

Publication Date: July 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: Cutthroat Lakes Bridge 1 **File Number:** 20-109176 LDA, 20-106926 CBP
Project Description: This project will place a new trail bridge across the tributary of Boardman Creek, in the DNR-managed Morning Star Natural Resources Conservation Area.
Location: # 290915-001-001-00, Snohomish
Tax Account Number: 290915-001-001-00
Applicant: Tristan Currin
Date of application/Completeness Date: June 30, 2020
Approvals required: Land Disturbing Activity, SEPA, and all other construction related permits.
Comment Period: Submit written comments on or before **August 3, 2020**
Project Manager: Richard Craig, 425.262.2642
Project Manager e-mail: Richard.Craig@co.snohomish.wa.us

EDH903110

NOTICE OF APPLICATION

File Name: Cutthroat Lakes Bridge 2 **File Number:** 20-109175 LDA, 20-106925 CBP
Project Description: This project will place a new trail bridge across the outlet of one of the Cutthroat Lakes, in the DNR-managed Morning Star Natural Resources Conservation Area. This outlet leads to an unnamed tributary of Boardman Creek
Location: #290916-001-001-00, Snohomish
Tax Account Number: 290916-001-001-00
Applicant: Tristan Currin
Date of application/Completeness Date: June 30, 2020
Approvals required: Land Disturbing Activity, SEPA, and all other construction related permits.
Comment Period: Submit written comments on or before **August 3, 2020**
Project Manager: Richard Craig, 425.262.2642
Project Manager e-mail: Richard.Craig@co.snohomish.wa.us

EDH903111

NOTICE OF APPLICATION

File Name: Cutthroat Lakes Bridge 3 **File Number:** 20-109174 LDA, 20-106927 CBP
Project Description: This project will place a new trail bridge across the outlet of one of the Cutthroat Lakes, in the DNR-managed Morning Star Natural Resources Conservation Area. This outlet leads to an unnamed tributary of Boardman Creek.
Location: # 290916-001-001-00, Snohomish
Tax Account Number: 290916-001-001-00
Applicant: Tristan Currin
Date of application/Completeness Date: June 30, 2020
Approvals required: Land Disturbing Activity, SEPA, and all other construction related permits.
Comment Period: Submit written comments on or before **August 3, 2020**
Project Manager: Richard Craig, 425.262.2642
Project Manager e-mail: Richard.Craig@co.snohomish.wa.us

EDH903112

NOTICE OF APPLICATION

File Name: Mystere **File Number:** 20-109310 PSD
Project Description: New 37-lot rural cluster subdivision on 130 acres to be developed in 3 phases.
Location: The southern property at the intersection of 108th St NE and 134th Ave NE, GRANITE FALLS
Tax Account Number: 300616-002-001-00
Applicant: Robinett Investment Company
Date of application/Completeness Date: July 6, 2020
Approvals required: Preliminary subdivision under Rural Cluster Code and any 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 **August 3, 2020**
Project Manager: Paul MacCready, 425.262.2943
Project Manager e-mail: Paul.MacCready@snoco.org

EDH903114

NOTICE OF DETERMINATION OF NONSIGNIFICANCE

File Name: Alexander Villas **File Number:** 19 106581 PSD/SPA
Description of Proposal: Proposed 12 unit townhome development, contained in two buildings on 0.61 acres. The applicant is utilizing unit lot subdivision.
Location: 12326 Alexander Rd, Everett
Tax Account Number: 005380-000-078-01
Applicant: CLK Investments, LLC
Date of application/Completeness date: Friday November 22, 2019
Approvals required: Preliminary Subdivision, Site Plan Approval, SEPA Determination and all other 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 by the concurrency determination for this development may submit written documentation (refer to SCC 30.66B.180) explaining why the concurrency determination fails to satisfy the requirements of Chapter 30.66B SCC.
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 appeal 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 **July 27, 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 **July 27, 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

EDH903115

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

File Name: Heritage at Paine Field **File Number:** 19 114650 SPA, 19 117698 LDA
Official Urban Center site plan approval of a 222 unit – 5 story senior housing apartment building.
Location: 12121 Highway 99, Everett
Tax Account Number: 003809-001-038-01 and 003809-001-039-00
Hearing specifics: Before the Snohomish County Hearing Examiner, **August 13, 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. 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: Heritage at Paine Field, LLC
Date of application/Completeness date: November 6, 2019
Approvals required: Urban Center Site Plan, Threshold Determination and all other related construction activity permits.
SEPA Decision: On **July 2, 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 27, 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 27, 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: Stacey Abbott, 425.262.2637
Project Manager e-mail: stacey.abbott@snoco.org

EDH903116

LEGAL NOTICE

LEGAL NOTICE