes which may have greater impact on traffic, parking than anticipated?
2. If it is true that the plan is to house up to 25 residents and 12 staff this may have a profound impact on street parking and pedestrian traffic for existing residents. What has the Planning Department determined that impact will be?
3. Should the facility be developed and no Senior Assisted Living provider chooses to purchase the facility, would the developer be free to change the purpose to apartments, apartments, boarding facility with no assisted living component? Has the Planning Department researched Federal case law as to how much the City can restrict the use of said property once it is sold?
4. How much will the current property owners homes be de-valued for future sales. People have purchased homes in this neighborhood because of the low density, early twentieth century, qualities of this neighborhood and those qualities maintain the re-sale value of neighboring property.

I have 18 years of professional experience serving seniors and disabled populations in similar facilities and managed one for a large community mental health agency. I did see tremendous impact on the neighboring property values and evolution of the purpose of said high density projects as ownership of those properties changed. The Grand Avenue neighborhood in Everett lost the single family nature after government found it convenient to allow more conditional use permits after promising that it would not happen.

Sincerely,

Bonnie Blake
330 Ave H
Snohomish, WA 98290

Duane Dvorak

From: festivus1@frontier.com
Sent: Tuesday, February 04, 2014 3:02 PM
To: Duane Dvorak; Owen Dennison
Cc: Mitch Cornelison; Rich Softye; Torchie Corey; Elizabeth Cote; Ckdunlap. com; Karen Guzak (Council); Larry Bauman
Subject: Re: 402 Ave E neighborhood meeting

Dr. Mr. Dvorak, while I appreciate your effort to educate me as to policies and procedures, it is to the perception of unresponsiveness and favoritism that I am speaking. I am well aware of the Appearance of Fairness Doctrine and am not entirely uneducated when it comes to municipal functioning.

As to your suggestion that staff, Mr. Scott and others are sensitive to the appearance of bias, I would have to respectfully disagree based solely upon Mr. Scott's initial willingness to act both as the architect for a controversial development project while simultaneously serving on the Planning Commission which is in a position to vote favorably towards his interests, the questionable delays, postponements and cancellations of Planning Commission meetings which should have been occurring in order to update and amend the code language as agreed upon by Planning Commission Members and community members and the haphazard way in which the community was informed of the actions taking place at 402 Avenue E which gives the appearance of deliberately keeping the public uninformed. Whether or not the exact letter of the law was followed is not in question necessarily in this case, as you mentioned and I also am referencing the "appearance of bias". I am simply letting you know that to us in the community, these actions have the "appearance of bias" . In addition, based upon the shocking lack of oversight and failure of the City Manager to take responsibility for the very recent events regarding the development project where mitigation fees were left uncollected for years, you will pardon my lack of confidence in the City Manager's ability to oversee staff and others' behavior, let alone communicate it to the Mayor as you have suggested.

If I appear to be somewhat heated in my response I hope you will appreciate the frustration that I and members of our community are experiencing as we try hard to participate and advocate for our beloved community.

Respectfully,

Karen M. DeYoung

From: Duane Dvorak <dvorak@SnohomishWA.gov>
To: "festivus1@frontier.com" <festivus1@frontier.com>; Owen Dennison <dennison@SnohomishWA.gov>
Cc: Mitch Cornelison <yoursnohomish@juno.com>; Rich Softye <rksoftye@gmail.com>; Torchie Corey <corey@SnohomishWA.gov>; Elizabeth Cote <windchimehouse@comcast.net>; Ckdunlap.com <ckdunlap@ckdunlap.com>; Karen Guzak (Council) <guzak@SnohomishWA.gov>; Larry Bauman <bauman@SnohomishWA.gov>
Sent: Tuesday, February 4, 2014 2:30 PM
Subject: RE: 402 Ave E neighborhood meeting

Dear Ms. DeYoung,

Development codes may seem arcane and complex when new development is proposed and citizens try to understand all of the land use regulations applicable to a particular request. City planning staff are here as a resource to citizens and residents as well as to the developers who occasionally bring projects to the community. Staff has met with Mr. Cornelison and Mr. Softye regarding issues related to this property and are available to meet with you as well in order to answer any questions that you may have.

Please understand that staff, and we believe Mr. Scott also, are sensitive to the appearance of bias with regard to our respective functions. Planning staff serves in support of the Planning Commission and the Planning Commission serves in an advisory capacity to the City Council. Planning Commissioners serve to advise the Mayor and City Council on legislative and policy matters regarding land use code amendments and comprehensive plan revisions that affect the entire community. If staff perceived that a Planning Commissioner was misusing his or her position, this would be communicated to the Mayor and Council via the City Manager.

The State of Washington has what is called an "Appearance of Fairness Doctrine". State and local officials are required to comply with this legal doctrine in the conduct of public business. You can find a summary of the doctrine here: <http://www.mrsc.org/subjects/legal/aofpage.aspx>. The doctrine distinguishes between legislative issues, which require the ability to encourage and facilitate a robust public debate, and those quasi-judicial proceedings which deal with matters of adjudicating property rights and ensuring procedural and substantive due process is accorded to all parties.

With regard to adjudicatory and quasi-judicial cases, the city has engaged the services of a Hearing Examiner, who is also a qualified attorney, to hear and decide such cases under the applicable local ordinances. It is through this Hearing Examiner process that the city is able to separate legislative and policy matters from crossing over to the realm of adjudicatory and quasi-judicial matters.

Thank you again for your comments and questions. As these comments may pertain to the Case 17-13-CUP, a copy will be placed into the public record for this proceeding. Please let me know if you would like to meet and discuss the details of Mr. Koh's proposal or the land use review process in general.

Respectfully, --Duane Dvorak

Duane Dvorak, Senior Planner
City of Snohomish
360-282-3165
dvorak@SnohomishWA.gov

-----Original Message-----

From: festivus1@frontier.com [mailto:festivus1@frontier.com]
Sent: Tuesday, February 04, 2014 9:42 AM
To: Duane Dvorak; Owen Dennison

Cc: Mitch Cornelison; Rich Softye; Torchie Corey; Elizabeth Cote; Ckdunlap.com; Karen Guzak (Council)
Subject: Re: 404 Ave E neighborhood meeting

Dear Mr. Dvorak, thank you for your response and clarification regarding the conditional use permit application at 402 Avenue E. When we moved to Snohomish almost 20 years ago I never thought I would be needing to learn these kinds of ins and outs of city government!

I would like to reiterate that what this entire process has created, despite processes in place for public participation, is the over all impression of Snohomish City Government as working for developers rather than its residents. Developers know how to work the system. Residents, who pay the salaries of City Staff through their taxes and trust their elected officials to represent their needs find themselves with nowhere to turn when they discover, too late, that applications have been made, plans are in motion. By the time the very inadequate public notification process happens, citizens are placed in the position of an enormous amount of catch up. The burden is placed upon us to become investigative reporters, notify neighbors, garner support, educate ourselves, make our voices heard through attending Council and other meetings, writing letters to newspapers. All of which we have done and have been doing for over a year regarding this specific property.

In fact, we (the residents of the City of Snohomish) thought we had made our wishes clear to the City regarding the development of 402 Avenue E last spring, and yet here we are, once again playing catch up. Catch up with a developer who knows how to work the system to his advantage and has no motivation other than profit or loss, to listen to what the community wants. Catch up with city policies and processes that by their nature have worked to the advantage of an out of town developer and against the people of Snohomish. The more we have learned about the history of this property, the stake holders involved and their relationships to one another, the more we have become disappointed and disillusioned with city leaders and frustrated and angry with city politics and policies.

The one thing you did not address in your response was regarding Josh Scott. Just the appearance of a conflict of interest should have been enough for Mr. Scott to remove himself from his position on the planning commission the very day that he agreed to be Mr. Koh's architect on this project. In fact, Mr. Scott did not recuse himself, let alone resign his position for some time, even attending planning commission meetings while representing Mr. Koh's interests. If Mr. Scott is not willing to remove himself entirely out of a sense of what is right and wrong, then the other members of the Planning Commission, and you as Senior Planner ought to ask for his resignation. It is, at this point, immaterial and irrelevant that Mr. Scott has now recused himself, because the damage is already done. The perception on the part of the people of Snohomish regarding Mr. Scott, Mr. Koh and the planning commission is one of a direct conflict of interest.

Finally, I want to reiterate that while the focus at the moment is on the property at 402 Avenue E. the deeper issue is density and growth in the City of Snohomish. Growth is inevitable, we can all agree on that. However, the purpose of growth, the type of growth, the location of growth are all complex and highly volatile issues. When one person attempts to insert a radically different type of density into an area with an established history, with no other purpose other than profit to himself, there is going to be upheaval. In this case, inserting high density of this magnitude and environmental impact which does not conform to existing building codes into a single family residential neighborhood is inappropriate.

Sincerely,

Karen M. DeYoung

----- Original Message -----

From: Duane Dvorak <dvorak@SnohomishWA.gov>

To: "'festivus1@frontier.com'" <festivus1@frontier.com>; Owen Dennison <dennison@SnohomishWA.gov>

Cc: Mitch Cornelison <yoursnohomish@juno.com>; Rich Softye <rksoftye@gmail.com>; Torchie Corey <corey@SnohomishWA.gov>

Sent: Monday, February 3, 2014 4:55 PM

Subject: RE: 404 Ave E neighborhood meeting

Dear Ms. DeYoung,

I hope that this reply can clear up a misunderstanding and allay your concerns about the handling of comments intended for the Hearing Examiner relating to Case 17-13-CUP, a request for a conditional use permit to allow Senior Assisted Living use at 402 Avenue E. Comments submitted in response to Case 17-13-CUP are a matter of public record, just as the application materials submitted by the applicant are also a matter of public record. The letters and e-mails submitted for this case have been placed in the case file and anyone who requests to look at the case file materials may peruse those comments prior to being published as part of the case packet that will be submitted to the Hearing Examiner.

The applicant in this case requested to review the case file at the public counter. There was no meeting with the applicant, per se. Staff did not extend to the applicant any access to case materials that would not be extended to another member of the public making a similar request. It is department policy to ensure the greatest degree of transparency and accountability through this process.

I apologize for the misunderstanding and hope that the preceding explanation is sufficient to allay your concerns. If you would like additional information about the Hearing Examiner process with regard to the questions that you posed please let me know. Respectfully, --Duane Dvorak

Duane Dvorak, Senior Planner
City of Snohomish
360-282-3165
dvorak@SnohomishWA.gov

-----Original Message-----

From: festivus1@frontier.com [mailto:festivus1@frontier.com]

Sent: Monday, February 03, 2014 2:57 PM

To: Duane Dvorak; Owen Dennison

Cc: Mitch Cornelison; Rich Softye

Subject: Re: 404 Ave E neighborhood meeting

Mr. Dvorak and Mr. Dennison,

I am very, very concerned by this e-mail. The implication is that you are allowing Mr. Koh access to letters meant strictly for the Hearing Examiner and yourselves. Why is Mr. Koh being allowed to see these letters in

advance of the hearing? We are certainly not allowed to see Mr. Koh's conversations that he apparently is having with City Staff. This appears to be direct conflict of interest here, especially when Mr. Scott's position on the Planning Commission is in direct conflict with his position as Mr. Koh's architect! Yes, I understand Mr. Scott has recused himself, but if that were the case then he should have NO access to citizen's remarks whatsoever. How is it that he is part of this e-mail chain??

