

Publication Date: May 20, 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. 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: Geer Residential Bulkhead **File Number:** 19-104247 LDA and 19-122276 FHZ
Project Description: Replacement of an existing 55-foot timber pile and wood bulkhead with a new, pre-cast concrete bulkhead. The new bulkhead will be located landward of the existing bulkhead along Puget Sound.
Location: 4205 PRIEST POINT DR NE, TULALIP

Tax Account #: 005481-003-021-02

Applicant: Nicole Foster on behalf of Greg Geer

Date of Application/Completeness Date: May 5, 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, Land Disturbing Activity, Flood Hazard and associated building permits.

Comment Period: Submit written comments on or before June 10, 2020

Project Manager: Molly Patterson, 425.262.2235

Project Manager e-mail: molly.patterson@snoco.org

EDH898886

NOTICE OF APPLICATION

File Name: Innovative Investments Inc **File Numbers:** 19-110608 LDA, 20-106486 FPA
Project Description: Road construction, site clearing, drainage Improvements and future SFR construction. Harvesting 20,000 board feet of timber, clearing 510,000 sf of vegetation, with 17,075 sf of new impervious surfaces and 1,500 cubic yards of cut and fill are proposed. 184 linear feet of stream channel creation is proposed to open up 500 linear feet of fish habitat for fish use. 9,825 square feet of permanent wetland impacts are proposed to Wetland B due to the stream restoration and reconnection project. Onsite critical areas are proposed to be mitigated through Innovative Development Design and through the purchase of wetland mitigation bank credits at a WRIA 7 wetland mitigation bank.

Location: PENDING, Arlington, WA

Tax Account Numbers: 003765-000-049-01, 003765-000-046-01, 003765-000-046-02, 003765-000-046-03, 003765-000-048-01, 003765-000-048-02, 003765-000-039-01, 003765-000-039-02, 003765-000-054-02, 003765-000-054-01, 003765-000-039-03, 003765-000-039-04, 003765-000-039-05, 003765-000-039-06, 003765-000-039-07, 003765-000-039-08, 003765-000-050-01, 003765-000-028-02

Applicant: Mike Hansen

Date of application/Completeness Date: July 10, 2019

Approvals required: SEPA, Land Disturbing Activity permit, Forest Practice Activity permit, Hydraulic Project Approval (HPA)
Comment Period: June 10, 2020
Project Manager: Emily Swaim (425) 388-3213
Project Manager email: Emily.Swaim@snoco.org

EDH898891

NOTICE OF APPLICATION

File Name: Legacy at Canyon Creek Short Plat **File Number:** 20-107149 PSD/ SPA/ VAR
Project Description: Proposed 6 lot preliminary short plat utilizing lot size averaging provisions, on a 1.18 acre subject property. A variance is also requested to calculate tree canopy coverage using the net site area instead of the gross site area as required by Snohomish County Code (SCC) 30.25.016.
Location: 20805 & 20813 42nd Avenue SE, Bothell

Tax Account Number: 006300-000-007-00, 006300-000-006-00

Applicant: Kasa Holdings 1, LLC

Date of application/Completeness Date: May 13th, 2020

Approvals required: Preliminary short subdivision, administrative site plan, variance, and all other construction related applications.

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 June 10th, 2020

Project Manager: Sarah Titcomb, 425.262.2128

Project Manager e-mail: Sarah.Titcomb@snoco.org

EDH898893

NOTICE OF APPLICATION

File Name: Kennedy Clearing **File Number:** 20 104023 LDA, 20 106539 FPA
Project Description: Class IV-General Forest Practices Permit and Land Disturbing Activity permit for harvest of 10,000 b.f. of timber and clearing and grading of 1.84 acres of the site for future development and future expansion of the adjacent construction yard.

Location: 119th St SW, Everett

Tax Account Number: 005380-000-133-00, 005380-000-134-00

Applicant: Brian Kalab

Date of application/Completeness Date: May 8, 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.

A copy of the subsequent threshold determination for this proposal may be obtained upon request.

Approvals required: Forest Practice Permit, Land Disturbing Activity Permit, SEPA

Comment Period: Submit written comments on or before June 10, 2020

Project Manager: Molly Patterson, 425.262.2235
Project Manager e-mail: molly.patterson@snoco.org

EDH898895

NOTICE OF APPLICATION

File Name: Phippen Short Plat **File Number:** 20-106051 PSD, 20-106051 SPA
Project Description: Three lot short subdivision on 1.02 acres.
Location: 16600 3RD AVE SE, BOTHHELL, south of 164th St SE

Tax Account Number: 005090-000-013-00

Applicant: David and Wendy Phippen

Date of application/Completeness Date: April 23, 2020

Approvals required: Preliminary short subdivision approval, site plan approval, and all related construction activity.

