

Publication Date: April 12, 2020

- Call the planner assigned to the project.
- Review project file at Snohomish County Planning and Development Services (PDS) 2nd Floor Customer Service Center.
- *NEW* Permit Center and Record Center Hours are
 - o 8:00 a.m. to Noon & 1:00 p.m. to 4:00 p.m. Mon, Tues, Wed and Fri
 - o 10:00 a.m. to Noon & 1:00 p.m. to 4:00 p.m. Thurs
 - o Please call ahead to be certain the project file is available.
 - o Please Note: submittals of projects are now taken by appointment only

To comment on a project:

- Submit written comments to PDS at the address below. All comments received prior to issuance of a department decision or recommendation will be reviewed. To ensure that comments are addressed in the decision or recommendation, they should be received by PDS before the end of the published comment period.
- Comments, on a project scheduled for a hearing before the hearing examiner, may be made by submitting them to PDS prior to the open record hearing.
- PDS only publishes the decisions as required by Snohomish County Code. Persons will receive notice of all decisions that they have submitted written comment on, regardless of whether or not they are published.
- You may become a party of record for a project by: 1. submitting original written comments and request to become a party of record to the county prior to the hearing, 2. testifying at the hearing or 3. entering your name on a sign-up register at the hearing. NOTE: only parties of record may subsequently appeal the hearing examiner's decision or provide written or oral arguments to the county council if such an appeal is filed.

To appeal a decision:

- **Department decisions** (including SEPA threshold determinations): submit a written appeal and the \$500 filing fee to PDS prior to the close of the appeal period. Refer to SCC 30.71.050(5) for details on what must be included in a written appeal.
- A SEPA appeal also requires that an affidavit or declaration be filed with the hearing examiner within seven days of filing the appeal, pursuant to SCC 30.61.305(1).
- Hearing examiner decisions issued after a public hearing are appealable as described in the examiner's decision. Notice of those decisions is not published. You must have submitted written comments to PDS or written or oral comments at the public hearing in order to appeal a hearing examiner's decision.
- Building and Grading applications associated with a Single Family Residence are not subject to the County's appeal process. To file a judicial appeal in Superior Court, refer to WAC 197-11-680 and RCW 43.21C.075.

How to Reach Us:

The Customer Service Center for the Snohomish County Planning and Development Services is located on the 2nd floor of the Robert J. Drewel Building at 3000 Rockefeller Avenue, Everett.

Planning and Development Services



County Administration Building
3000 Rockefeller Avenue, M/S 604
Everett, WA 98201
Phone: 425-388-3311 TTY
FAX: 425-388-3872

<http://www1.co.snohomish.wa.us/Departments/PDS/default.htm>

ADA NOTICE: Snohomish County facilities are accessible. Accommodations for persons with disabilities will be provided upon advance request. Please make arrangements one week prior to hearing by calling the Hearing Examiner's office, 425-388-3538 voice, or contact (PDS) at 425-388-7119 voice, or 388-3700 TDD

NOTICE OF APPLICATION

File Name: Bret Christopherson **File Number:** 20 104369 LDA and 20 104371 FPA
Project Description: Class IV-General forest practices permit (converting forested land to a non-forestry use) (SCC 30.43F.100) Approximately 31,647 square feet of vegetation will be cleared and 21,900 board feet of timber will be harvested onsite to build a single-family 4,012 square foot home with attached garage and associated septic drainfield and reserve on 5-acres using an existing driveway entrance to the property.
Location: 731 308TH ST NE, STANWOOD
Tax Account #: 320507-002-027-00

Applicant: Bret Christopherson
Date of Application/Completeness Date: March 26, 2020

SEPA review: The department has determined that this proposal is not likely to result in any significant adverse environmental impact, and that issuance of a DNS is likely following the comment period for this notice. The optional DNS process of WAC 197-11-355 is being used for this proposal and includes the following:

- 1) This may be your only opportunity to comment on the environmental impacts of the proposal.
- 2) The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared.
- 3) A copy of the subsequent threshold determination for this proposal may be obtained upon request.