I am completely shocked by this revelation and it appears to me that either through complete ignorance or willful disregard of the law, that City Staff is granting special favors to a developer.

Please explain to me how this is even legal!

With much concern,

Karen M. DeYoung

From: Duane Dvorak <dvorak@SnohomishWA.gov>
To: 'Chris Koh' <chrisk@cohorealestate.com>
Cc: ""yoursnohish@juno.com"" <yoursnohish@juno.com>; ""festivus1@frontier.com"" <festivus1@frontier.com>; ""windchimehouse@comcast.net"" <windchimehouse@comcast.net>; ""rksoftye@gmail.com"" <rksoftye@gmail.com>; ""josh@craftarchbuild.com"" <josh@craftarchbuild.com>
Sent: Monday, February 3, 2014 1:34 PM
Subject: RE: 404 Ave E neighborhood meeting

Hello Chris,
I enjoyed the game very much, even though it was lopsided.

I spoke with Owen and he felt that it would be appropriate for staff (myself) to attend the planned meeting. He suggests that the appropriate staff role should be as an independent resource and observer related to the case. He also suggested that I copy this reply to the other parties notified of this meeting so the staff presence there will be known well in advance. As a point of clarification the proposed conditional use is intended for "402" Avenue E and not 404 Avenue E as indicated in the subject line above.

I'll add the meeting date and time to my calendar. I look forward to meeting again with yourself and the other interested parties to this case.

Respectfully, Duane

Duane Dvorak, Senior Planner
City of Snohomish
360-282-3165
dvorak@SnohomishWA.gov

From: Chris Koh [mailto:chrisk@cohorealestate.com]
Sent: Monday, February 03, 2014 12:57 PM
To: Duane Dvorak

Cc: Joshua Scott
Subject: Fwd: 404 Ave E neighborhood meeting

Duane,
Hope you enjoyed the Seahawks win, although it was a very lopsided game. It was wonderful to meet you, and review those comments of our neighbors/citizens.

In an effort to gather input, collaborate and see how we can address some of these concerns, we sent an E-mail invitation to 4 parties (on the City list of party of record). Please see below. You/Owen are certainly most welcome to attend and please let me know if there is anyone else we should squeeze in.

Additionally, we look forward to discussing your findings in advance of the hearing.
Sincerely, Chris

----- Original Message -----
Subject: 404 Ave E neighborhood meeting
Date: Fri, 31 Jan 2014 18:00:56 -0800
From: Chris Koh <chrisk@cohorealestate.com>
To:

Dear Neighbors,
You all were kind enough to express your concerns about our proposed project. Thank you. We realize your time is very valuable and thought in advance of the hearing, it would be beneficial for us to answer questions and address your concerns. Our objective is to have a project that is an asset to our neighborhood and the City of Snohomish.

Architect Josh Scott and I would like to invite a maximum of 8 neighbors to his office (1208 Tenth Street suite 201, Snohomish) Thursday night, February 13th from 6-8PM Please let me know no later than February 6th if you can make this meeting, as we would like it to be productive and we can bring in refreshments.

Sincerely, Chris Koh
Coho Real Estate Group LLC
206 633-0424 ext 207

From: [Duane Dvorak](#)
To: "yoursnohomish@juno.com"
Subject: RE: 402 AVE E 17-13-CUP
Date: Monday, January 13, 2014 8:14:00 AM

Mitch, I have placed a copy of your e-mail and attached letter in the file for the above referenced case. I'll let you know the disposition of your request as soon as a decision has been made. Thanks, --Duane

Duane Dvorak, Senior Planner
City of Snohomish
360-282-3165
dvorak@SnohomishWA.gov

-----Original Message-----

From: yoursnohomish@juno.com [<mailto:yoursnohomish@juno.com>]
Sent: Sunday, January 12, 2014 6:36 PM
To: Duane Dvorak
Cc: Owen Dennison
Subject: 402 AVE E 17-13-CUP

Duane,

Please pass this on to the Hearing Examiner if required or extend the submittal period with internal Planning Department authority if appropriate. Please acknowledge receipt of this extension request. A decision on extension is requested no later than 1-15-14.

Best Regards,
Mitch Cornelison

From: [Duane Dvorak](mailto:Duane.Dvorak@juno.com)
To: "yoursnohomish@juno.com"
Subject: RE: Extension Status - 402 Ave E Conditional Use
Date: Wednesday, January 15, 2014 8:41:00 AM

Mitch,

I apologize for not getting back to you sooner but the city computer network was down most of yesterday afternoon, through the close of business. This affected staff's ability to send e-mail and make telephone calls.

I discussed the matter of your requests with the Director and he has requested the Hearing Examiner to reschedule the hearing on case 17-13-CUP to a later date. We are currently awaiting confirmation from the Hearing Examiner of a new hearing date and checking for availability of the school district hearing room. No request was made to hold the hearing during evening hours.

Respectfully,
Duane Dvorak

Duane Dvorak, Senior Planner
City of Snohomish
360-282-3165
dvorak@SnohomishWA.gov

-----Original Message-----

From: yoursnohomish@juno.com [<mailto:yoursnohomish@juno.com>]
Sent: Tuesday, January 14, 2014 3:29 PM
To: Duane Dvorak
Cc: rksfty@gmail.com; windchimehouse@comcast.net
Subject: Extension Status - 402 Ave E Conditional Use

Duane,

Please excuse the persistence, but when do we expect a response from the Hearing Examiner? Since the deadline is Saturday, we will need to know no later than tomorrow in order to know how to best commit our time and research.

I think normally this is not such a big issue for a CUP, but this one goes way outside the intent of the code. Please note that the community was originally caught off guard when the 2008 application was filed and never had time to review the details.

Also, One new question, For single family residential lots what percentage of the property may be occupied by building and or paving/parking lots?

Thanks Again,
Mitch Cornelison

From: [Duane Dvorak](#)
To: ["duane.dvorak@gmail.com"](mailto:duane.dvorak@gmail.com)
Cc: [Owen Dennison](#); [Brooke Eidem](#)
Bcc: [Anthony Holloway \(aaholloway@comcast.net\)](#); [Beth Corsaro Jarvis \(windchimehouse@comcast.net\)](#); [Carroll Brown \(carrollsbrown@gmail.com\)](#); [Christopher Koh \(chrisk@cohorealestate.com\)](#); [Colleen Dunlap \(ckdunlap@ckdunlap.com\)](#); [John Dunlap \(kf7byu@yahoo.com\)](#); [josh@craftarchbuild.com](#); [Karen M. DeYoung \(festivus1@frontier.com\)](#); [Mitch Cornelison \(yoursnohomish@juno.com\)](#); [Rich and Eileen Softye \(rksoftye@gmail.com\)](#); [Sayra Silfe \(SayraforBeautifulSkin@comcast.net\)](#)
Subject: Rescheduled Hearing Examiner date for Conditional Use Permit Case 17-13-CUP - 402 Avenue E - Senior Assisted Living Facility
Date: Friday, January 17, 2014 1:44:00 PM

To Parties of Interest for Case 17-13-CUP:

This e-mail is being sent to "Parties of Interest" for City of Snohomish Hearing Examiner Case 17-13-CUP. Staff has received a number of requests for additional time to comment on the above referenced case for which the comment period was due to expire on January 18, 2014. The Conditional Use Permit (CUP) process allows for up to 120 days to review and decide a CUP request. The timeline can be extended within those parameters so in order to be responsive to the public's concerns staff has coordinated with the Hearing Examiner to reschedule the hearing date and location for Case 17-13-CUP as follows:

When: [Wednesday, February 26th](#)

Where: [Snohomish Fire District](#)

[Harvey Auditorium](#)

[1525 Avenue D](#)

Schedule:

[10am – Kiley's Addition public hearing](#)

[1:30pm – CD Trust CUP public hearing](#)

A number of requests have also been received requesting that hearing be held in the evening to provide better public access to the hearing process. There is no guidance in code or applicable Hearing Examiner bylaws on this matter, however past practice has well established a pattern of daytime hearings for land use cases. Staff does not wish to be inconsistent in the treatment of this case, or future land use cases, by deviating from past practices. If a change is to be made in the CUP process it should be consistently adhered to going forward in favor of either daytime or evening hearings rather than deciding such things on a case by case basis. Such a practice could potentially be viewed as disparate treatment that could result in a technical flaw of the process. Staff believes that the merits of the case can be adequately addressed by extending the comment time frame and will defer to the Hearing Examiner on the issue daytime vs. evening meetings. All of the written comments received thus far will be forwarded to the Hearing Examiner as part of the case packet so that the Hearing Examiner may consider the adequacy of the hearing process as part of the deliberations.

The fifteen (15) day comment period published in the prior hearing notice is reflective of the code minimum standards. In reality, comments may be submitted at any time prior to the day of the hearing or during the hearing.

Duane Dvorak, Senior Planner

City of Snohomish
360-282-3165
dvorak@SnohomishWA.gov

From: [Duane Dvorak](#)
To: ["yoursnohomish@juno.com"](mailto:yoursnohomish@juno.com)
Subject: RE: New Posting At 402Ave E
Date: Monday, January 27, 2014 1:54:00 PM

Mitch, I checked with other staff and we are temporarily on hold for the re-posting of 402 Avenue E while we review and verify information in the SEPA determination. Public works is still looking at the traffic generation piece and we are on hold until that information becomes available later today or early tomorrow. Thanks for your patience. --Duane

-----Original Message-----

From: yoursnohomish@juno.com [<mailto:yoursnohomish@juno.com>]
Sent: Friday, January 24, 2014 10:04 AM
To: Duane Dvorak
Cc: Owen Dennison
Subject: New Posting At 402Ave E

Hi Duane,

Just a reminder, Could you please place a new posting today at 402 E, so folks don't think the response time is past.

