Construction Plan Approval

Date: May 19, 2025

To: Dan Dull & Tom DeDonato, Applicants

From: Jill Needham, Planner

Subject: **Mitchell 8 Lot Short Plat (LUA2022-0071)**

The Planning and Community Development and Public Works departments in concurrence with the Fire Marshal and the utilities (Lake Stevens Sewer District and the Snohomish PUD) recommend approval of the construction drawings and accompanying technical reports for the Mitchell/Mattson Construction Plans (LUA2022-0071). City staff has reviewed the project for compliance with the Lake Stevens Municipal Code, Engineering Design and Development Regulations and other pertinent regulations. Pursuant to LSMC 14.16A.130(b)(1), the city and its partner agencies has determined that the construction plans adequately demonstrate on and off-site stormwater management, erosion control measures, public roads and frontage improvements, dedication of ROW, landscaping and utilities installation. The proposed new subdivision of 8 lots will be located off Mitchell Rd and 19th ST NE, Lake Stevens, WA 98258. The city previously granted preliminary plat approval (LUA2017-0049) and approval of four EDDS Deviations (LUA2018-0023, LUA2018-0146, LUA2018-0147 and LUA2022-0130). The civil drawings, as redlined, are approved subject to the following conditions:

Conditions of Approval

1. All construction shall conform to the approved construction plans signed by the Public Work's Director and/or designee dated May 16, 2025, including any corrections noted. Any future changes to the approved plans will require prior approval by the city.

2. All construction shall conform to the recommendations in the technical reports for the project. Any changes to the approved reports require prior approval by the city.

3. Water to fire hydrants shall be established prior to combustible materials being placed on lots.

4. No idling of construction equipment shall occur.

5. No single driveway shall be less than 10-feet in width and no shared driveway shall be less than 20-feet in width with a minimum 10-foot-wide paved lane per dwelling unit.

6. The proponent and/or successor shall submit bonds, in the amounts approved, to the city prior to the pre-construction meeting.

7. Fee in lieu for frontage improvements shall be paid to the city prior to pre-construction meeting ($74,796.50).

8. Per the approved short plat, each lot shall have no more than 40% impervious surface.

9. Future homes will be vested to the setbacks shown on the preliminary plat (LUA2017-0049).

10. The mitigation planting map submitted January 25, 2023 is the official planting plan for this project.

11. Lots 1-8 are required to be equipped with NFPA 13D fire sprinklers. Each building permit shall include this condition.

12. Per LSMC 14.60.400 all public streets, sidewalks, and other common areas or facilities in subdivisions shall be sufficiently illuminated to ensure the security of property and the safety of persons using such streets, sidewalks, and other common areas or facilities. An approved Illumination plan is required prior to scheduling the pre-construction meeting.

13. The building permit for the detention pond shall include a crash worthy traffic rated barrier along the length of Mattson Lane, including fall protection as required.

14. The project proponent and/or successor must attend a pre-construction meeting before any work can begin on the project site. Please contact the city permit specialist at 425-622-9430 to schedule a meeting time.

15. The applicant shall provide the city with bonds, based on the approved bond estimates, prior to the pre-construction meeting.

16. No work shall be commenced until the applicant has flagged the clearing limits and critical area buffers and silt fencing for erosion control has been installed.

17. Prior to the beginning of construction or groundbreaking activities, the project Certified Erosion and Sediment Control Lead (CESCL) must submit a letter to the city stating that TESC has been installed according to plan and State standards. At a minimum, the letter shall include the following information:

    - The date of letter.
    - The date of inspection.
    - An Acknowledgement of Conformance: "I [CESCL NAME] have personally inspected the temporary erosion and sediment control measures installed on [PROJECT NAME], city of Lake Stevens Permit Number [PERMIT NUMBER]. I hereby endorse that the erosion control measures have been installed per plan and State standards."; and
    - The CESCL's name, signature, license number and contact information.

18. The project proponent and/or successor must apply for a right-of-way permit subject to requirements of 14.56.250 prior to construction.

19. The project proponent and/or successor shall comply with all other local, state, and federal regulations as applicable.

Please note, nothing in the city's decision does not excuse compliance with any federal, state, or local statute, ordinance or regulation applicable to the subject property or to the development activity.

Please do not hesitate to contact me at (425) 622-9428 or at jneedham@lakestevenswa.gov with questions or concerns.

Sincerely,

Jill Needham

Jill Needham
Planner

EXPIRATION:

Per LSMC 14.16A.250(g), Construction plans for projects reviewed under the development code shall be approved for a period of 60 months from the date the city signs the plans or until expiration of the preliminary plat, preliminary short plat, binding site plan, conditional use permit, or site plan approval. If the construction plan is not connected to another permit, it shall expire in one year with one six-month extension allowed.

APPEALS:

Interested parties may appeal the decision by submitting a written appeal form and required fees to the City Clerk **within 14 days of the date of decision**. The appeal must identify the specific aspect(s) of the decision being appealed, rational for the appeal, and any supporting evidence, pursuant to LSMC 14.16B.710. The Hearing Examiner is the appeal body for administrative decisions.