Approvals required: SEPA, Forest Practice Approval, Land Disturbing Activity and associated building permit
Comment Period: Submit written comments on or before **May 4, 2020**
Project Manager: Emily Swaim, 425.388.3213
Project Manager e-mail: emily.swaim@snoco.org

EDH896242

NOTICE OF APPLICATION

File Name: Carsen SFDU **File Number:** 20-104200 SPA/REZO, 20-104238 LDA
Project Description: Proposed eight Single Family Detached Units (SFDUs) on a 0.93 acre property. Concurrent rezone request for the subject property from R-8,400 to Low Density Residential (LDMR) zoning.
Location: 13714 Beverly Park Road, Lynnwood
Tax Account Number: 005688-001-005-02

Applicant: Michael Carsen
Date of application/Completeness Date: April 6, 2020

Approvals required: Site Plan Application, Rezone, Land Disturbing Activity, and all other construction related permits.
Concurrency: This project will be evaluated to determine if there is enough capacity on county roads to accommodate the project's traffic impacts, and a concurrency determination will be made. Notice of the concurrency determination will be provided in the notice of project decision. The notice of decision will be provided to all parties of record for the project.

Comment Period: Submit written comments on or before **May 4th, 2020**.
Project Manager: Sarah Titcomb, 425.262.2128
Project Manager e-mail: Sarah.Titcomb@snoco.org

EDH896246

NOTICE OF APPLICATION

File Name: James & Alexis Placek **File Number:** 20 104556 ACUP / 20 104558 LDA / 20 104559 RK
Project Description: Administrative Conditional Use Permit to establish a 745 square foot detached accessory apartment.
Location: 501 RHODORA HEIGHTS RD, LAKE STEVENS
Tax Account #: 290620-002-006-00

Applicant: Martin Reimers - Concept Architecture LLC
Date of application/Completeness Date: April 1, 2020

Approvals required: Administrative Conditional Use Permit, Land Disturbing Activity Permit, and associated building permit.
Comment Period: Submit written comments on or before **May 4, 2020**
Project Manager: Sarah Steepy 425.388.3067
Project Manager e-mail: sarah.steepy@snoco.org

EDH896247

NOTICE OF APPLICATION

File Name: Travis T & Remy L Gough **File Number:** 20 103321 AB and 20 103258 FHZ
Project Description: Install new pre-fabricated dock on Lake Goodwin. Dock to be aluminum or steel with 8 steel pilings for support. Decking to be ThruFlow grated panels.
Location: 4131 PENINSULA RD, STANWOOD
Tax Account #: 310427-003-002-00

Applicant: Travis Gough
Date of Application/Completeness Date: March 26, 2020

SEPA review: The department has determined that this proposal is not likely to result in any significant adverse environmental impact, and that issuance of a DNS is likely following the comment period for this notice. The optional DNS process of WAC 197-11-355 is being used for this proposal and includes the following:

- 1) This may be your only opportunity to comment on the environmental impacts of the proposal.
- 2) The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared.
- 3) A copy of the subsequent threshold determination for this proposal may be obtained upon request.

Approvals required: SEPA, Flood Hazard permit and associated building permit.
Comment Period: Submit written comments on or before **May 4, 2020**
Project Manager: Molly Patterson, 425.262.2235
Project Manager e-mail: molly.patterson@snoco.org

EDH896248

NOTICE OF OPEN RECORD HEARING, CONCURRENCY AND TRAFFIC IMPACT FEE DETERMINATIONS

File Name: Pilchuck Learning Center **File Number:** 19 108917 CUP/VAR
Conditional Use Permit (CUP) to allow an existing residence, existing detached accessory storage building, (no new construction) to be used as a preschool.
Location: 2420 300th Street NW, Stanwood
Tax Account Number: 320414-002-003-00

Hearing specifics: Before the Snohomish County Hearing Examiner, **April 29, 2020, 2:00 p.m.**, First Floor Hearing Room, Administration Building East, 3000 Rockefeller Ave, Everett, WA.
Applicant: Robyn Dalberg
Date of application/Completeness date: June 21, 2019

Approvals required: Conditional Use, Variance and all other related construction permits.
Concurrency: The Department of Public Works has evaluated the traffic impacts of this development under the provisions of Chapter 30.66B SCC, and the development has been deemed concurrent. Any person aggrieved may request the Hearing Examiner to review the determination by submitting written documentation (refer to SCC 20.66B.180 and SCC 30.66B.185).

Traffic Mitigation: This development will be subject to payment of a Transportation Impact Fee to Snohomish County in an amount as listed in the project file. Any aggrieved person may appeal the decision (pursuant to SCC 30.66B.370) applying an impact fee under Chapter 30.66B (Title 26B) SCC to the Snohomish County Hearing Examiner by submitting a written appeal to Planning and Development Services, in the manner and form prescribed by SCC 30.71.050, within 14 days of the date of this notice.

Project Manager: Paul MacCready, 425.262.2943
Project Manager e-mail: Paul.MacCready@snoco.org

EDH896250

LEGAL NOTICE

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