

Publication Date: May 27, 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: Legacy at Canyon Creek Plat **File Number:** 20-107033 PSD/ SPA/ VAR
Project Description: Proposed 46 lot preliminary subdivision utilizing lot size averaging provisions, on an 8.23 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: 21105, 20827, 20907, 20909, 20917, 21104, 20925, 20933, 21007, 21015, 21023, 21031 42nd Avenue SE, Bothell, and 4217, 4205 212nd Street SE, Bothell.
Tax Account Number: 005069-000-001-00, 005069-000-002-00, 005069-000-003-00, 005069-000-004-00, 005069-000-005-00, 005069-000-006-00, 005069-000-007-00, 005069-000-008-00, 005068-000-005-00, 005068-000-004-00, 006300-000-001-00, 006300-000-002-00, 006300-000-003-00, 006300-000-004-00
Applicant: Kasa Holdings 1, LLC
Date of application/Completeness Date: May 19th, 2020
Approvals required: Preliminary subdivision, administrative site plan, variance, environmental review (SEPA), 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 17th, 2020
Project Manager: Sarah Titcomb, 425.262.2128
Project Manager e-mail: Sarah.Titcomb@snoco.org EDH899289

NOTICE OF APPLICATION

File Name: Malone SP **File Number:** 20 107320 PSD/SPA
Project Description: 2 lot short plat on .65 acres utilizing Urban Residential Design Standards (URDS). Existing single family residence to remain and 1 duplex (2 units) being proposed.
Location: 325 170TH PL SE, Bothell
Tax Account Number: 009296-000-005-00
Applicant: John Malone
Date of application/Completeness Date: May 14, 2020
Approvals required: Preliminary Subdivision, Site Plan Approval, and all other associated construction 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 June 17, 2020.
Project Manager: Brian Farrell, 425.262.2192
Project Manager e-mail: Brian.farrell@snoco.org EDH899292

NOTICE OF OPEN RECORD HEARING, THRESHOLD DETERMINATION (DNS), CONCURRENCY AND TRAFFIC IMPACT FEE DETERMINATIONS

File Name: SN4991 Mtn Loop Hwy (AT&T) **File Number:** 20 102071 CUP
Installation of a new multi carrier wireless communications facility. Proposed 150 foot monopole (monopole) with 4,900 square feet of ground space to support 3 carriers. Proposed equipment includes up to 12 antennas, 18 RRR's, 3 surge suppressors, 2 microwaves, a walk-in equipment cabinet (WIC), an emergency power back-up generator and power/telco cabinet.
Location: Site is located near the end of 155th Avenue NE, off of Jordan Road, east of Arlington
Tax Account Number: 310627-002-011-00
Hearing specifics: Before the Snohomish County Hearing Examiner, June 24, 2020, at 11:30 a.m. UNTIL FURTHER NOTICE hearings will be conducted using Zoom. All parties of record will be sent a link to the Zoom hearing by email. If you have not previously provided an email address and wish to do so now, please send it to hearing.examiner@snoco.org. NOTE: if a valid SEPA appeal is filed, the hearing on the appeal will be combined with the hearing on the underlying project application.
Applicant: New Cingular Wireless, PCS, LLC (AT&T)
Date of application/Completeness Date: February 6, 2020
Approvals required: Conditional Use Permit, SEPA Determination and all other construction permits.
SEPA Decision: On May 19, 2020, PDS determined that this project does not have a probable, significant adverse impact on the environment and has issued a Determination of Nonsignificance (DNS). An environmental impact statement (EIS) under RCW 43.21C.03(2)(c) is not required. This decision was made after review of a completed environmental checklist and other information on file with this agency.
SEPA Comment Period: Comments must be received by June 10, 2020 14 days from the date of publication of this notice in the Everett Herald.
SEPA Appeal Period: The DNS may be appealed pursuant to the requirements of Section 30.61.300 SCC and must be received no later than June 10, 2020.
Forest Practices: For projects requiring a Forest Practice permit from the Washington State Department of Natural Resources (DNR) and where no valid SEPA appeal is filed, the applicant may request early release of county comments to DNR. Early release of county comments may enable DNR to issue a forest practice permit for tree removal prior to the project hearing or county approvals.
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: Rebecca Samy, 425.262.2283
Project Manager e-mail: rebecca.samy@snoco.org EDH899295

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

File Name: Meadowdale Townhomes ULS **File Number:** 19 113495 PSD/SPA
The applicant is proposing a 29-unit townhouse unit lot subdivision consisting of two parcels with a total of 1.15 acres on property zoned as Multiple Residential (MR) with Future Land Use designation of Urban High Density Residential.
Location: 5106 and 5124 164th St SW, Edmonds
Tax Account Number: 005138-000-095-07 and 005138-000-095-02
Hearing specifics: Before the Snohomish County Hearing Examiner, June 24, 2020, 10:00 a.m. UNTIL FURTHER NOTICE hearings will be conducted using Zoom. All parties of record will be sent a link to the Zoom hearing by email. If you have not previously provided an email address and wish to do so now, please send it to hearing.examiner@snoco.org.
Applicant: Tim Kaintz - JM1 Holdings LLC
Date of application/Completeness Date: September 17, 2019
Approvals required: Preliminary Subdivision, Administrative Site Plan and all other required construction approvals.
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.20.66B.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: Haleh Ghazanfarpour, 425.262.2938
Project Manager e-mail: Haleh.Ghazanfarpour@snoco.org EDH899298

LEGAL NOTICE

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