

Publication Date: July 22, 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: Abernathy SFDU **File Number:** 20 110035 SPA, 20 110048 LDA
Project Description: The Proposed Abernathy SFDU is a 3-unit Single Family Dwelling Unit. The property currently has a detached single family residence which will remain, and this project would construct a duplex structure for a total of three units. This project will also include a Land Disturbing Activity.
Location: 7625 222nd ST SW, Edmonds
Tax Account Number: 004610-003-019-01
Applicant: Keith Abernathy
Date of application/Completeness Date: July 13th, 2020
Approvals required: Site Plan Application, Single Family Dwelling Units, Land Disturbing Activity, SEPA.
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 11th, 2020**
Project Manager: Brian Farrell, 425.262.2192
Project Manager e-mail: Brian.farrell@snoco.org EDH903936

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

File Name: Pinecrest Pointe SP **File Number:** 19 116795 PSD and 19 116795 SPA
Description of Work: Six lot single-family residential short plat (utilizing the lot size averaging code provisions) with supporting infrastructure, new public road, driveways, utilities, stormwater flow control and treatment (open infiltration pond), landscaping and urban frontage improvements and offsite walkway along Cypress Way.
Location: 21621 Cypress Way, Lynnwood
Tax Account Number: 003731-011-012-02
Hearing specifics: Before the Snohomish County Hearing Examiner, **August 13, 2020, 11:00 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: Pacific Ridge - DRH LLC
Date of application/Completeness date: November 4, 2019
Approvals required: Preliminary Short Subdivision, Site Plan Approval, Land Disturbing Activity and associated construction approvals.
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 by the concurrency determination for this development may submit written documentation (refer to SCC 30.66B.180) at, or prior to, the public hearing 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 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: Joshua Machen, AICP, Senior Planner 425.262.2975
Project Manager E-mail: joshua.machen@snoco.org EDH903936