



CITY OF STANWOOD NOTICE OF DECISION

Money Saver Storage Grading Permit

The City of Stanwood has issued a Notice of Decision for a Grading Permit as required by Stanwood Municipal Code. The following project has been **APPROVED**.

Project Name: Money Saver Storage Grading Permit

Proponent: Money Saver Storage, LLC

Project Number: 22-0069

Description of Proposal: The applicant is requesting a Grading permit in order to fill the project site out of the floodplain in preparation for an eventual storage facility. The project is located west of Florence Road and north of State Route 532. The site consists of four parcels for a total of 3.41 acres (148,539 square feet) zoned General Industrial (GI). To raise the project site above the floodplain, approximately 6 feet of clean structural soils will be placed on the project area for a total of approximately 25,000 cubic yards of fill. Initial fill depths will be up to 6 feet deep until site design is determined.

Location: 8618 270th St NW, Stanwood WA

Grading Permit Decision:	Approved, per Grading Plans
Notice of Decision Date:	Thursday, September 8, 2022
End of Appeal Period:	Thursday, September 22, 2022
Grading Expiration Date:	September 8, 2023

Appeals: This decision may be appealed pursuant to SMC 17.80.390, which provides for an open record appeal of an administrative decision before the Hearing Examiner. Appeals may be submitted by the applicant or any person who submitted written comments prior to the date the decision was issued. The completed appeal must provide specific reasons set forth in SMC 17.80.390.(5)(a-e). Appeals shall be filed in writing to the department of community development within 14 days of the notice of decision. Appeals shall be delivered to the City of Stanwood, at 10220 270th Street NW, Stanwood, WA 98292, by, **Thursday, September 22, 2022 at 4:30 pm**. Appeals shall be accompanied by a \$500 non-refundable filing fee.

Staff Contact: Tansy Schroeder, City Planner, tansy.schroeder@stanwoodwa.org,
360-454-5211, 10220 270th Street NW, Stanwood WA 98292



City of Stanwood
Community Development Department
10220 270th St NW
Stanwood, WA 98292
360-629-2181

**GRADING AND SEPA
STAFF REPORT AND PERMIT DECISION**

GENERAL INFORMATION

File Number(s):	22-0069
Project Title:	Money Saver Storage Grading Permit
Location:	8618 270th St NW, Stanwood WA
Tax Account Number:	32041900307900, 32041900303700, 32041900310000, & 32041900310100
Owner/Applicant:	Money Saver Storage, LLC
Description:	Pre-Fill for Future Development
Current Zoning:	General Industrial (GI)
Comprehensive Plan Designation:	General Industrial (GI)
Existing Land Use:	Vacant
Water/Sewer Provider:	City of Stanwood
Date of Decision:	September 8, 2022
Decision:	APPROVED, with Conditions

I. NATURE OF APPLICATION

A. Request

The applicant is requesting a Grading permit in order to fill the project site out of the floodplain in preparation for an eventual storage facility. The project is located west of Florence Road and north of State Route 532. The site consists of four parcels for a total of 3.41 acres (148,539 square feet) zoned General Industrial (GI). To raise the project site above the floodplain, approximately 6 feet of clean structural soils will be placed on the project area for a total of approximately 25,000 cubic yards of fill. Initial fill depths will be up to 6 feet deep until site design is determined.

B. Background/ Project Chronology

A general information meeting was held between staff and the applicant to discuss developing the property with a storage facility on April 27, 2022. A formal application for the proposal was submitted to the Community Development Department on July 5, 2022. Staff determined additional information was necessary for the application submittal and issued a Notice of Incomplete Application on July 8, 2022. Additional information was submitted to the City on July 13, 2022, and receipt of payment was received on July 8, 2022. Staff issued a Notice of Complete Application on July 13, 2022. A Notice of Application was issued, mailed, and published on July 19, 2022. The public comment period ended on August 3, 2022. The SEPA Determination of Non-Significance was issued on August 23, 2022. The SEPA public comment period ended on September 6, 2022. No SEPA appeals were received.

