

October 4th, 2023 10:30 a.m. – 12:00 p.m.

RE: Johnson Wedding Venue Pre-Application Meeting Minutes - 23-114371

Attendees:

From Snohomish County:

Sabrina Gassaway, Planning & Community Development, Senior Planner
Erin Harker, Environmental Planning, Senior Environmental Planner
Jessica Tran, Traffic Engineering, Engineer II
Peter Landry, Stormwater, Engineer IV
Andy Booth, Building Official
Seth Henderson, Deputy Fire Marshal

From Ownership / Architect:

Dean Johnson, Owner
Coleen Johnson, Owner
David Pelletier, AIA, Pelletier + Schaar
Jordan Smith, Pelletier + Schaar

Beginning of Minutes:

Dean Johnson:

- Clarified that there will only one single family residence (existing SFH to be demolished)
- One 300 person even center (later decided to possibly limit it to 299)
- Clarified it will be a wedding facility, not an event center

Planning & Community Development, Sabrina Gassaway, Senior Planner:

- No SEPA requirements
- Subdivision is allowed
- Wedding facility would be permitted using the existing building path
- ~~No specific number on parking stalls for wedding venues~~
- ~~No parking report required~~
- (Correction) “A Wedding venue is a specified use under the Snohomish County Zoning code and pursuant to SCC 30.26.035 would require a parking study to determine the number of stalls needed.”
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- Ag open space
- Could do LDA with the short plat

Environmental Planning, Erin Harker, Senior Environmental Planner:

- Critical area study is required (short plat and stream, other nearby wetlands, and no change in topo, so could be same conditions)
- Environmental report must include study of property and all portions of property within 300'

- Stream on NE portion of the area
- Environmental consultant needs to identify exact location of stream area
- County will come out and do a site visit at some point

Traffic Engineering, Jessica Tran, Engineer II:

- Traffic impact fees based on traffic study
- Make sure consultant includes the new house
- Credit will be given for existing house
- Pay fees per lot
- Private road is required
- Less than 90 ADT you can do a 20' road gravel with 8' shoulder
- Plus 90 and it needs to be paved with a larger paved shoulder
- 30' of ROW on 3rd
- Show existing right of way, 30' - existing = dedicated (see page 3 and contact DPW to see what the existing ROW is)
- Survey is a good idea to verify if the centerline of the ROW is the same as the roadway centerline

Stormwater, Peter Landry, Engineer IV:

- Need full drainage review
- Need civil engineer for the short plat, storm water design
- Grid system? Grass between paving? Discuss options with civil engineer
- If improvement includes pervious materials all areas must be mapped out and identified prior to any equipment being brought on site since ground must be left undisturbed for consideration
- Permeable pavement is an option
- Storm water features cannot go into the ROW
- Storm water design needs to happen for the private road, parking lot, wedding venue, and single family home
- Ensure we have a substantial submittal
- Grasscrete could be a good option
- Remember LID approach (low impact development)
- Make sure consultant has latest Snohomish County drainage manual
- Once you're over 10,000 sf of parking the requirements get tighter

Building Department, Andy Booth, Building Official:

- Existing arena is 70x144
- Dining/banquet room will be classified as A3 occupancy
- Occupancy will drive total parking
- 8 stalls per 1000 sf is Andy's guess
- Commercial kitchen would require health department review
- Accessibility will be required for bathrooms (ANSI) (IBS chapter 29 for fixture counts)
- Engineer needs to verify the structure can house large groups, barns go through permitting much less stringent so they need to make sure it will work for the new use
- Commercial energy code/credits will be required
- Septic should be able to handle grease from semi commercial kitchen
- New well and septic location for new SFH

Fire Department, Seth Henderson, Senior Fire Inspector:

- Alarm and sprinkler will be required
- NFPA 1142 addresses fire flow not on public water
- Consult with a fire protection engineer
- 10,000sf is sprinkler threshold (enclosed area)
- 300 occupants triggers alarm and sprinkler requirements
- Max of 50% reduction on sprinkler for rural and alarm
- 1045
- 20' wide and 13'6" high for fire access
- Need turnaround, 40' cul-de-sac or hammerhead
- Fire requirements for road finishes is per traffic (can be gravel)
- 30' soffit or more requires aerial apparatus

End of minutes