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 June 10, 2020

Project Manager: Sarah Steepy, 425.388.3067
Project Manager e-mail: Sarah.Steepy@snoco.org

EDH898897

NOTICE OF APPLICATION

File Name: Cook Replacement Bulkhead Project **File Number:** 20 106367 LDA and 20-106370 FHZ
Project Description: Land Disturbing Activity Permit and Flood Hazard Permit for replacement of an existing bulkhead. The proposed project will replace a damaged creosote-treated wood bulkhead with an angular rock bulkhead. The replacement bulkhead will be located further landward of the existing bulkhead structure.

Location: 8108 LOWER SHOEMAKER RD, TULALIP

Tax Account #: 006002-000-015-02

Applicant: Frederick Cook

Date of Application/Completeness Date: May 15, 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, Land, Disturbing Activity, Flood Hazard Permit, and associated building permits.

Comment Period: Submit written comments on or before June 10, 2020

Project Manager: Molly Patterson, 425.262.2235
Project Manager e-mail: molly.patterson@snoco.org

EDH898899

NOTICE OF APPLICATION

File Name: C More Healthcare **File Number:** 20 106867 SPA/ 20 106869 LDA
Project Description: Urban Residential Design Standards and Land Disturbing Activity for 38 Unit Apartment building.

Location: 2017 & 2103 GIBSON RD, Everett

Tax Account Number: 003809-001-026-02, 003809-001-026-06

Applicant: JESSE JARRELL

Date of application/Completeness Date: May 14th, 2020

Approvals required: Urban Residential Design Standard, Site Plan Application, and Land Disturbing Activity
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 June 10th, 2020

Project Manager: Stacey Abbott, 425.262.2637
Project Manager e-mail: stacey.abbott@snoco.org

EDH898900

NOTICE OF DETERMINATION OF NONSIGNIFICANCE

File Name: Franklin Pacific Construction Storage Yard **File Number:** 18 151757 LDA
Description of Proposal: Approval of a Business Park Zone Final Plan, and construction of a drainage pond and grading activity to create an area for storage of construction equipment, vehicles and construction materials, on a 2.41 acre site zoned Business Park. A 15 foot wide landscaping buffer will be provided along the east and south property lines where the site is adjacent to properties zoned Low Density Multiple Residential (LDMR). A 10 foot wide landscaping buffer will be provided along 119th Street SW.
Location: 2506-119th Street SW, Everett

Tax Account Number: 005380-000-116-01, 005380-000-116-03 and 005380-000-117-00

Applicant: Justin Franklin - Franklin Pacific Construction Co

Date of application/Completeness date: January 4, 2019

Approvals required: SEPA Determination, Land Disturbing Activity Permit and all 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 30.66B.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 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.

Lead Agency: Snohomish County Planning & Development Services
Threshold Determination: The lead agency for this proposal has determined that it does not have a probable, significant adverse impact on the environment. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review by Snohomish County of a completed environmental checklist and other information on file with this agency and such information is adopted herein by reference. This information is available for public review upon request.
This Determination of Nonsignificance is issued under WAC 197-11-340 (2) and is subject to a 14 day comment period. Written comments may be submitted to the lead agency at the address below or emailed to project manager. Comments must be received by June 3, 2020.

APPEALS: This DNS and administrative decisions may be appealed pursuant to the requirements of Sections 30.61.300, SCC 30.71.050 SCC and Chapter 2.02 SCC. The fourteen (14) day appeal period commences on the date of publication of notice. Any appeal must be addressed to the County Hearing Examiner, accompanied by a filing fee of \$500.00, and be filed in writing at the Customer Support Center on the 2nd Floor, County Administration Building East, Everett, WA. The appeal must be received by June 3, 2020. The appeal must contain the items set forth in 30.71.050(5) SCC as follows:

- (a) Facts demonstrating that the person is aggrieved by the decision;
- (b) A concise statement identifying each alleged inadequacy in the threshold determination;
- (c) The specific relief requested; and
- (d) Any other information reasonably necessary to make a decision on appeal.

Please note that failure to file a timely and complete appeal including all the above items shall constitute waiver of all rights to an administrative appeal under county code. In addition to the above requirements, SCC 30.61.305(1) also requires that any person filing an appeal of a threshold determination made pursuant to this chapter shall file with the hearing examiner, within seven days of filing the appeal, a sworn affidavit or declaration demonstrating facts and evidence, that, if proven, would demonstrate that the issuance of the threshold determination was clearly erroneous.

Project Manager: Tom Barnett, 425.262.2997
Project Manager e-mail: Tom.Barnett@co.snohomish.wa.us

EDH898902