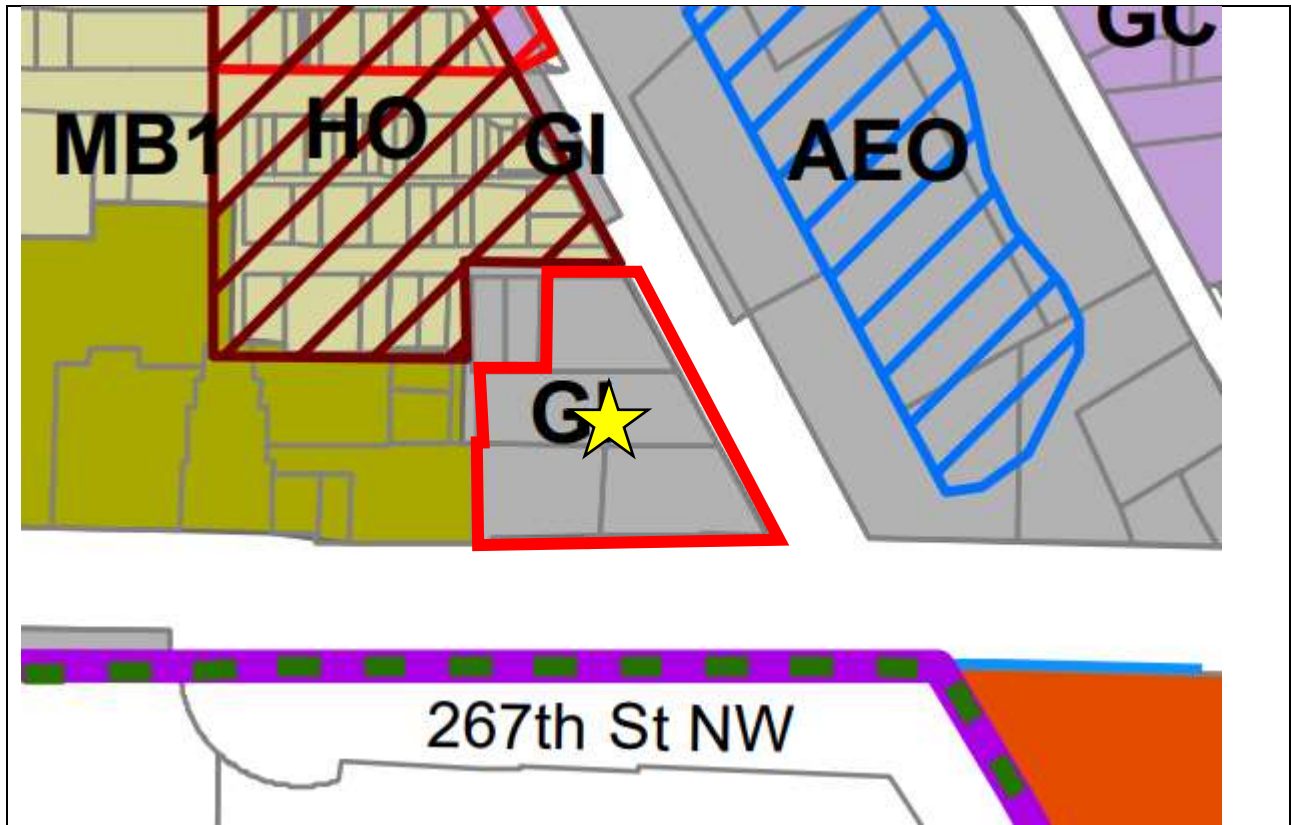
C. Site Location/Description

The project is located at 8618 270th St NW, Stanwood.

The project site is comprised of four parcels (32041900307900, 32041900303700, 32041900310000, & 32041900310100) located south of the intersection of Florence Road and 271st Street NW.



D. Site and Adjacent Zoning/Uses



Area	Zoning	Existing Use
Subject Site	General Industrial (GI)	Vacant
North	GI and Main Street Business I (MB-I)	Public Right-of-Way and Commercial
South	Public Right-of-Way	Public Right-of-Way
East	GI	Public Right-of-Way and Auto Repair
West	GI and Main Street Business II (MB-II)	Rite Aid, Single-Family Residences, and Auto Repair

II. STATUS OF OTHER ACTIONS / APPROVALS

A. Notice of Application

The City of Stanwood issued and mailed to property owners within 300 feet of the subject property a Notice of Application for this project on July 19, 2022. The Notice was published in the newspaper of record and posted at the project site, city hall, and the Stanwood post office. The 15-day comment period was open from July 19, 2022 to August 3, 2022.