Thanks and have a great weekend,
Mitch Cornelison

**CD TRUST CONDITIONAL USE PERMIT
17-13-CUP**

Parties of Record

01/12/14	John and Colleen Dunlap 1614 Fourth Street Snohomish, WA 98290 ckdunlap@ckdunlap.com kf7byu@yahoo.com	#1
01/12/14	Mitch Cornelison 331 Avenue F Snohomish, WA 98290 yoursnohish@juno.com	#2
01/12/14	Karen M. DeYoung 418 Avenue G Snohomish, WA 98290 (360) 563-9056 festivus1@frontier.com	#3
01/13/14	Carroll Brown 432 Avenue G Snohomish, WA 98290 (360) 568-1570 carrollsbrown@gmail.com	#4
01/14/14	Beth Corsaro Jarvis 1914 Fifth Street Snohomish, WA 98290 (360) 563-9376 windchimehouse@comcast.net	#5
01/07/14	Anthony Holloway 232 Avenue G Snohomish, WA 98290 aaholloway@comcast.net	#6
01/16/14	Becky and Fai Dawson 220 Avenue D Snohomish, WA 98290 (360) 348-7122	#7
01/14/14	Rich and Eileen Softye 1314 Fourth Street Snohomish, WA 98290 (360) 568-8009 rksoftye@gmail.com	#8

01/17/14	Henry Eskridge 416 Avenue E Snohomish, WA 98290	#9
	Richard Gordon 332 Avenue E Snohomish, WA 98290	#10
	Carole Barnes 420 Avenue E Snohomish, WA 98290	#11
	Mark Hedges 10256 NE 118 th Place Kirkland, WA 98034	#12
	Eric and Benadetta Frohnen P.O. Box 2176 Snohomish, WA 98291	#13
	Sayra Slife 305 Avenue A Snohomish, WA 98290 SayraforBeautifulSkin@comcast.net	#14
Applicant:	Christopher Koh CD Trust 4223 12 th Avenue NE Seattle, WA 98105 chrisk@cohorealestate.com	#15
Agent:	Joshua Scott Craft, LLC 1208 Tenth Street, Suite 201 Snohomish, WA 98290 josh@craftarchbuild.com	#16
01/07/14 City Council Mtg.	Ardie McLean 323 Avenue E Snohomish, WA 98290	#17
01/07/14 City Council Mtg.	Diana Carver 330 Avenue A Snohomish, WA 98291	#18
01/07/14 City Council Mtg.	Susan Bjorling 219 Avenue E Snohomish, WA 98290	#19

01/07/14 City Council Mtg.	Sara Quinton 316 Avenue C Snohomish, WA 98290	#20
01/07/14 City Council Mtg.	Kathleen McKenty 418 Avenue H Snohomish, WA 98290	#21
01/27/14	Bonnie Blake 330 Avenue H Snohomish, WA 98290 bonniebumblebee@frontier.com	#22
1/17/14	Gretchen Bender 427 Avenue E Snohomish, WA 98290	#23
1/17/14	Verna Stegmer and Robin Bader 318 Avenue E Snohomish, WA 98290 vernadorene@yahoo.com	#24
1/21/14	Nick Bender 427 Avenue E Snohomish, WA 98290	#25
2/11/14	Louisa Moe 417 Avenue H Snohomish, WA 98290	#26

Photographs of Existing Conditions @ 402 Avenue E, Snohomish WA 98290



402 Avenue E, looking west (1/27/14)



410 and 402 Avenue E from alleyway, looking southeast (1/27/14)



410 Avenue E, playground equipment (1/27/14)



402 Avenue E, looking northwest from intersection of Avenue E and Fourth Street (1/27/14)



402 Avenue E, looking north from Fourth Street (1/27/14)



402 Avenue E, looking north through alleyway (1/27/14)



402 Avenue E, southwest corner of building to be removed to make additional parking (1/27/14)



Closeup of southwest corner of principal building to be removed (1/27/14)



Scaffolding and blue tarps along west side of building, from alleyway looking northwest (1/27/14)



Blocked rear door along alleyway, looking east (1/27/14)
All Photographs by Duane Dvorak, Senior Planner



CITY OF SNOHOMISH

Founded 1859, Incorporated 1890

116 UNION AVENUE · SNOHOMISH, WASHINGTON 98290 · TEL (360) 568-3115 FAX (360) 568-1375

August 25, 2009

Charlie Chesterfield
Snohomish Trust, LLC
1001 4th Ave Plaza, Suite 3313
Seattle, WA 98154

File #19-08-001
Snohomish Trust BLA
402/410 Avenue E

Dear Mr. Chesterfield,

Your submittal for a Boundary Line Adjustment at 402/410 Avenue E, Snohomish, Washington, submitted by PEAK Engineering has been approved by the City of Snohomish. The map is ready to be picked up and recorded at Snohomish County.

If you have any questions, please contact me at (360) 568-3115.

Sincerely,

Brooke Eidem
Permit Coordinator

Cc: Mel Codd, Snohomish Trust
PEAK Engineering
Project File #19-08



CITY OF SNOHOMISH

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116 UNION AVENUE • SNOHOMISH, WASHINGTON 98290 • TEL (360) 568-3115 FAX (360) 568-1375

STATE ENVIRONMENTAL POLICY ACT (SEPA) CHECKLIST

PURPOSE OF CHECKLIST

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations and project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write “do not know” or “does not apply.” Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

Complete this checklist for nonproject proposals, even though questions may be answered “does not apply.” IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words “project,” “applicant,” and “property or site” should be read as “proposal,” “proposer,” and “affected geographic area,” respectively.

CITY OF SNOHOMISH
ENVIRONMENTAL CHECKLIST

FILE NO.

DATE RECEIVED:

I. BACKGROUND

ADMINISTRATION
COMMENTS ONLY

A. Name of proposed project, if applicable:
402 Avenue E Senior Assisted Housing

B. Name, address and telephone number of property owner(s):
**CD Trust, Agent: Chris Koh
4233 12th avenue NE
Seattle, WA 98105
(206) 633-0424**

C. Name, address and telephone number of representative(s) [contractor, architect, etc.]:
**Craft, LLC
Joshua Scott
1208 Tenth Street, Suite 201
Snohomish, WA 98290
(360) 862-8919**

D. Date checklist prepared:
December 2, 2013

E. Agency requesting checklist:
City of Snohomish

F. Proposed timing or schedule (including phasing, if applicable):
**Conditional Use Permit review immediately, construction in the Spring, 2014.
Occupancy by January 2015.**

G. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No

H. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
No environmental information has been prepared nor is anticipated for this proposal.

I. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
No

J. List any government approvals or permits that will be needed for your proposal, if known.
At this point it is anticipated that only a City of Snohomish Conditional Use Permit, City of Snohomish Building Permit (building, mechanical, plumbing, fire sprinkler, fire alarm) will be required for this proposal.

I.H-The project is located in a long established residential subdivision. Prior DNS issued in 1987 as part of CUP review for the conversion of the use from Nursing Home to Licensed Board and Care per Case SVC-86-8-CU.

I.J-A similar project approval was granted for this site under Case 19-08-CUP, Senior Assisted Housing for up to 25 frail elderly residents. This approval expired on 12/16/10 due to lack of activity or progress on issued permits. The property has a long and varied history as a school and residential care facility. Prior reviews conducted for this site include but are not limited to:

- 94-01-LAN
- SVC90-03-CU
- SVC87-01-VAR
- SVC86-01-VAR
- SVC86-08-CU

K. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. (There are several questions later in this checklist which ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.)

The proposal is to convert an existing vacant building formerly housing a Montessori school into an assisted senior living facility. A 25 bed home is proposed consisting of a mixture of single and double occupancy rooms. The proposed facility would also feature some shared spaces.

Square footage of buildings: **11,577 sf**

Square footage of parking areas: **4,834 sf**

Number of parking spaces: **13**

L. Location of the proposal including street address (if any) and legal description (including section, township and range). Give sufficient information for a person to understand the precise location of your proposed project. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). (You are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.)

402 Avenue E, Snohomish, WA 98290

II. ENVIRONMENTAL ELEMENTS

A. EARTH

1. General description of the site (circle one): flat; rolling hilly; steep slopes; mountainous; other (explain):
Mostly flat, developed lot.

2. What is the steepest slope on the site (approximate percent slope)?
Approximately 8%

3. What general types of soils are found on the site? (For example: clay; sand; gravel; peat; muck.)
Clay, sand and gravel.

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No.

5. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
Approximately 50 cubic yards of soil is anticipated to be removed at the southwest corner of the property.

I.K (Second K) 410 Avenue E is included in the narrative scope of the project description and so is included and reviewed here by reference.

ADMINISTRATION
COMMENTS ONLY

6. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No erosion can occur as a result of use, however, there is a risk of erosion during construction at unprotected areas affected by excavation.

II.A.6 Implement best practices for storm water runoff.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example: asphalt or buildings)?

66%

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any?

During construction, open areas of excavation should be kept covered if left open for significant periods of time or during periods of rain.

II.A.8 Implement best practices for storm water runoff.

B. AIR

1. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.

No emissions out of the ordinary for a residential use.

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

3. Proposed measures to reduce or control emissions or other impacts to air, if any:

None proposed.

C. WATER

1. Surface:

a. Is there any surface water body on or in the immediate vicinity of the site (including year round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No.

b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

b. Estimate the amount of fill and dredge material that would be placed in or removed from surface of water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

c. Will the proposal require surface water withdrawals or diversions? Give general description, purpose and approximate quantities if known.

No.

e. Does the proposal lie within any 100-year flood plain? If so, note location on the site plan.

No.

f. Does the proposal involve any discharges of waste material to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

2. Ground:

a. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose and approximate quantities, if known.

No.

b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

All onsite sewage will be discharged into the City's sanitary sewer system.

3. Water Runoff (including storm water):

a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The storm water from this proposal will be running off of roof surfaces and asphalt parking areas. The water will be collected onsite and discharged into the City's stormwater drainage system. The quantities of stormwater have not been calculated yet.

b. Could waste materials enter ground or surface waters? If so, generally describe.

No.

4. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any.

To the greatest extent feasible, the runoff from all surfaces will be collected and discharged directly through piping.

II.C.3.a Compliance with 2005 DOE Stormwater Management Manual Required.

II.C.3.b Site is located within an area of the city with combined storm and sanitary sewer systems.

D. PLANTS

a. Underline types of vegetation found on the site:

deciduous tree:

alder, maple, aspen,
other:

wet soil plants:

cattail, buttercup,
bulrush, skunk cabbage,
other:

evergreen tree:

fir, cedar, pine,
other: madrona

water plants:

water lily, eelgrass, milfoil,
other:

shrubs

pasture

grass

crop or grain

other types of vegetation:

2. What kind and amount of vegetation will be removed or altered?
Some grass and small shrubs will be removed at the southwest corner of the property.
3. List threatened or endangered species known to be on or near the site.
None.
4. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
New landscape buffering will be added at the southwest corner of the property.

E. ANIMALS/WILDLIFE

1. Underline any birds and animals that have been observed on or near the site or are known to be on or near the site:

birds:

heron, eagle, songbirds,
other: crow, seagull, starling, robin

mammals:

deer, bear, elk, beavers,
other: raccoon, squirrel, opossum

fish:

bass, salmon, trout, herring, shellfish,
other:

2. List any threatened or endangered species known to be on or near the site.
None.
3. Is the site part of a migrational route? If so, explain.
No.

- 4. Proposed measures to preserve or enhance wildlife, if any:
Additional landscaping at southwest corner of property will provide additional habitat for songbirds.

F. ENERGY AND NATURAL RESOURCES

- 1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed projects energy needs? Describe whether it will be used for heating, manufacturing, etc.
Electricity and natural gas.
- 2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No. The proposal is to reuse an existing building in its current form.
- 3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
Low flow fixtures, high efficiency heating system, energy efficient light fixtures, energy efficient appliances.

G. ENVIRONMENTAL HEALTH

- 1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
No.
 - a. Describe special emergency services that might be required.
None.
 - b. Proposed measures to reduce or control environmental health hazards, if any:
None.
- 2. Noise
 - a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **None.**
 - b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
The proposal is for a senior assisted living facility so there may be some deliveries during daytime hours. Other than that, there is no projected noise beyond that typically generated by a single family home.

- c. Proposed measures to reduce or control noise impacts, if any:
Any deliveries arriving on site would be taken during daytime hours (no evenings or early mornings.)

- H. LAND AND SHORELINE USE

- 1. What is the current use of the site and adjacent properties?
The last use of the site was for a preschool. The adjacent properties are single family use.

