

Gages Crossing

Landed Gentry testimony and Staff Report items for 1/18 Public Hearing

- Impact Fee Credits
 - 2 Credits for 2 existing residences
 - Traffic credit (BMC 15.12.080) – off-site roads and pedestrian improvements beyond what is necessary for Gages Crossing
 - Parks credit (BMC 14.15.160.B) - donation of wetland/buffer tract and park impact fee credits)
 - Sewer – for new connections to existing residences adjacent to Pine St. and system-wide improvements
 - Development Agreement process with City Council
- Preliminary Plat approval timeframe
 - Staff Report language for 2 years appears to be in reference to Short Subdivisions
 - 5 year timeframe in RCW 58.17.140 is applicable (BMC 16.10.110D.1)
 - No City Code provision for extension as authorized in RCW 58.17.140. Applicant has talked with Staff about option for additional year from Council as part of the Impact Fee Credit Development Agreement process
- Staff Report & Conditions
 - Pg 9 34 - RR landscape buffer width is 25' with fence (BMC 17.81.110 B.4.a.). See attached new exhibit confirming fence, buffer width and planting consistent with code
 - Pg 21 – correct CUP typo reference to Preliminary Subdivision and Shoreline Substantial Development Permit
 - Pg 22 Cond 3 – revise to 5 years, plus additional time as may allowed with a City Council approved Development Agreement. See “Preliminary Plat approval timeframe” above
 - Pg 25 Cond 12. – revise to 5 years, plus additional time as may allowed with a City Council approved Development Agreement. See “Preliminary Plat approval timeframe” above.
 - Pg 25 13 h – applicant proposes dedication of this tract to City for Parks Impact Fee Credit