B. State Environmental Policy Act (SEPA)

The City of Stanwood issued a Determination of Non-Significance (DNS) for the project. The Notice was published in the newspaper of record and posted at the project site, city hall, and the Stanwood post office. The DNS was issued on August 23, 2022. The comment period was open from August 23, 2022 to September 6, 2022. No appeals were received.

III. PROJECT CONSISTENCY WITH TITLE 17 SMC, ZONING

A. Applicable Review Criteria and Process

Mini-Warehouse/Storage Facilities are a Type II permitted use within the General Industrial (GI) zoning district. The grading permit is for the placement of approximately 6 feet of clean structural soils on the project area for a total of approximately 25,000 cubic yards of fill in order to raise the property out of the floodplain; no other work is proposed at this time and as such this permit is being reviewed against Stanwood Municipal Code, Chapter 17.30 Permitted Land Uses, Chapter 17.154, Grading Permits, Chapter 17.114, Critical Areas, Chapter 17.140 Stormwater Management Performance Standards and Chapter 17.149, State Environmental Policy Act (SEPA). The remaining chapters of Title 17 Zoning do not apply to this permit action. The future storage facility will be reviewed against Title 17 at the time of site development permit submittal.

B. Chapter 17 – Zoning Consistency Analysis

Chapter 17.30.080 SMC, Permitted Use Table: Industrial Zones						
Land Use	Permit Type	LI	GI			
Mini-Warehouse/Storage Facility	P-II	P ¹⁷	P			
<ul style="list-style-type: none"> P-II = Type II Permit (17) Accessory retail limited to 2,000 square feet for goods manufactured, assembled or distributed on site. 						
Chapter 17.80.230 Table 1 - Permit Applications by Category						
Permit Application	Permit Type					
Grading	Type I: Administrative Decisions Without Notice					
SEPA Determinations	Type II: Administrative Decisions With Notice					
Chapter 17.80. SMC, Procedures						
17.80.230. (2) (b) Type II Review – Administrative Decisions With Notice. A Type II process is an administrative review and decision with recommendation from staff, city departments or others and requires public notice at the application and/or decision stages of the review.				The applicant has submitted for a Type II Grading permit approval. The notice of application was issued pursuant to SMC 17.80.330, the community development director is responsible for the permit decision and the decision will be appealable to the hearing examiner.		Yes
Table 17.80.310 Table 3A - Decision Making and Appeals: Nonshoreline Permits						
Permit Type	Public Meeting With PC	Open Record Public Hearing	Project Decision	Open Record City Appeal	Closed Record Appeal	Noncity or Judicial Appeal ¹
Type II	Yes ² /No	No	CDD/CE	HE	No	Yes
<ul style="list-style-type: none"> CDD: Community Development Director CE: City Engineer HE: Hearing Examiner 			<ol style="list-style-type: none"> Noncity or judicial appeals are filed with Snohomish County Superior Court. Only the following Type II permit applications require a public meeting with the planning commission: multifamily residential projects greater than 40 units, commercial and industrial developments greater than 12,000 square feet, and mixed-use developments greater than 20 units. 			