- 2. Has the site been used for agriculture? If so, describe.
No.

- 3. Describe any structures on the site.
There is primarily one large structure comprised of an historic home that had been added on to create additional area for a previous nursing home use. The structure is wood framed.

- 4. Will any structures be demolished? If so, what?
A previous addition to the historic home is planned to be removed at the southwest corner of the home.

- 5. What is the current zoning classification of the site? **Single Family**

- 6. What is the current Comprehensive Plan designation of the site? **Detached Single Family**

- 7. If applicable, what is the current Shoreline Master Program designation of the site? **N/A**

- 8. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. **No.**

- 9. Approximately how many people would reside or work in the completed project?
30-35

- 10. Approximately how many people would the completed project displace? **0**

- 11. Proposed measures to avoid or reduce displacement impacts, if any: **None.**

II.H.6 Single-Family

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **The existing historic home portion of the structure will be restored in a manner that is consistent with the other historic homes in the neighborhood. The addition had previously been designed and framed in a massing and detail consistent with the neighborhood as well. Although not required by code, the City's design standards will be utilized to ensure compatibility.**

I. HOUSING

1. Approximately how many units would be provided, if any? Indicate whether high-, middle- or low-income housing. **Housing would be provided for 25 senior citizens.**

2. Approximately how many units, if any would be eliminated? Indicate whether high-, middle- of low-income housing. **No units would be eliminated. The building is currently vacant and the last use recorded was nonresidential in nature.**

3. Proposed measures to reduce or control housing impacts, if any: **None.**

J. AESTHETICS

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **The structures exist on site and the proposed use will be housed within. The approximate height of the tallest structure is 32'.**

2. What views in the immediate vicinity would be altered or obstructed? **No existing views will be altered or obstructed.**

3. Proposed measures to reduce or control aesthetic impacts, if any:
None.

K. LIGHT AND GLARE

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Shielded exterior lighting will be provided to illuminate the parking areas at the north and south sides of the property. The lighting would be utilized after sundown and before dawn.

2. Could light or glare from the finished project be a safety hazard or interfere with views?
No.

3. What existing off-site sources of light or glare may affect your proposal?
None.

- 4. Proposed measure(s) to reduce or control light and glare impacts, if any:
Exterior lights will be shielded as required by city standards to avoid glare problems.

L. RECREATION

- 1. What designated and informal recreational opportunities are in the immediate vicinity?
There are several parks within walking distance of the facility. Just 8 blocks east of the proposed facility is the Snohomish Senior Center, Snohomish Library and Centennial Trail.
- 2. Would the proposed project displace any existing recreational uses? If so, describe.
No.
- 3. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or application, if any: **None.**

M. HISTORIC AND CULTURAL PRESERVATION

- 1. Are there any places or objects listed on, or proposed for, national, state or local preservation registers known to be on or next to the site? If so, generally describe. **The Snohomish Historic District starts 1 block east of the property. The neighborhood is known for its historic homes.**
- 2. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site: **An existing portion of the structure housing the proposed use is an historic home with several key exterior and interior details from the time period in which it was built.**
- 3. Proposed measure to reduce or control impacts, if any: **Careful restoration of the portions of the structure on site that have historic value is proposed.**

N. TRANSPORTATION

- 1. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. **The property is located just 1 block east of Avenue D, the major north-south corridor through Snohomish. It is also located just 3 blocks north of 2nd Street, the major east-west corridor through Snohomish.**

II.N.1 Vehicular access to the site is from an alley between Avenue E and Avenue F.

- 2. Is the site currently served by public transportation? If not, what is the approximate distance to the nearest transit stop? **Public transportation is available 1 block east on Avenue D. It is approximately 400 feet to the nearest stop.**

- 3. How many parking spaces would the completed project have? How many would the project eliminate? **13 spaces, none will be eliminated.**

- 4. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether private or public). **Access to parking is proposed to be through the alley between Avenue E and Avenue F. Improvements to the alley including paving and striping are proposed to meet City standards.**

- 5. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **No.**

- 6. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. **A new traffic study has not been prepared for the project; however, the traffic impacts of the previous use have been documented. Per the ITE Trip Generation manual 8th Edition, the previously approved use as a Day Care Center and Preschool for 60 children generated a total of 48 AM peak trips and 49 PM peak trips. It is anticipated that the traffic impacts from the newly proposed use will be significantly below these numbers.**

- 7. Proposed measures to reduce or control transportation impacts, if any: **None.**

II.N.7 Subject to applicable Traffic Impact Fees as established in SMC 14.295.

O. PUBLIC SERVICES

- 1. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. **It is presumed that there will be an increased need for health care services commensurate with an elderly population, especially in comparison to the previously approved use.**

- 2. Proposed measures to reduce or control impacts on public services, if any: **None.**

P. UTILITIES

- 1. Underline utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other (describe):

2. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity that might be needed.

Electricity will be provided by Snohomish County P.U.D.

Natural Gas will be provided by Puget Sound Energy.

Phone and Cable service will be provided by Comcast.

Water, Sewer, and refuse collection services will be provided by the City of Snohomish.

General construction activities needed on the site will be trenching for new services to existing service poles. No offsite improvements are anticipated

III. SIGNATURE

I hereby certify under penalty of perjury of the Laws of the State of Washington that the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.


Signature

Joshua Scott Architect
Type or Print Name Title

12/4/13
Submittal Date

ADMINISTRATION ONLY

Administrative Review By:

Title:


Senior Planner Date: 1/29/14
for Owen Demison, Director

Parking Generation, 3rd Edition, Institute of Transportation Engineers, Washington D.C., 2004

Commercial airport	0.4 vehicles per daily enplanement – weekday
	0.84 per daily enplanement – Saturday/ 0.57 per daily enplanement Sunday
Light industrial	0.75 per 1,000 gfa
Industrial park	1.27 per 1,000 gfa or 0.89 per employee
Manufacturing	1.02 per 1,000 gfa or 0.97 per employee
Warehousing	0.41 per 1,000 gfa or 0.78 per employee
Mini-warehouse	0.16 per 1,000 gfa or 1.39 per 100 storage units
SF detached	1.83 per dwelling – suburban weekday
Low or mid-rise apt.	1.2 per dwelling – suburban weekday
	1 per dwelling – urban weekday
	1.02 per dwelling – urban Saturday
High-rise apt.	1.37 per dwelling – urban weekday
Rental townhouse	1.73 per dwelling – weekday
Condo/townhouse	1.46 per dwelling – suburban weekday
Senior housing	
Congregate care	
Assisted living	0.33 per dwelling – weekday / 0.42 Saturday / 0.28 Sunday
Continuing care retirement community	
Hotel	0.91 per room – weekday
All suites hotel	
Business hotel	0.64 per room – weekday / 0.66 per room Saturday
Motel	0.9 per room – weekday
Resort hotel	1.42 per room – weekday
Bowling alley	5.02 per lane – Friday suburban, 4 per lane M-F suburban
Movie theater	0.26 per seat Friday, 0.19 per seat Saturday, 0.11 per seat Sunday
Racquet/tennis club	3.56 per court
Health club	5.19 per 1,000 gfa weekday or 0.13 per member weekday
Athletic club	3.55 per 1,000 gfa weekday or 0.74 per 10 members weekday
Rec. comm.. center	3.83 per 1,000 gfa weekday suburban
Elem. School	0.28 per student
Middle/Junior High	
High school	0.26 per student weekday suburban, 0.09 per student weekday urban
Junior/comm. college	0.21 per school population
University	0.3 per school population suburban weekday, 0.17 weekday urban
Church	0.16 per seat Sunday, 0.44 per attendee Sunday, 7.81 per 1,000 gfa Sunday
Day care	0.24 per student weekday, 1.35 per employee weekday, 3.16 per gfa weekday
Museum	
Library	2.61 per 1,000 gfa suburban weekday
Convention center	

*

*

Hospital	4.08 per bed weekday rural, 4.72 per bed weekday suburban, 3.47 per bed weekday urban
	0.76 per employee weekday rural, 0.83 per employee weekday suburban, 0.60 per employee weekday urban
Out-patient surgery center	
Nursing home	1.04 per 1,000 gfa weekday, 0.9 per employee weekday, 0.39 per bed weekday, 0.16 per bed Saturday, 0.25 per bed Sunday
Clinic	4.43 per 1,000 gfa weekday
Animal hos./vet.	
Office building	2.84 per 1,000 gfa weekday suburban, 2.40 per 1,000 gfa weekday urban, 0.83 per employee weekday
Medical/dental	3.53 per 1,000 gfa weekday
Gov't. office	4.15 per 1,000 gfa weekday, 0.83 per employee weekday
US post office	
Judicial complex	
Building materials store	
Discount store	4.47 per 1,000 gfa December Saturday, 2.75 per 1,000 gfa non-December Saturday
Hardware store	
Shopping center	December: 3.76 per 1,000 gfa M-Th, 4.01 per 1,000 gfa Friday, 4.74 per 1,000 gfa Saturday, 4.45 per 1,000 gfa Sunday
	Non-December: 2.65 per 1,000 gfa M-Th, 3.02 per 1,000 gfa Friday, 2.97 per 1,000 gfa Saturday, 2.04 per 1,000 gfa Sunday
Supermarket	Suburban weekday: 4.36 per 1,000 gfa Urban weekday: 2.27 per 1,000 gfa Suburban Saturday: 4.75 per 1,000 gfa
Convenience market	Urban weekday: 3.4 per 1,000 gfa
Home improvement superstore	Suburban Friday: 2.43 per 1,000 gfa Suburban Saturday: 3.4 per 1,000 gfa
Drug store w/o drive through	Weekday 1.83 per 1,000 gfa 3.73 per employee
Drug store w/ drive through	Weekday 2.02 per 1,000 gfa Saturday 2.1 per 1,000 gfa
Furniture store	Saturday 0.94 per 1,000 gfa 1.73 per employee
Carpet store	Saturday 1.79 per 1,000 gfa 2.27 per employee
Video rental	2.41 per 1,000 gfa
Walk-in bank	2.3 per 1,000 gfa
Drive-in bank	Suburban weekday: 3.49 per 1,000 gfa or 1.56 per employee Urban weekday: 2.76 per 1,000 gfa or 1.33 per employee
Quality restaurant	Weekday: 15.5 per 1,000 gfa or 0.5 per seat Saturday: 17.2 per 1,000 gfa or 0.43 per seat
High turnover sitdown restaurant (no bar)	Suburban weekday: 10.1 per 1,000 gfa or 0.33 per seat Urban weekday: 5.55 per 1,000 gfa Suburban Saturday: 13.5 per 1,000 gfa or 0.35 per seat Suburban Sunday: 9.7 per 1,000 gfa



CITY OF SNOHOMISH

Founded 1859, Incorporated 1890

116 UNION AVENUE · SNOHOMISH, WASHINGTON 98290 · TEL (360) 568-3115 FAX (360) 568-1375

Attach this notarized declaration to the Adjacent Property Owners List.

DEC 06 2013

AFFIDAVIT OF ADJACENT PROPERTY OWNERS LIST

STATE OF WASHINGTON)

) ss

COUNTY OF SNOHOMISH)

Address of Project Site: 402 Avenue E, Snohomish, Washington.

