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April 20, 2022

Amy Rusko. Planning Manager
City of Arlington Community and Economic Development
18204 59th Ave. NE
Arlington, WA 98223

Subject: Braaten 2 Lot Short Plat Application in Arlington Terrace Neighborhood

Dear Amy,

We provide the following narrative to summarize the applicants request for the approval of the herein described two lot short plat.

We meet with you and staff planner for an informational meeting on March 1, 2022. We had reviewed the proposal of the two-lot short plat. The short plat is in the R-LMD zone. The zone allows for 4-6 dwelling units per acre. The proposal is located in the Arlington Terrace development. This development is a recorded segregation of 5 Arce parcels. The parcels are not served with city services. The development has a community water system, a private road system and septic drain fields. Without city services the parcels cannot achieve the R-LMD density. The city has set forth a zoning policy for this area of the city. The city has allowed each 5-acre parcel to subdivide the parcel into two lots. Each lot must provide their own water and septic service.

Description of Proposal:

The 5-acre parcel has the Braaten single family home located on the southeast 1 acre. The existing home has a community water service and a septic drain field. It is served by the private road system. The 5-acre parcel has a power line easement across the west 2.5 acres. The proposal includes the creation of a 1-acre lot for the existing home and a 4-acre lot for the remainder. Due to the power line easement occupying the west 2.5 acres, the building areas need to be on the east side of parcel. The existing house has a driveway connecting to private road. The new 4-acre lot has an existing driveway to the future building site. The 4-acre lot is sparsely wooded. Several trees have been removed as danger trees. Also, several damaged trees removed for firewood.

The 4-acre lot has a satisfactory drain field location in north portion. The new house will be centrally located in the northeast corner of the 5-acre parcel. The home will be located on the higher ground along the east property line.

The large rural lot encourages the use of a full dispersion storm water management. This proposal includes the adaptation of a full dispersion drainage system. The fully vegetated powerline easement area allows a natural dispersion area for the new house and driveway areas. The proposal incorporates the accepted BMP's for a full dispersion storm water plan.

The new house will require removal of certain trees. To offset the tree removal the applicant intends on planting trees between powerline and the existing driveway.

This subdivision application is consistent with the previously approved short plats in the Arlington Terrace neighborhood. We ask the city to approve this minor subdivision application. The approval of this application will provide the necessary housing so needed in the community of Arlington.

Sincerely yours,

Thomas E. Barry, Senior Principal Land Surveyor