Chapter 17.114 SMC, Critical Areas – General Provisions		
<p>17.114.150 Critical Area Report – Review Process (3) (a) Determination Criteria. The director or his/her designee shall use the following indicators to assist in determining the need for a critical area report.</p> <p>(i) Indication of a critical area on the city critical areas maps that may be impacted by the proposed activity.</p> <p>(ii) Information and scientific opinions from appropriate agencies, including but not limited to the Department of Fish and Wildlife, Natural Resources, and Ecology.</p> <p>(iii) Documentation, from a scientific or other reasonable source, of the possible presence of a critical area.</p> <p>(iv) A finding by a qualified professional or a reasonable belief by the planning director that a critical area may exist on or adjacent to the site of the proposed activity.</p>	<p>The City of Stanwood Comprehensive Plan Figures NF-4 through NF-8 does not identify any critical areas on the proposed project area. The applicant submitted a critical areas report prepared by Talasaea Consultants Inc. dated March 28, 2018 that did not identify any critical areas adjacent to the project. All of the proposed development of the site will occur outside of all wetlands, streams, buffers, and shorelines. The proposed grading project will not intrude into a critical area or its buffer, and as such will not cause negative impacts to critical areas.</p>	<p>Yes</p>
Chapter 17.120 SMC, Critical Areas – Frequently Flooded Areas		
<p>17.120.050 Specific Standards. (2)(a) New construction and substantial improvement to any commercial, industrial, or other nonresidential structure shall either have the lowest floor elevated to the level of the base flood elevation plus one foot, or, together with attendant utility and sanitary facilities, shall:</p> <p>(i) Be floodproofed so that below one foot above the base flood level, the structure is watertight, with walls substantially impermeable to the passage of water;</p> <p>(ii) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;</p> <p>(iii) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this subsection based on their development and/or review of the structural design, specifications, and plans. Such certification shall be provided to the planning director as set forth in SMC <u>17.120.030(3)(b)</u>;</p>	<p>The proposed project is located within the AE zone of the floodplain as designated by FEMA Flood Insurance Rate Maps.</p> <p>The applicant has obtained a floodplain development permit for this project. No structures are proposed as part of this grading permit. The applicant is requesting a Grading permit in order to elevate the project site out of the floodplain.</p>	<p>Yes</p>
Chapter 17.140 SMC, Stormwater Management Performance Standards		
<p>17.140.050 General Requirements. (1) The 2005 Edition of the Washington State Department of Ecology’s “Stormwater Management Manual for Western Washington” is</p>	<p>The proposed project has been reviewed by the City Engineer and Public Works Department. The applicant submitted a Stormwater</p>	<p>Yes</p>

<p>hereby adopted by reference and is hereinafter referred to as the “manual”. Local exceptions are included in Chapter 3 of the Street and Utility Standards and are included herein by this reference.</p> <p>(2) Design for stormwater systems shall be consistent with the Street and Utility Standards.</p>	<p>Report and a Stormwater Pollution Prevention Plan prepared by Tyler S. Foster, P.E. dated July 1, 2022 which lists out proposed best management practices which conform to the Best Management Practices (BMP's) of the 2005 DOE Storm Water Management Manual for Western Washington as adopted by the City of Stanwood. All BMP's of the Stormwater Pollution Prevention Plan have been added to the conditions of this permit.</p>	
<p>Chapter 17.149 SMC, State Environmental Policy Act (SEPA)</p>		
<p>17.149.030 Threshold Determinations.</p> <p>(1) This section contains rules for evaluating the impacts of proposals not requiring and EIS. The city adopts the following sections by reference, as supplemental in this section: WAC 197-11-340 Determination of Non-Significance</p>	<p>Snohomish County Public Utility District issued a Determination of Non-Significance for the proposed project. The DNS was issued on August 23, 2022 and the comment period was open from August 23, 2022 to September 6, 2022. No appeals were received.</p>	<p>Yes</p>
<p>Chapter 17.154 SMC Grading Regulations</p>		
<p>17.154.090 A grading permit shall be issued after all other necessary permits and plan approvals have been obtained or assured by other affected agencies (as allowed by state law), all fees have been paid, grading plans and specifications have been approved, and environmental review has been completed, if applicable.</p>	<p>The grading plans were prepared by a professional engineer (Tyler Foster P.E.) and approved by the City Engineer. No state or federal permits are required: only local permits.</p>	<p>Yes</p>
<p>17.154.100 Filling of wetlands shall be subject to environmental review and the city's sensitive area regulations. Filling of wetlands may require permits from other federal and state agencies. It is the applicant's responsibility to obtain needed permits. All filling of wetlands within the city's floodplain is subject to the city's Shoreline Master Program.</p>	<p>The applicant submitted a critical areas report prepared by Talasaea Consultants Inc. dated March 28, 2018. The critical areas report determined that the proposed development of the site will occur outside of all wetlands, streams, buffers, and shorelines. As such, no work is proposed within surface waters or wetlands.</p>	<p>Yes</p>
<p>17.154.160.(1) Cuts or excavations – Unless otherwise recommended in the approved soils engineering or engineering geology report, cuts shall conform to the provisions of this section. These provisions shall not apply to minor cuts which are less than four feet in height when such cuts do not pose a threat to adjoining property.</p>	<p>The applicant is not proposing any cuts or excavations associated with this project.</p>	<p>Yes</p>
<p>17.154.170.(1) Fills or embankments – General. Unless otherwise recommended in the approved soils engineering report, fills shall conform to the</p>	<p>The applicant is proposing a total of approximately 25,000 cubic yards of fill. The grading project has been</p>	<p>Yes</p>