Project Site Tax Parcel Number(s): 28051300110300

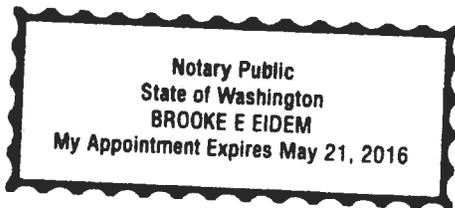
On my oath, I certify that the names and addresses provided represent all properties located within 300 feet of the subject property.

Dated this 6 day of December, 2008.

Joshua Scott
Applicant/Applicant's Representative Printed Name

[Signature]
Signature of Applicant/Applicant's Representative

SUBSCRIBED AND SWORN before me on this 6th day of December 2008 ²⁰¹³



Sign Name: [Signature]

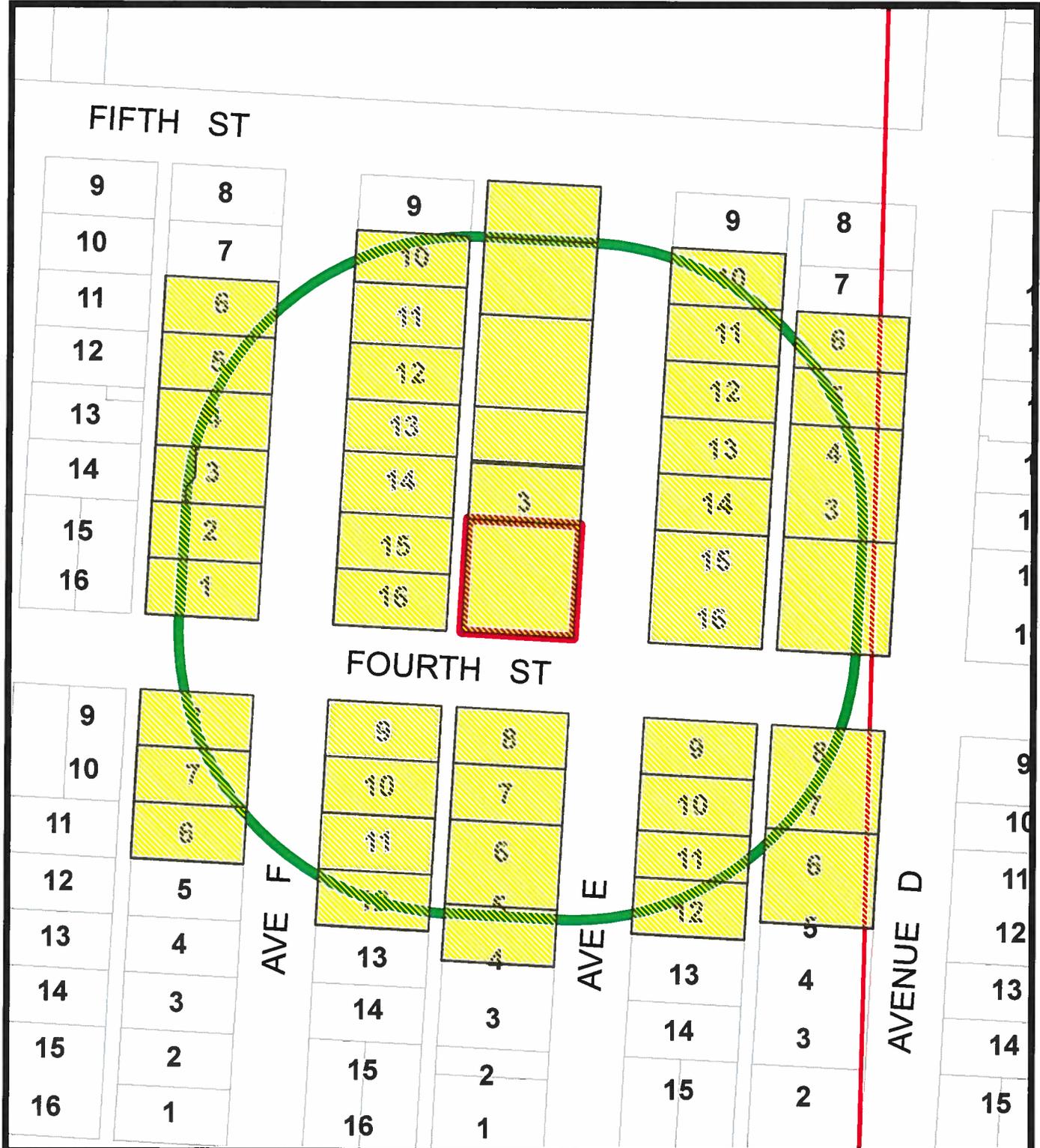
Print Name: Brooke Eidem

NOTARY PUBLIC in and for the State of Washington,

Residing in: Everett WA

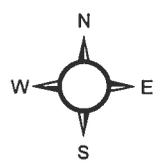
My Commission expires: 5/21/2016

Subject Area/Tax Parcel 28051300110300



Township: 28 Range: 5 Section: 13

- Parcels
- Selected Parcels
- Parcel(s) of Interest
- Mailing Radius (300 feet)
- PLSS Grid



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00444101100800 1 12/2/2013 0
MCINTYRE ALBERT D or RESIDENT
565 W End Ave Apt 11D
New York, NY 10024-2736



28051300103100 1 12/2/2013 7
CHURCH OF PRES BISHOP or RESIDENT
E North Temple
Salt Lake City, UT 84150-0001



00444101300500 1 12/2/2013 0
BETTER AVENUE D LLC or RESIDENT
7623 Overlake Dr W
Medina, WA 98039-4734



28051300110300 3 12/2/2013 491
CD TRUST or RESIDENT
4233 12TH AVE NE
SEATTLE, WA 98105-0001



00444101300900 2 12/2/2013 494
NEMNICH MICHAEL or RESIDENT
PO BOX 68
BURLINGTON, WA 98233-0001



00410500201002 1 12/2/2013 0
KEPPLER MANAGEMENT LLC or RESIDENT
14751 N Kelsey St Ste 105 PMB 126
Monroe, WA 98272-1458



00441500100500 1 12/2/2013 412
HOWELL ERIC/JUDY or RESIDENT
274 GIVE D
Snohomish, WA 98290-0001



00410500300100 1 12/2/2013 0
JOHNSON ROBERT C/WOOLVETT VALERIE E or RESIDENT
1504 4th St
Snohomish, WA 98290-2614



004410103001 1 12/2/2013 491
SNOHOMISH or RESIDENT
1314 4th St
Snohomish, WA 98290-2709



00444500101500 1 12/2/2013 0
SOFTYE RICHARD K & EILEEN or RESIDENT
1314 4th St
Snohomish, WA 98290-2710



00444101301500 1 12/2/2013 0
ROWLEE RANDALL C or RESIDENT
319 Avenue E
Snohomish, WA 98290-2711



00444101301102 1 12/2/2013 0
ROWLEE RANDALL C or RESIDENT
319 Avenue E
Snohomish, WA 98290-2717



00444101301101 1 12/2/2013 0
MCLEAN GARY S & ARDIS M or RESIDENT
323 Avenue E
Snohomish, WA 98290-2717



00444101200800 1 12/2/2013 0
GORDON RICHARD or RESIDENT
332 Avenue E
Snohomish, WA 98290-2718



00444101200700 1 12/2/2013 0
WOLD ERIC S & CARRIE L or RESIDENT
328 Avenue E
Snohomish, WA 98290-2718



00444500101200 1 12/2/2013 0
HIMPLE EVELYN L & PALMER RICHARD H or RESIDENT
419 Avenue E
Snohomish, WA 98290-2719



00444101200700 1 12/2/2013 0
WOLD ERIC S & CARRIE L or RESIDENT
328 Avenue E
Snohomish, WA 98290-2718



00444500101200 1 12/2/2013 0
HIMPLE EVELYN L & PALMER RICHARD H or RESIDENT
419 Avenue E
Snohomish, WA 98290-2719



00444500101000 1 12/2/2013 25
BENDER NICHOLAS & GRETCHEN or RESIDENT
427 Avenue E
Snohomish, WA 98290-2719



00444500101200 1 12/2/2013 0
HIMPLE EVELYN L & PALMER RICHARD H or RESIDENT
419 Avenue E
Snohomish, WA 98290-2719

reprinted due to poor quality

X
X
X
X
X
X
X
X
X





00410500201301 1 12/2/2013 0
CROSS WILLIAM or RESIDENT
413 Avenue F
Snohomish, WA 98290-2727



00410500201001 1 12/2/2013 0
HENDREN DIANA M or RESIDENT
425 Avenue F
Snohomish, WA 98290-2727



00956400000100 1 12/2/2013 0
CHAMPLIN CHARLES F TRUSTEE or RESIDENT
412 Avenue F Unit 1
Snohomish, WA 98290-2728



00956400000200 1 12/2/2013 0
SULLIVAN ANTHONY J or RESIDENT
412 Avenue F
Snohomish, WA 98290-2728



00410500300200 1 12/2/2013 0
ORTH LORI A or RESIDENT
408 Avenue F
Snohomish, WA 98290-2728



00410500300500 1 12/2/2013 0
COLE TODD or RESIDENT
420 Avenue F
Snohomish, WA 98290-2728



00410500300400 1 12/2/2013 25
ETZKORN PAUL / JONES A LEE or RESIDENT
416 Avenue F
Snohomish, WA 98290-2728



00410500300600 1 12/2/2013 0
GAIL ANDREW T & ERIN E or RESIDENT
422 Avenue F
Snohomish, WA 98290-2728



00444101300500 1 12/2/2013 0
OCCUPANT or RESIDENT
322 Avenue D
Snohomish, WA 98290-2746



00444101300700 1 12/2/2013 0
WICKLUND VICTOR or RESIDENT
330 Avenue D
Snohomish, WA 98290-2746



28051300110200 1 12/2/2013 0
MESTER WILLIAM A & FRANCES or RESIDENT
404 Avenue D
Snohomish, WA 98290-2748



00444500100500 1 12/2/2013 0
BAZLEY J ROBERT & RITA I or RESIDENT
420 Avenue D
Snohomish, WA 98290-2748



00444500100300 1 12/2/2013 0
BATES DOUG E or RESIDENT
416 Avenue D
Snohomish, WA 98290-2748



28051300102700 1 12/2/2013 93
OCCUPANT or RESIDENT
430 Avenue E
Snohomish, WA 98290-2751



00444500101100 1 12/2/2013 0
BRANTNER WILMA J & ZWIJNENBURG DOUG or RESIDENT
3715 Tom Marks Rd
Snohomish, WA 98290-9228



28051300102900 1 12/2/2013 0
ESKRIDGE HENRY or RESIDENT
PO Box 1066
Snohomish, WA 98291-1066



00410500201500 1 12/2/2013 0
RIDDELL B / RIDDELL B & M or RESIDENT
18509 100th Ave SE
Snohomish, WA 98296-8039





