

Publication Date: June 3, 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: Shelby Lane

File Number: 20 106302 SPA/VAR

**Project Description:** Construction of nine Single Family Detached Units (SFDU's) utilizing Urban Residential Design Standards (URDS). A variance is requested to access the units via a private road. The existing home will be removed.

**Location:** 4502 SHELBY RD, LYNNWOOD

**Tax Account Number:** 005704-002-005-03

**Applicant:** Brian Kalab

**Date of application/Completeness Date:** May 22, 2020

**Approvals required:** Site Plan Approval, Variance, Land Disturbing Activity Permit 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 24, 2020

**Project Manager:** Joshua Machen, AICP, Senior Planner 425-262-2975

**Project Manager e-mail:** [joshua.machen@co.snohomish.wa.us](mailto:joshua.machen@co.snohomish.wa.us)

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## NOTICE OF APPLICATION

File Name: Keeler Vista Townhomes

File Number: 20-107035 PSD

**Project Description:** Proposal is to subdivide an approved townhome development into 10-lots using the fee simple ordinance.

**Location:** 4702 164th St SW, Lynnwood

**Tax Account Number:** 003727-008-008-02

**Applicant:** John Mustach

**Date of application/Completeness Date:** May 29, 2020

**Approvals required:** Preliminary plat approval

**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 24, 2020

**Project Manager:** Haleh Ghazanfarpour, 425.262.2938

**Project Manager e-mail:** [Haleh.Ghazanfarpour@snoco.org](mailto:Haleh.Ghazanfarpour@snoco.org)

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## NOTICE OF APPLICATION

File Name: Lake Bosworth Heights SP

File Number: 20-107148 PSD

**Project Description:** Proposed 4 lot Short Subdivision on 18.46 acres.

**Location:** 18320 48th Street NE, Snohomish

**Tax Account Number:** 300636-003-009-00, 300636-003-007-00, 300636-003-006-00

**Applicant:** Mike Oberg

**Date of application/Completeness Date:** May 21, 2020

**Approvals required:** Preliminary Short Subdivision, 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 June 24, 2020

**Project Manager:** Brian Farrell, 425.262.2192

**Project Manager e-mail:** [brian.farrell@snoco.org](mailto:brian.farrell@snoco.org)

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## NOTICE OF APPLICATION

File Name: Gunn SP alteration

File Number: 96 109118 000 01 PSD

**Project Description:** Alteration to recorded short plat 96-109118-SP. Proposing to remove access limitations to private road on west side of property.

**Location:** 18530 and 18504 67th Ave SE, Snohomish

**Tax Account Number:** 270515-001-066-00, 270515-001-065-00

**Applicant:** Forrest Gunn

**Date of application/Completeness Date:** May 27, 2020

**Approvals required:** Short Plat Alteration

**Comment Period:** Submit written comments on or before June 24, 2020.

**Project Manager:** Joshua Machen, AICP, Senior Planner, 425.262.2975

**Project Manager e-mail:** [joshua.machen@snoco.org](mailto:joshua.machen@snoco.org)

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## NOTICE OF DETERMINATION OF NONSIGNIFICANCE

File Name: McNeep SP

File Number: 19 114770 LDA, 17 111421 PSD

**Description of Proposal:** The applicant is proposing a three lot short-plat on 15.6 acres. One existing single-family residence is to remain on proposed Lot 1 and one new single-family residence will be constructed on each new lot. On-site access will be provided by a shared driveway to proposed lots 2 and 3. Lot 1 will directly access Utey Rd via an existing driveway.

**Location:** 15624 Utey Rd, Snohomish

**Tax Account Number:** 290615-001-012-00

**Applicant:** Tammy McNeep

**Date of application/Completeness date:** Monday October 7, 2019

**Approvals required:** SEPA Determination, Land Disturbing Activity and associated 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 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.

**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 17, 2020.

**APPEALS:** This DNS and the 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 17, 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:** Haleh Ghazanfarpour, 425.262.2938

**Project Manager e-mail:** [Haleh.Ghazanfarpour@snoco.org](mailto:Haleh.Ghazanfarpour@snoco.org)

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LEGAL NOTICE

LEGAL NOTICE

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