provisions of this section. These provisions shall not apply to minor fills not intended to support structures, and which are less than four feet in height, when such fills do not pose a threat to adjoining property.	designed by a licensed civil engineer (Tyler S. Foster P.E.) and will conform to the provisions of this chapter.	
17.154.180.(1) Setbacks – Field Marking. Before performing any grading or clearing subject to a grading permit pursuant to this chapter, the applicant shall mark, in the field, the limits of all proposed clearing and grading, sensitive and critical areas and their buffers, trees to be retained, and drainage courses.	A high visibility construction fence will be installed along all borders of the project to delineate project clearing limits. A silt fence will be installed along the interior edge of the construction fence prior to any grading beginning.	Yes
17.154.180 Setbacks – (2) Cut and fill slopes shall be set back from site boundaries in accordance with this section. Setback dimensions shall be horizontal distances measured perpendicular to the site boundary. (3) The top of cut slopes shall not be made nearer to a site boundary line than one-fifth of the vertical height of cut, but in no event nearer than two feet from the boundary line. The setback shall be increased as necessary for stability of any required subsurface drainage or surcharge. (4) The toe of fill slopes shall not be made nearer to the site boundary line than one-half the height of the slope, but in no event nearer than two feet from the boundary line.	Does not apply; the project site is relatively flat site with no cut slopes proposed as part of the grading project.	Yes
17.154.190.(1) Drainage and Terracing – Unless otherwise indicated on the approved grading plan, drainage facilities and terracing shall conform to the provisions of this section for cut or fill slopes steeper than one unit vertical in three units horizontal (33.3 percent slope).	The fill slopes associated with this project are proposed no steeper than a 33.3% slope.	Yes
17.154.200.(3) Erosion Control – Erosion control shall conform to the city’s adopted stormwater manual.	The project has been designed to meet the 2005 DOE Drainage Manual for erosion control and Best Management Practices. See Stormwater Management Section below.	Yes

IV. PUBLIC COMMENTS

Public Comment	Response
Public comments received during the Notice of Application and Notice of SEPA Determination of NonSignificance for the Grading Permit 22-0069. The NOA comment period was open from July 19, 2022 to August 3, 2022 and the Notice of SEPA DNS comment period was open from August 23, 2022 to September 6, 2022. No SEPA appeals were received.	The City received comments from the following groups or citizens in the community: Mike Funderburke BNSF Railway Company

	Stillaguamish Tribe Snohomish County Public Works
Adjacent property owner wanted to know how the grading proposal would impact his properties.	The existing site and neighboring properties have an existing grade of approx. 8'. The project is providing a 15' wide landscape buffer around the entire property which will be left at the existing grade, buffering the neighboring properties.
If the contractor will need to temporarily access BNSF Railway Company Right-of-Way during grading/construction activities, please obtain a temporary occupancy permit from (available online at https://bnsf.railpermitting.com). Depending on the proximity of work to the tracks, the project may also require a railroad flagger to provide track protection	This comment has been relayed to the applicant and added to the conditions of this permit.
The Stillaguamish Tribe of Indians requests notification of ground disturbance for tribal monitoring on this project.	The permit decision has been conditioned to require notification of ground disturbance.
Snohomish County Public Works concurs with the distribution and the conclusion that this development will not impact any county capital improvement projects or county road with three or more directional peak hour trips. Therefore, no mitigation and no offer is required of this development to the county under the county/city interlocal agreement.	This comment has been noted by city staff.