00444500101300 1 12/2/2013 0

PERRY ZANE A or RESIDENT
417 Avenue E
Snohomish, WA 98290-2719



00444500101400 1 12/2/2013 0

KEIRSTEAD JEFFREY or RESIDENT
415 Avenue E
Snohomish, WA 98290-2719



00444500101100 1 12/2/2013 0

OCCUPANT or RESIDENT
423 Avenue E
Snohomish, WA 98290-2719



00444500200300 1 12/2/2013 0

OCCUPANT or RESIDENT
410 Avenue E
Snohomish, WA 98290-2720



28051300102900 1 12/2/2013 0

OCCUPANT or RESIDENT
416 Avenue E
Snohomish, WA 98290-2720



28051300103100 1 12/2/2013 0

OCCUPANT or RESIDENT
426 Avenue E
Snohomish, WA 98290-2720



28051300105500 1 12/2/2013 0

BARNS CAROLE & JOHANSEN DOROTHY N or RESIDENT
420 Avenue E
Snohomish, WA 98290-2720



28051300110300 1 12/2/2013 0

OCCUPANT or RESIDENT
402 Avenue E
Snohomish, WA 98290-2720



00444101201000 1 12/2/2013 0

GESTSON LEONARD VERNON / PAMELA NOEL or RESIDENT
327 Avenue F
Snohomish, WA 98290-2725



00444101201100 1 12/2/2013 0

FERGEN ALFRED P or RESIDENT
323 Avenue F
Snohomish, WA 98290-2725



00444101200900 1 12/2/2013 0

CORNELISON MITCHELL or RESIDENT
331 Avenue F
Snohomish, WA 98290-2725



00410500201600 1 12/2/2013 0

CORNELISON MITCHELL L or RESIDENT
331 Avenue F
Snohomish, WA 98290-2725



00444101201200 1 12/2/2013 0

KELBERT LINDA or RESIDENT
319 Avenue F
Snohomish, WA 98290-2725



00444101100601 1 12/2/2013 0

DORAN KERRY J/FANT AUNDREA or RESIDENT
324 Avenue F
Snohomish, WA 98290-2726



00444101100700 1 12/2/2013 0

ROSS ROBERT & NANCY or RESIDENT
328 Avenue F
Snohomish, WA 98290-2726



00444101100800 1 12/2/2013 0

OCCUPANT or RESIDENT
332 Avenue F
Snohomish, WA 98290-2726



00410500201302 1 12/2/2013 0

MCCARTHY SEAN/JILL or RESIDENT
409 Avenue F
Snohomish, WA 98290-2727



00410500201200 1 12/2/2013 0

LAMB LINDA or RESIDENT
417 Avenue F
Snohomish, WA 98290-2727



00410500201002 1 12/2/2013 0

OCCUPANT or RESIDENT
421 Avenue F
Snohomish, WA 98290-2727



00410500201500 1 12/2/2013 0

OCCUPANT or RESIDENT
407 Avenue F
Snohomish, WA 98290-2727





Nemnich Michael or Resident
PO Box 68
Burlington, WA 98233

Powell Eric/Judy or Resident
424 Avenue D
Snohomish, WA 98290

Resident
1315 Fourth Street
Snohomish, WA 98290

Resident
1412 Fourth Street
Snohomish, WA 98290

Arney Thomas/Kimberly or Resident
327 Avenue E
Snohomish, WA 98290

Bade Robin or Resident
318 Avenue E
Snohomish, WA 98290

Windsor James & Monique or
Resident
324 Avenue E
Snohomish, WA 98290

Reprinted mailing
labels due to
poor quality on
original labels



CITY OF SNOHOMISH

Founded 1859, Incorporated 1890

116 UNION AVENUE • SNOHOMISH, WASHINGTON 98290 • TEL (360) 568-3115 FAX (360) 568-1375

December 23, 2013

Craft LLC
Attn: Joshua Scott
1208 Tenth Street, Suite 201
Snohomish, WA 98290

NOTICE OF COMPLETE APPLICATION
CD Trust CUP
402 Avenue E
File#: 17-13-CUP

Dear Mr. Scott:

The City of Snohomish Planning and Development Services Department is in receipt of your application for conditional use permit for the property at 402 Avenue E. A preliminary review of the application materials received on December 6, 2013 and December 16, 2013, has been conducted and the application is determined to be complete.

As provided by the Snohomish Municipal Code (SMC 14.55.050), City staff will endeavor to issue a decision in response to your application within 120 days of the date of this letter. During our review of your application, additional information, special studies, or revised plans may be required. When such a request is made, our review of your application will stop until the necessary information is received.

The City of Snohomish strives to provide superior service throughout the permit review process. We appreciate your interest in investing in our community. Please call me with questions about your application at 360-282-3167.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Brooke Eidem'.

Brooke Eidem, CPT
Permit Coordinator/GIS Technician

c: Project file #: 17-13-ADP



NOTICE OF APPLICATION

File #: 17-13-CUP

Date of Posting and Publication of Notice: January 3, 2014

Staff File
Exhibit #33
File #17-13-CUP

Project Location: 402 Avenue E, Snohomish, Washington

Project Description: Request for approval of a conditional use permit to establish a senior assisted living facility with 25 beds, consisting of a mixture of single- and double-occupancy rooms. The proposed facility would feature a common dining area, a multi-use entertainment room, and a shared computer room.

Date of Application: December 6, 2013

Date of Complete Application: December 23, 2013

Proponent: Craft, LLC for CD Trust

Lead Agency: The City of Snohomish Planning and Development Services

Public Hearing: The required public hearing has not been scheduled. Separate notice will be issued of the hearing date, time and place.

City Permits and/or Actions Required for the Development:

- Conditional Use Permit
- SEPA Threshold Determination
- Building Permit

Documents that describe and evaluate the proposal are available for public review at the address below from 9:00 AM to 5:00 PM Monday through Friday, except holidays. These documents include:

- SEPA Checklist
- Proposed site plan and building elevations
- Project narrative

For additional information, contact:

Senior Planner Duane Dvorak at
(360) 282-3165 or dvorak@snohomishwa.gov

All persons have the right to comment on this application and to request a copy of the decision once made. The public comment period for this application is fifteen (15) days from the date of this notice. Written comments and may be submitted by **5 P.M. January 18, 2014**, to the Planning and Development Services Department at 116 Union Avenue, Snohomish, Washington 98290.

Everett Daily Herald

Affidavit of Publication

STATE OF WASHINGTON }
COUNTY OF SNOHOMISH } ss

The undersigned, being first duly sworn on oath deposes and says that she is Principal Clerk of THE HERALD, a daily newspaper printed and published in the City of Everett, County of Snohomish, and State of Washington; that said newspaper is a newspaper of general circulation in said County and State; that said newspaper has been approved as a legal newspaper by order of the Superior Court of Snohomish County and that the notice is a true copy of City Applications - Craft, LLC for CD Trust - Notice of Appl 536017

a printed copy of which is hereunto attached, was published in said newspaper proper and not in supplement form, in the regular and entire edition of said paper on the following days and times, namely:

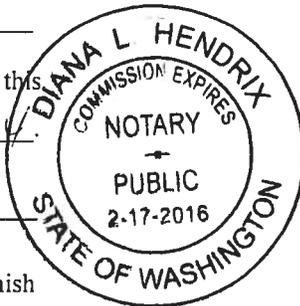
1 issue(s), such publication commencing on 01/03/2014 and ending on 01/03/2014 and that said newspaper was regularly distributed to its subscribers during all of said period. The amount of the fee for such publication is \$ 65.36.

Karen E. Zeman

Subscribed and sworn before me on this 3rd day of January, 2014.

Diana Hendrix

Notary Public in and for the State of Washington, residing at Everett, Snohomish County.



City of Snohomish EDH104459 - PO: 17-13-CUP - NOA
ORDERED BY: BROOKE EIDEM

NOTICE OF APPLICATION File #: 17-13-CUP

Date of Posting and Publication of Notice: January 3, 2014
Project Location: 402 Avenue E, Snohomish, Washington
Project Description: Request for approval of a conditional use permit to establish a senior assisted living facility with 25 beds, consisting of a mixture of single- and double-occupancy rooms. The proposed facility would feature a common dining area, a multi-use entertainment room, and a shared computer room.

Date of Application: December 6, 2013
Date of Complete Application: December 23, 2013
Proponent: Craft, LLC for CD Trust
Lead Agency: The City of Snohomish Planning and Development Services

Public Hearing: The required public hearing has not been scheduled. Separate notice will be issued of the hearing date, time and place.

City Permits and/or Actions Required for the Development:

- Conditional Use Permit
- SEPA Threshold Determination
- Building Permit

Documents that describe and evaluate the proposal are available for public review at the address below from 9:00 AM to 5:00 PM Monday through Friday, except holidays. These documents include:

- SEPA Checklist
- Proposed site plan and building elevations
- Project narrative

For additional information, contact:

Senior Planner Duane Dvorak at (360) 282-3165 or dvorak@snohomishwa.gov
All persons have the right to comment on this application and to request a copy of the decision once made. The public comment period for this application is fifteen (15) days from the date of this notice. Written comments may be submitted by 5 P.M. January 18, 2014, to the Planning and Development Services Department at 116 Union Avenue, Snohomish, Washington 98290.
Published: January 3, 2014.



CITY OF SNOHOMISH

NOTICE OF PUBLIC HEARING / DETERMINATION OF NON-SIGNIFICANCE (DNS)

Project Number: 17-13-CUP

Project Name: CD Trust Conditional Use Permit

Name of Applicant: Craft, LLC: 1208 Tenth Street, Suite 201, Snohomish, WA 98290
for CD Trust: 4233 12th Avenue NE, Seattle, WA 98105

Project Location: 402 and 410 Avenue E, located on Snohomish County tax parcels 28051300110300, 00444500200300, and 28051300103000.

Project Description: Conversion of an existing, vacant building of about 12,000 square feet into a 25-bed Senior Assisted Living Facility. The proposal for a 25-bed residential facility consists of a mixture of single and double occupancy rooms, with a common dining area and other shared facilities. Six of thirteen proposed off-street parking spaces will be located on an adjacent lot. The primary use of the adjacent lot will continue to be single-family.

Date of Application: December 6, 2013

Date of Complete Application: December 23, 2013

Date of Notice of Application: January 3, 2014

Approvals Required for Development:

1. Conditional Use Permit
2. Site Construction Permit
3. Building Permit

SEPA Threshold Determination: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. The requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plans adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City of Snohomish. This information is available for review at the Snohomish City Hall, 116 Union Avenue, Snohomish, WA 98290 between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday, excluding holidays.

Appeals of SEPA Determination: Unless withdrawn or revised pursuant to comments received by 5:00 p.m. on February 18, 2014, this Determination of Non-Significance shall be final on February 18, 2014. Appeals of this SEPA threshold determination must be filed in writing with the City Clerk for the City of Snohomish by 5:00 p.m. on February 18, 2014. Appeals must be made in accordance with the provisions of Chapter 14.75 SMC. A \$500 appeal fee must be filed with the appeal. Appeals must be in writing and received as original documents by the close of the appeal period. Fax, e-mail and similar forms of document transmission shall not be accepted and shall not be considered as meeting the filing requirements. Appeals must state the section of the SMC being appealed, the specific determination or mitigation being appealed and the form of relief requested.

