

Publication Date: July 8, 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: 424 & 420 205th Lynnwood **File Number:** 20 109056 LDA, 20 109106 FPA
Project Description: Land Disturbing Activity & Forest Practice Application for clearing, grading, stormwater management, drive aisle, frontage improvements, utilities and timber harvest for 8 unit Single Family Dwelling Units.
Location: 424 205TH ST SW, Lynnwood
Tax Account Number: 004526-002-004-00, 004526-002-003-00
Applicant: Eric Jacobsen
Date of application/Completeness Date: June 26, 2020
Approvals required: Land Disturbing Activity, Forest Practice Application
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 July 29th, 2020
Project Manager: Haleh Ghazanfarpour, 425.262.2938
Project Manager e-mail: Haleh.ghazanfarpour@co.snohomish.wa.us

EDH902795

NOTICE OF APPLICATION

File Name: Israel Aparicio **File Number:** 20 107291 LDA
Project Description: Land Disturbing Activity permit for the clearing and grading for the installation of an access driveway. Mitigation of previous clearing and grading activities within wetland and associated buffers.
Location: 7129 SR 9 NE, LAKE STEVENS
Tax Account #: 300525-002-014-00
Applicant: Israel Chagolla
Date of Application/Completeness Date: June 18, 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 and Land Disturbing Activity permit.
Comment Period: Submit written comments on or before July 29, 2020
Project Manager: Sean Curran, 425.262.2965
Project Manager e-mail: sean.curran@snoco.org

EDH902796

NOTICE OF APPLICATION

File Name: LAKMATOV REZONE **File Number:** 19-100040 REZO
Project Description: The proposal to rezone a 14,124 square foot parcel from R-9,600 to ULDR R-7,200. No development is being proposed at this time.
Location: 20604 10TH PL W, Lynnwood
Tax Account Number: 003730-028-011-03
Applicant: Cory Martin
Date of application/Completeness Date: June 30, 2020910
Approvals required: Rezone
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 July 29, 2020
Project Manager: Haleh Ghazanfarpour, 425.262.2938
Project Manager e-mail: Haleh.Ghazanfarpour@snoco.org

EDH902804

NOTICE OF APPLICATION

File Name: Marissa Schuh **File Number:** 20 109491 ACUP
Project Description: Administrative Conditional Use Permit to establish a 704 square foot detached accessory apartment.
Location: 7717 174TH ST NW, STANWOOD
Tax Account #: 003944-066-002-00
Applicant: Marissa Schuh
Date of application/Completeness Date: June 30, 2020
Approvals required: Administrative Conditional Use Permit, residential construction permit
Comment Period: Submit written comments on or before July 29, 2020
Project Manager: Beverly Raymond 425.262.2976
Project Manager e-mail: beverly.raymond@snoco.org

EDH902806

NOTICE OF APPLICATION

File Name: John Michael and Patricia Zimburean **File Number:** 20 109530 ACUP
Project Description: Administrative Conditional Use Permit to establish a 686 square foot detached accessory apartment.
Location: 12014 60TH ST NE, LAKE STEVENS
Tax Account #: 300632-002-025-00
Applicant: John Michael and Patricia Zimburean
Date of application/Completeness Date: July 2, 2020
Approvals required: Administrative Conditional Use permit, residential construction permit
Comment Period: Submit written comments on or before July 29, 2020
Project Manager: Beverly Raymond, 425-262-2976
Project Manager e-mail: beverly.raymond@snoco.org

EDH902808

NOTICE OF APPLICATION

File Name: Trichrome & Calyx Motorplace CUP **File Number:** 20 108941 CUP
Project Description: Conditional Use approval is sought to convert approximately 1,300 square feet of an existing 2- story, 6,149 square foot building into a retail recreational and medical cannabis store. The remaining building square footage will be for separate, future retail tenants.
Location: 16300 MOTOR PL, Lynnwood
Tax Account Number: 003737-009-001-00
Applicant: Michael Rafizadeh
Date of application/Completeness Date: June 23, 2020
Approvals required: Conditional Use Permit
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 July 29th, 2020
Project Manager: Paul MacCreedy, 425.262.2943
Project Manager e-mail: Paul.Maccreedy@co.snohomish.wa.us

EDH902810

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

File Name: Lake Stickney Manor **File Number:** 19-103942 PSD/SPA
Project Description: Urban Residential Designs Standards (URDS) site plan and a unit lot subdivision to construct 14 townhouse units within three townhouse structures, on a 0.72 acre site.
Location: 13628 Manor Way, Lynnwood
Tax Account Number: 003733-006-005-01
Hearing specifics: Before the Snohomish County Hearing Examiner, August 13, 2020, 9:00 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. 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: Adlelia LLC
Date of application/Completeness date: March 25, 2019
Approvals required: Preliminary unit lot subdivision, site plan, environmental review (SEPA determination), and all other required construction approvals.
SEPA Decision: On June 29, 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 July 22, 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 July 22, 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: Sarah Titcomb, 425.262.2128
Project Manager e-mail: sarah.titcomb@snoco.org

EDH902813

COMBINED NOTICE OF THRESHOLD DETERMINATION (DNS) AND ADMINISTRATIVE DECISION

File Name: Ironwood PRD fka Clover Rd Assemblage aka Ironwood
File Number: 19-118531-LDA/19-118577-FPA
Description of Proposal: Grading, clearing, and timber harvesting across a 15.99 acre subject property. There will be two construction entrances into the subject property stemming from Clover and Bellflower roads.
Location: 17710, 17622 Clover Road, 109, 129, 131, 117, 113 Bellflower Road, and 17721 North Road, Bothell
Tax Account Number: 00373000301001, 00373000301900, 00373000301807, 00373000301806, 00373000301803, 00373000301801, 00373000301800, 00373000301702, 00373000301701, 00373000301100, 00373000301808
Applicant: Pacific Ridge Homes - DRH, LLC
Date of application/Completeness date: December 17, 2019
Approvals required: Land disturbing activity permit, forest practices permit, phased environmental (SEPA) review
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 July 22, 2020.
APPEALS: This DNS and the Administrative Decision may be appealed pursuant to the requirements of Sections 30.61.300, SCC 30.71.050 SCC and Chapter 2.02 SCC. For the DNS, the fourteen (14) day appeal period and for the Administrative Decision, the twenty-one (21) 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. An appeal of the DNS must be received by July 22, 2020. An appeal of the Administrative Decision must be received by July 29, 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: Sarah Titcomb, 425.262.2128
Project Manager e-mail: sarah.titcomb@snoco.org

EDH902814