V. CONCLUSIONS

Revised Code of Washington 36.70B.040 – Determination of Consistency, requires that a proposed project shall be reviewed for consistency with a local government’s development regulations during project review by consideration of:

1. Type of land use;
2. The level of development, such as units per acre or other measures of density;
3. Infrastructure, including public facilities and services needed to serve the development; and
4. The characteristics of the development, such as development standards.

Based on the above analysis, and with the proposed conditions listed below, staff finds that the Money Saver Storage Grading permit application has met the requirements of the City of Stanwood Development Standards, Comprehensive Plan, and Stanwood Municipal Code.

VI. ADMINISTRATIVE DECISION

The proposed project was found to be consistent with and meets the intent of the Stanwood Development Standards, Comprehensive Plan and the Stanwood Municipal Code, therefore the Grading Permit (22-0069) is hereby **APPROVED**, subject to the following conditions:

VII. CONDITIONS

Grading Permit:

1. All improvements shall be constructed in accordance with the approved grading plans approved on September 8, 2022, or as formally amended with any associated new conditions of approval. Minor modifications to the plans may be approved by the Community Development Director or Public Works Director if the modifications do not: 1) involve more than a 10% increase in the area or scale of the development, 2) have a significantly greater impact on the environment and facilities, and 3) change the boundaries of the originally approved plan.
2. All applicable components of the Stanwood Municipal Code shall be followed. The future storage facility; including proposed buildings, paving, parking, landscaping, utilities, and frontage improvements; will be reviewed against Title 17 at the time of site development permit submittal.
3. Prior to grading activity, the construction entrance should be installed, the clearing limits of the approved plans shall be delineated in the field, and all best management practices (BMP's) shall be in place. Siltation and erosion control measures shall be employed per the approved Stormwater Pollution Prevention Plan and / or Temporary Erosion and Sediment Control Plan. Site runoff during construction shall be handled and treated as to quantity and quality impacts by utilizing Best Management Practices as defined in the 2005 Stormwater Management Manual for Western Washington and the current Department of Ecology National Pollutant Discharge Elimination System (NPDES). The delineated clearing limits and erosion control measures shall be inspected and approved by the City prior to commencement of any clearing and grading.
4. Filling of the property may not begin until the water main is relocated or until the water main is delineated, fenced off, and inspected by Public Works staff to ensure no traffic associated with fill work would drive over the water main.
5. A pre-construction meeting with Public Works is required prior to filling of the site or relocation of the water main.
6. Clearing and grading in the wet months (October 15 – April 30th) shall only be allowed with the approval of a wet weather erosion control plan. The wet weather erosion control plan is required to be submitted to the City for review and approval a minimum of 30 days in advance of grading activities.
7. All public roads and right-of-ways shall be kept clean and clear. If this cannot be achieved using a sweeper, then a wheel wash shall be required. If at any time during construction, the streets are not kept clean and clear, all work shall stop until the streets are cleaned and maintained in a manner acceptable to the Public Works Director.
8. Applicant shall notify the Stillaguamish Tribe of Indians prior to ground disturbance for tribal monitoring.
9. If historical, cultural, or archaeological sites or artifacts are discovered in the process of development, work on that portion of the site shall be stopped immediately, the site secured, and the find reported as soon as possible to the planning director. The property

owner also shall notify the Washington State Department of Archaeology and Historic Preservation and affected Tribes.