Public Hearing: A public hearing on the Conditional Use Permit is scheduled for:

Time and Date: 1:30 PM on February 26, 2014

Location: Snohomish County Fire District #4
Eldon Harvey Auditorium
1525 Avenue D, Snohomish

Documents that describe and evaluate the proposal are available for public review at the address below from 9:00 AM to 5:00 PM Monday through Friday, except holidays. These documents include:

1. SEPA Checklist
2. Proposed site plan and building elevations
3. Project narrative

Public Comment: Any person desiring to submit written comments concerning this application, or desiring to receive notification of the final decision concerning this application as expeditiously as possible after the issuance of the decision, may submit the comments or request for the decision to the Planning and Development Services Department at 116 Union Avenue, Snohomish, Washington 98290. Please include the project name or number on the comments or request to be a party-of-record.

Public Comment Period: Public comments submitted by **5 PM on February 25, 2014** will be forwarded to the Hearing Examiner. Written comments, in addition to oral comments, may also be submitted at the hearing.

Staff Contact: For additional information, please contact Duane Dvorak, Senior Planner, at (360) 282-3165 or dvorak@snohomishwa.gov

Date of Publication: February 1, 2014

The Hearing Examiner Chambers are ADA accessible. Specialized accommodations will be provided with 5 days advanced notice. Contact the City Clerk's Office at (360) 568-3115



**CITY OF SNOHOMISH
PLANNING AND DEVELOPMENT SERVICES
DETERMINATION OF NON-SIGNIFICANCE (DNS)**

File #17-13-CUP

Date Issued: February 1, 2014

Date of Complete Application: December 23, 2013

Proposal Name: CD Trust Conditional Use Permit

Proponent: CD Trust – Agent Christopher Koh
4233 12th Avenue NE
Seattle WA 98105

Agent: Craft, LLC
1208 Tenth Street, Suite 201
Snohomish, WA 98290

Lead Agency: City of Snohomish Planning and Development Services Department

Description of Proposal: Conversion of an existing, vacant building of about 12,000 square feet into a 25-bed Senior Assisted Living Facility. The proposal for a 25-bed residential facility consists of a mixture of single and double occupancy rooms, with a common dining area and other shared facilities. Six of thirteen proposed off-street parking spaces will be located on an adjacent lot. The primary use of the adjacent lot will continue to be single-family.

Location of Proposal: The proposed project is addressed as 402 and 410 Avenue E, and is located on Snohomish County tax parcels 28051300110300, 00444500200300, and 28051300103000.

Threshold Determination: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. The requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plans adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City of Snohomish. This information is available for review at the Snohomish City Hall, 116 Union Avenue, Snohomish, WA 98290 between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday, excluding holidays.

Written comments may be submitted to the lead agency to the attention of Owen Dennison, at the address below. Comments must be received by 5:00 p.m. on February 18, 2014.

APPEALS:

Unless withdrawn or revised pursuant to comments received within the comment period above, this Determination of Non-Significance shall be final on February 18, 2014. Appeals of this SEPA threshold determination must be filed in writing with the City Clerk for the City of Snohomish by 5:00 p.m. on **February 18, 2014**. Appeals must be made in accordance with the provisions of Chapter 14.75 SMC. A \$500 appeal fee must be filed with the appeal. Appeals must be in writing and received as original documents by the close of the appeal period. Fax, e-mail and similar forms of document transmission shall not be accepted and shall not be considered as meeting the filing requirements. Appeals must state the section of the SMC being appealed, the specific determination or mitigation being appealed and the form of relief requested.

SEPA Responsible Official: Owen Dennison

Position/Title: Planning Director **Phone:** (360) 568-3173

Address: City of Snohomish, 116 Union Avenue, Snohomish, WA 98290

Signature: _____

Jamie Bails
WDFW, Region 4
c/o DOE
16018 Mill Creek Blvd.
Mill Creek, WA 98012-1296

Puget Sound Energy
Dave Matulich
Municipal Liaison Manager
PO Box 90868, M/S BOT 1G
Bellevue, WA 98009-0868

David Brock
WA State Dept. of Fish & Wildlife
North Puget Sound Region 4
16018 Mill Creek Boulevard
Mill Creek, WA 98012-1296

Lake Stevens Sewer District
1106 Vernon Road, Suite A
Lake Stevens, WA 98258

Snohomish School District #201
Administrative Offices
1601 Avenue D
Snohomish, WA 98290

David Pater
Shoreline Specialist
Department of Ecology
3190 160th Avenue SE
Bellevue, WA 98008

Planning Director
City of Monroe
806 West Main Street
Monroe, WA 98272

Elizabeth McNagny
Washington State Department of
Social & Health Services
PO Box 45848
Olympia, WA 98504-5848

US Post Office
1323 Avenue D
Snohomish, WA 98290

Snohomish County Fire District #8
1825 S. Lake Stevens Rd
Lake Stevens, WA 98258-1960

Tulalip Tribes
Environmental Division
6406 Marine Drive
Marysville, WA 98271-9775

Michelle Doiron, Realty Specialist
Bonneville Power Administration
914 Avenue D
Snohomish, WA 98290

Verizon NW
Attn: Karen Brown
PO Box 1003,
MC: WA01016C
Everett, WA 98206-1003

Economic Alliance of
Snohomish County
728 134th Street SW, Suite 128
Everett, WA 98204

Office of Archaeology & Historic
Preservation
1063 South Capitol Way
Suite 106
Olympia WA 98501

Snohomish County
Planning & Development Services
3000 Rockefeller
Everett, WA 98201

WA Dept. of Natural Resources
Steven Huang
919 North Township Street
Sedro-Woolley, WA 98284-9394

Seattle District
Corps of Engineers
ATTN: CENWS-OD-RG
Post Office Box 3755
Seattle, WA 98124

WSDOT NW Region
Mr. Ramin Pazooki
15700 Dayton Ave N
Seattle, WA 98133

Snohomish Historical Society
118 Avenue B
Snohomish, WA 98290

Harvey Field
9900 Airport Way
Snohomish, WA 98296

Department of Ecology NWRO
Attn: Shawn McKone
3190 160th Avenue SE
Bellevue, WA 98008

Snohomish County Fire District 4
P.O. Box 820
Snohomish, WA 98290

Becky Ableman, Planning Director
1812 Main Street
P.O. Box 257
Lake Stevens, WA 98258

Washington Dept. of Agriculture
SEPA unit
1111 Washington Street SE
Olympia, WA 98504-2560

USDA & National Conservation and
Recreation Service - WA NW Office
528 91st Avenue NE, Suite C
Lake Stevens, WA 98253

Kate Tourtellot, AICP
Senior Transportation Planner
Community Transit
7100 Hardeson Rd
Everett, WA 98026

Federal Emergency Management
Agency (FEMA)
130 - 228th Street, Southwest
Bothell, WA 98021-8627

Snohomish Conservation District
528 91st Ave NE - Suite A
Lake Stevens, WA 98258

Puget Sound Clean Air Agency
1904 Third Avenue - Suite 105
Seattle, WA 98101

City of Everett
Allan Giffen, planning director
2930 Wetmore Avenue, Suite 8A
Everett, WA 98201

Cross Valley Water District
8802 180th Street SE
Snohomish, WA 98296-4804

Pilchuck Audubon Society
1429 Avenue D
PMB 198
Snohomish WA 98290

Neil Wheeler, District Manager
French Slough Flood Control District
8222 Riverview Road
Snohomish, WA 98290

Paul Reasoner, Manager
Marshland Flood Control District
P.O. Box 85
Snohomish, WA 98291

Puget Soundkeeper Alliance
Attn: Chris Wilke
5305 Shilshole Ave NW · Suite 150
Seattle, WA 98107

WA Dept. of Fish & Wildlife Region 4
16018 Mill Creek Blvd
Mill Creek, WA 98012

Department of the Interior
Attn: US. Fish & Wildlife Service
510 Desmond Drive Southeast
Lacey, WA 98503-1263

People For Puget Sound
Attn: Dave Peeler
120 East Union Avenue, Suite 204
Olympia, WA 98501

WA Department of Commerce
Attn: Local Government Division
128-10th Avenue SW
PO Box 42525
Olympia, WA 98504-2525

NOAA NW Regional Office
Attn: National Marine Fisheries
Service
7600 Sand Point Way NE, Seattle,
WA 98115-0070

Puget Sound Partnership
P.O. Box 40900
Olympia, Washington 98504-0900

Property Owners For Sensible
Floodplain Regulation
2025 First Avenue, Suite 500
Seattle, WA 98121-3140

U.S. Environmental Protection
Agency ATTN: Region 10
1200 Sixth Avenue
Seattle, WA 98101

Ione "Betsy" Smith
Contract Realty Technician
Bonneville Power Administration
914 Avenue D
Snohomish, WA 98290

Torchie Corey
City Clerk
City of Snohomish

Steve Schuller
Public Works Director
City of Snohomish

Police Chief
City of Snohomish
230 Maple Avenue
Snohomish, WA 98290

McIntyre Albert
565 W End Ave Apt 11D
New York, NY 10024-2736

Church of Pres Bishop
E North Temple
Salt Lake City, UT 84150-0001

Better Avenue D LLC
7623 Overlake Dr W
Medina, WA 98039-4734

CD Trust
4233 12th Ave NE
Seattle, WA 98105

Nemnich Michael
PO Box 68
Burlington, WA 98233-0001

Keppler Management LLC
14751 N Kelsey St Ste 105
PMB 126
Monroe, WA 98272-1458

Johnson Robert/Woolvett Valerie
or Resident
1504 Fourth St
Snohomish, WA 98290

Softye Richard & Eileen or Resident
1314 Fourth St
Snohomish, WA 98290

Rowlee Randall or Resident
319 Avenue E
Snohomish, WA 98290

McLean Gary & Ardis or Resident
323 Avenue E
Snohomish, WA 98290

Gordon Richard or Resident
332 Avenue E
Snohomish, WA 98290

Wold Eric & Carrie or Resident
328 Avenue E
Snohomish, WA 98290

Bender Nicholas & Gretchen
or Resident
427 Avenue E
Snohomish, WA 98290

Hemple Evelyn & Palmer Richard
or Resident
419 Avenue E
Snohomish, WA 98290

Cross William or Resident
413 Avenue F
Snohomish, WA 98290

Hendren Diana or Resident
425 Avenue F
Snohomish, WA 98290

Champlin Charles Trustee
or Resident
412 Avenue F Unit 1
Snohomish, WA 98290

Sullivan Anthony or Resident
412 Avenue F
Snohomish, WA 98290

Orth Lori or Resident
408 Avenue F
Snohomish, WA 98290

Cole Todd or Resident
420 Avenue F
Snohomish, WA 98290

Etzkorn Paul/Jones A Lee
or Resident
416 Avenue F
Snohomish, WA 98290

Gail Andrew & Erin or Resident
422 Avenue F
Snohomish, WA 98290

Resident
322 Avenue D
Snohomish, WA 98290

Wicklund Victor or Resident
330 Avenue D
Snohomish, WA 98290

Mester William & Frances or Resident
404 Avenue D
Snohomish, WA 98290

Bazley Robert & Rita or Resident
420 Avenue D
Snohomish, WA 98290

Bates Doug or Resident
416 Avenue D
Snohomish, WA 98290

Resident
430 Avenue E
Snohomish, WA 98290

Brantner Wilma & Zwijnenburg Doug
3715 Tom Marks Road
Snohomish, WA 98290

Eskridge Henry
PO Box 1066
Snohomish, WA 98291-1066

Riddell B & M
18509 100th Ave SE
Snohomish, WA 98296-8039

Perry Zane or Resident
417 Avenue E
Snohomish, WA 98290

Keirstead Jeffrey or Resident
415 Avenue E
Snohomish, WA 98290

Resident
423 Avenue E
Snohomish, WA 98290

Resident
410 Avenue E
Snohomish, WA 98290

Resident
416 Avenue E
Snohomish, WA 98290

Resident
426 Avenue E
Snohomish, WA 98290

Barns Carole & Johansen Dorothy or
Resident
420 Avenue E
Snohomish, WA 98290

Resident
402 Avenue E
Snohomish, WA 98290

Gestson Leonard Vernon/Pamela
Noel or Resident
327 Avenue F
Snohomish, WA 98290

Fergen Alfred or Resident
323 Avenue F
Snohomish, WA 98290

Cornelison Mitchell or Resident
331 Avenue F
Snohomish, WA 98290

Kelbert Linda or Resident
319 Avenue F
Snohomish, WA 98290

Doran Kerry/Fant Aundrea
or Resident
324 Avenue F
Snohomish, WA 98290

Ross Robert & Nancy or Resident
328 Avenue F
Snohomish, WA 98290

Resident
332 Avenue F
Snohomish, WA 98290

McCarthy Sean & Jill or Resident
409 Avenue F
Snohomish, WA 98290

Lamb Linda or Resident
417 Avenue F
Snohomish, WA 98290

Resident
421 Avenue F
Snohomish, WA 98290

Resident
407 Avenue F
Snohomish, WA 98290

Powell Eric/Judy or Resident
424 Avenue D
Snohomish, WA 98290

Resident
1315 Fourth Street
Snohomish, WA 98290

Resident
1412 Fourth Street
Snohomish, WA 98290

Arney Thomas/Kimberly or Resident
327 Avenue E
Snohomish, WA 98290

Bade Robin or Resident
318 Avenue E
Snohomish, WA 98290

Windsor James & Monique or
Resident
324 Avenue E
Snohomish, WA 98290

John and Colleen Dunlap
1614 Fourth Street
Snohomish, WA 98290

Mitch Cornelison
331 Avenue F
Snohomish, WA 98290

Karen M. DeYoung
418 Avenue G
Snohomish, WA 98290

Carroll Brown
432 Avenue G
Snohomish, WA 98290

Beth Corsaro Jarvis
1914 Fifth Street
Snohomish, WA 98290

Anthony Holloway
232 Avenue G
Snohomish, WA 98290

Becky and Fai Dawson
220 Avenue D
Snohomish, WA 98290

Rich and Eileen Softye
1314 Fourth Street
Snohomish, WA 98290

Henry Eskridge
416 Avenue E
Snohomish, WA 98290

Richard Gordon
332 Avenue E
Snohomish, WA 98290

Carole Barnes
420 Avenue E
Snohomish, WA 98290

Mark Hedges
10256 NE 118th Place
Kirkland, WA 98034

Eric and Benadetta Frohnen
P.O. Box 2176
Snohomish, WA 98291

Sayra Slife
305 Avenue A
Snohomish, WA 98290

Christopher Koh
CD Trust
4223 12th Avenue NE
Seattle, WA 98105

Joshua Scott
Craft, LLC
1208 Tenth Street, Suite 201
Snohomish, WA 98290

Ardie McLean
323 Avenue E
Snohomish, WA 98290

Diana Carver
330 Avenue A
Snohomish, WA 98291

Susan Bjorling
219 Avenue E
Snohomish, WA 98290

Sara Quinton
316 Avenue C
Snohomish, WA 98290

Kathleen McKenty
418 Avenue H
Snohomish, WA 98290

Bonnie Blake
330 Avenue H
Snohomish, WA 98290

Brooke Eidem

From: Brooke Eidem
Sent: Friday, January 31, 2014 9:01 AM
To: Brooke Eidem
Subject: Snohomish File #17-13-CUP SEPA Determination
Attachments: File 17-13 DNS.pdf; File 17-13 SEPA Checklist.pdf

Good morning,

Please find the attached Determination of Non-Significance and SEPA Checklist for City of Snohomish File #17-13-CUP.

Thank you,

Brooke Eidem, CPT
Permit Coordinator/GIS Technician
City of Snohomish
360-282-3167

Brooke Eidem

From: Daily Herald Legals [legals@heraldnet.com]
Sent: Wednesday, January 29, 2014 12:08 PM
To: Brooke Eidem
Subject: Re: Legal notice for 2/1/14

Hi Brooke,

This notice will publish Saturday, February 1st, as requested.

Thanks!

Karen Ziemer

Legal Advertising
The Daily Herald | 1213 California Street | Everett, WA 98201
425-339-3089 | 60-8718 | kziemer@heraldnet.com | www.heraldnet.com

On Wed, Jan 29, 2014 at 12:03 PM, Brooke Eidem <Eidem@snohomishwa.gov> wrote:

Good afternoon,

Please include the attached legal notice in the Saturday, February 1st issue of the Herald.

Thank you,

Brooke Eidem, CPT

Permit Coordinator/GIS Technician

City of Snohomish

360-282-3167

290109330

600
2600

Betty Davidson

86-8CU

69 JUN -9 PM 3:04

Filed for Record at Request of:

CITY OF SNOHOMISH
116 UNION AVENUE
SNOHOMISH WA 98290

LOT LINE ADJUSTMENT
(Combining lots to form single lot.)

WHEREAS, Merry Haven Nursing Home, Incorporated is the owner of the following described platted lots; and

WHEREAS, the owner has applied for certain City of Snohomish permits which would require that all lots be treated as one in order to meet the City of Snohomish standards and requirements.

NOW, THEREFORE, in consideration of the City of Snohomish issuing the necessary permits and/or providing the necessary utilities, the undersigned, their heirs, successors and assignees hereby covenant that the following described lots or parcels:

Parcel A:

Section 13; Township 28; Range 5 East. Beginning 80 feet of Northeast corner of Block 12; Ferguson's second (2nd) addition to Snohomish; thence North 120 feet, thence West 120 feet, thence South 120 feet, thence East 120 feet, to the point of beginning.

Parcel B:

Section 13; Township 28; Range 5 East. Beginning 200 feet of Northeast corner of Block 12; Ferguson's second (2nd) addition to Snohomish; thence North 60 feet, thence West 120 feet; thence South 60 feet, thence East 120 feet; to the point of beginning.

shall be considered one lot or parcel for all matters having to do with City of Snohomish construction, land use and utility codes. The owner, its heirs, successors and assignees further covenant that said property will not be transferred, by whatever means, as more than one lot or parcel without compliance with City subdivision code requirements.

DATED this 10th day of May, 1988.

MERRY HAVEN NURSING HOME, INC.

Andrew F. Beaulieu (Sign)

Owner: Andrew F. Beaulieu

Office or Position: President

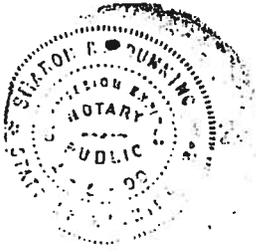
STATE OF WASHINGTON)

8901090330

ss.
COUNTY OF SNOHOMISH)

On this 10th day of May, 1988 before me the undersigned Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared Andrew L. Branch to me known to be the President of Merry Haven Nursing Home, Incorporated, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath stated that he was authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Shawn R. Dennis
NOTARY PUBLIC in and for the State of
Washington, residing at King County
Seattle

Duane Dvorak

From: D Dvorak [duane.dvorak@gmail.com]
Sent: Friday, January 17, 2014 2:28 PM
To: Duane Dvorak
Subject: Fwd: Re: Rescheduled Hearing Examiner date for Conditional Use Permit Case 17-13-CUP - 402 Avenue E - Senior Assisted Living Facility

----- Forwarded message -----

From: "yoursnohomish@juno.com" <yoursnohomish@juno.com>
Date: Jan 17, 2014 2:26 PM
Subject: Re: Rescheduled Hearing Examiner date for Conditional Use Permit Case 17-13-CUP - 402 Avenue E - Senior Assisted Living Facility
To: <dvorak@snohomishwa.gov>
Cc: <duane.dvorak@gmail.com>, <dennison@snohomishwa.gov>, <Eidem@snohomishwa.gov>

Duane, Owen,

Thank You for your response and consideration. We will work to communicate this to the residents at large.

Thank You,
Mitch Cornelison

----- Original Message -----

From: Duane Dvorak <dvorak@SnohomishWA.gov>
To: "duane.dvorak@gmail.com" <duane.dvorak@gmail.com>
Cc: Owen Dennison <dennison@SnohomishWA.gov>, Brooke Eidem <Eidem@SnohomishWA.gov>
Subject: Rescheduled Hearing Examiner date for Conditional Use Permit Case 17-13-CUP - 402 Avenue E - Senior Assisted Living Facility
Date: Fri, 17 Jan 2014 13:44:49 -0800

To Parties of Interest for Case 17-13-CUP:

This e-mail is being sent to "Parties of Interest" for City of Snohomish Hearing Examiner Case 17-13-CUP. Staff has received a number of requests for additional time to comment on the above referenced case for which the comment period was due to expire on January 18, 2014. The Conditional Use Permit (CUP) process allows for up to 120 days to review and decide a CUP request. The timeline can be extended within those parameters so in order to be responsive to the public's concerns staff has coordinated with the Hearing Examiner to reschedule the hearing date and location for Case 17-13-CUP as follows:

When: Wednesday, February 26th

Where: Snohomish Fire District

Harvey Auditorium

1525 Avenue D

Schedule:

10am – Kiley’s Addition public hearing

1:30pm – CD Trust CUP public hearing

A number of requests have also been received requesting that hearing be held in the evening to provide better public access to the hearing process. There is no guidance in code or applicable Hearing Examiner bylaws on this matter, however past practice has well established a pattern of daytime hearings for land use cases. Staff does not wish to be inconsistent in the treatment of this case, or future land use cases, by deviating from past practices. If a change is to be made in the CUP process it should be consistently adhered to going forward in favor of either daytime or evening hearings rather than deciding such things on a case by case basis. Such a practice could potentially be viewed as disparate treatment that could result in a technical flaw of the process. Staff believes that the merits of the case can be adequately addressed by extending the comment time frame and will defer to the Hearing Examiner on the issue daytime vs. evening meetings. All of the written comments received thus far will be forwarded to the Hearing Examiner as part of the case packet so that the Hearing Examiner may consider the adequacy of the hearing process as part of the deliberations.

The fifteen (15) day comment period published in the prior hearing notice is reflective of the code minimum standards. In reality, comments may be submitted at any time prior to the day of the hearing or during the hearing.

Duane Dvorak, Senior Planner

City of Snohomish

360-282-3165

dvorak@SnohomishWA.gov

How to Sleep Like a Rock

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peaklife.com



Jan 8, 2014

To whom it may concern

I am writing in regards to the proposed Senior Assisted living facility on the corner of 4th & E.

I feel this vacant building is a hazard, eye sore, and an attractive nuisance, inviting unlawful occupancy and drug use by transients etc.

I would much rather this building be used as a Senior facility than remain vacant and continue to deteriorate over time, thus becoming a blight in my neighborhood.

Louisa Noe
417 Ave H
Snohomish WA 98290