10. The applicant shall contact BNSF Railway Company prior to ground disturbance to obtain a Temporary Occupancy permit or flaggers if required for the BNSF Right-of-Way.
11. The Applicant shall follow all recommendations and BMP's as described in the Stormwater Pollution Prevention Plan (SWPPP) dated July 1, 2022 prepared by Tyler S. Foster, P.E..
 - a. Preserve Vegetation/Mark Clearing Limits: Soil shall be managed in a manner that does not permanently compact or deteriorate the final soil and landscape system. If disturbance and/or compaction occur, the impact must be corrected at the end of construction activity including restoration of soil depth, soil quality, permeability, and percent organic matter. Construction practices must not damage or compromise the design of permanent landscape or infiltration areas. Delineate the following areas and features on the site prior to land disturbing activities: clearing limits; all critical areas, their setbacks and buffers; erosion or landslide hazard areas and their setbacks and buffers; existing and proposed easements; required landscaping, tree retention and replacement areas; and other areas on the site required to be preserved or protected including, but not limited to, drainage courses.
 - b. Establish Construction Access: Construction vehicle ingress and egress shall be limited to one route if possible. A stabilized construction entrance or other equivalent BMP shall be installed to prevent sediment transport onto roads. Streets shall be cleaned at the end of each day during dry weather and more frequently during wet weather. Street washing is only allowed after sediment is removed by shoveling or pick-up sweeping and transported to a controlled disposal area. Street wash wastewater shall be controlled by pumping it back on site or otherwise preventing its discharge into systems tributary to the waters of the state or waters that would otherwise require enhanced treatment.
 - c. Control Flow Rates/Install Sediment Controls: Remove sediment from construction site runoff by using appropriate sediment removal BMPs. Runoff from fully stabilized areas may be discharged without a sediment removal BMP. The landscape areas on the site will provide most of the sediment control needs when flows are not concentrated and will flow through the existing grasses and vegetation. Brush barriers, and straw wattles will provide protection in areas with steep slopes from grading activities. Wattles should be oriented to guide flow to the south and/or east, into the existing drainage pathways.
 - d. Stabilize Soils: Exposed and unworked soils and soil stockpiles shall be stabilized. Soil stockpiles shall be located away from storm drain inlets, drainage channels and other waters. Soil piles should be covered. Plastic covering will likely be the best option. Fill exploration holes or deep excavations as soon as possible. Rough grade the site to eliminate large soil mounds and prepare for temporary cover. Large soil mounds prove to be highly erodible. Remove excess soil from the site as soon as possible after backfilling. This will eliminate any sediment loss from surplus fill.
 - i. No soil shall remain exposed and unworked for more than seven days during the dry season, May 1 through September 30, or two days during the wet

season, October 1 through April 30, unless other restrictions are placed on the project.

- e. **Protect Slopes:** Cut and fill slopes shall be designed and constructed in a manner that will minimize erosion and comply with the City of Stanwood's applicable critical area regulations. Cut and fill slopes shall be protected from erosive and concentrated flows until permanent drainage conveyance systems are in place. Excavated material shall be placed on the uphill side of trenches, consistent with safety and space considerations.
- f. **Protect Permanent Drain Outlets:** Permanent storm drain inlets operable on the site during construction shall be protected so that stormwater runoff does not enter the conveyance system without first being filtered or treated to remove sediment. Inlet protection devices shall be cleaned or removed and replaced when sediment has filled one-third of the available storage or as specified by the product manufacturer. They may be removed once the site is stabilized.
- g. **Stabilize Channels and Outlets:** The bioretention cell shall be installed after major grading and disturbances are completed. Temporary conveyance channels would specify outlet protection to avoid erosion. A permanent overflow outlet utilizes rip-rap to prevent erosion by decreasing energy.
- h. **Control Pollutants:** Cover, containment, and protection from vandalism shall be provided for all chemicals, liquid products, petroleum products, and other materials that have the potential to pose a threat to human health or the environment; on-site fueling tanks shall include secondary containment; maintenance, fueling, and repair of heavy equipment and vehicles shall be conducted using spill prevention and control measures consistent with Volume IV, Chapters 2 and 3 of the 2005 SMMWW; contaminated surfaces shall be cleaned immediately following any spill incident; and application of fertilizers and pesticides shall be conducted in a manner and at application rates that will not result in loss of chemical to stormwater runoff. Manufacturers' label requirements for application rates and procedures shall be followed. BMPs shall be used to prevent contamination of stormwater runoff by pH modifying sources. These sources include, but are not limited to; bulk cement, cement kiln dust, fly ash, new concrete washing approved treatment, curing waters, waste streams generated from concrete grinding and sawing, exposed aggregate processes, dewatering concrete vaults, concrete pumping, and mixer washout waters.
- i. **Control Dewatering:** Turbid or contaminated water shall be handled separately from stormwater. Contaminated water shall be collected for off-site disposal in a legal manner. Uncontaminated or clean water from dewatering systems for trenches, vaults and foundations may be disposed of by on-site infiltration, catch basin insert, or outfall to a swale for small volumes of water.
- j. **Maintain BMP's/Manage Project:** BMPs shall be inspected and maintained by the property owner during construction and removed within 30 days after City of Stanwood determines that the site is stabilized, provided that temporary BMPs may be removed when they are no longer needed. The SWPPP shall be fully implemented at all times and modified when changes in design, construction, operation, or

maintenance at the construction site that could have an effect on the discharge of pollutants to state waters. Quantities of erosion prevention and sediment control materials shall be kept on the project site at all times to be used for emergency situations such as unexpected heavy summer rains. Having these materials on-site reduces the time needed to implement BMPs when inspections indicate that existing BMPs are not meeting the SWPPP requirements.

- k. On-Site Stormwater Management: On-site Stormwater Management BMPs shall be protected at all times during the construction process. This may mean that stormwater management BMPs will be installed towards the end of the construction process to avoid siltation and compaction. BMPs include but are not limited to: full dispersion, roof downspout full infiltration or dispersion systems, perforated stubout connections, rain gardens, bioretention systems, permeable pavement, sheetflow dispersion, and concentrated flow dispersion.

12. Construction operating hours are between 7:00 am and 10:00 pm, on weekdays and between the hours of 8:00 am and 6:00 pm on Saturdays, Sundays, and State holidays.

13. No permits and construction shall begin or is authorized until 14 days from the date of decision.

Other:

14. All contractors and subcontractors working on the project described herein shall obtain a business license from the City before initiation of any site work.


VIII. APPEAL

This decision may be appealed pursuant to SMC 17.80.390, which provides for an open record appeal of an administrative decision before the Hearing Examiner. Appeals may be submitted by the applicant or any person who submitted written comments prior to the date the decision was issued. The completed appeal must provide specific reasons set forth in SMC 17.80.390.(5) (a-e). Appeals shall be filed in writing to the department of community development within 14 days of the notice of decision. Appeals shall be delivered to the City of Stanwood, at 10220 270th Street NW, Stanwood, WA 98292, by Thursday, September 22, 2022 at 4:30 pm. Appeals shall be accompanied by a \$500 non-refundable filing fee.

Prepared by: Tansy Schroeder, City Planner

Date: September 8, 2022

Approved by:

Signature:  Date: 9/8/2022
Tansy Schroeder
City Planner

Attachments:

Approved Grading plans dated September 8, 2022

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% 5@ KCF7A5BG < D 588 A5H9F=5@G G-5@ 69 -B 577CF85B79 K-H: 7-HM C: GH5BKCC8 GH5B85F8G 588 H-9 ACGH 71FF9B8 7CDM C: H-9 GH5H9 C: K5G<-B: HCB GH5B85F8 GD97: -7 5H-CBG : CF F0582 6F-B: 9: 588 AI-B: 7-D5@ 7CBGHF17H-CB HG8CH5DK5L: 588 H-9 7-HM C: GH5BKCC8



6 < GL B 9 F G 4 A J B B 7 4 C C E B I 8 7 9 B E 6 B A F G E H 6 G < B . BY: PUBLIC WORKS DIRECTOR DATE: BY: COMMUNITY DEVELOPMENT DIRECTOR DATE: PERMIT NO. 9 9 24x36 ; = A & ! \$ \$ \$ %

LAND TECHNOLOGIES logo with a globe. A circular seal for 'MATTHEW J. WEAVER' with 'LICENSED PROFESSIONAL ENGINEER' and 'WASHINGTON STATE DEPARTMENT OF TRANSPORTATION'. Vertical text: '2 m . Y . G W A F U X Y F', 'G h u b k c c x . G h c f U J Y . D o f C 9 9 H Y A W A', 'G K 9 F . 5 B 8 . K 5 H 9 F . 8 9 H 5 = @ G', 'G K 9 9 H', 'i c z', '9 9', '24x36', 'A & ! \$ \$ \$ %'.