



NOTICE OF PUBLIC HEARING BEFORE THE HEARING EXAMINER

Villas at Arlington – Conditional Use Permit –PLN#393

Date of Public Hearing: February 28, 2018

Time of Public Hearing: 3:00 pm

Location of Public Hearing: City Council Chambers, 110 East Third Street, Arlington, WA 98223

Location of Proposed Project: 18506 Smokey Point Blvd, Arlington, WA 98223. Tax Parcel ID: 310520-001-008-00, 310520-001-042-00, 310520-001-041-00

Description of Proposed Project: The Applicant, Villas at Arlington Partners LLLP, is proposing to construct a 312 unit Multi-Family Development on 14.95 acres located in the 18500 through 18600 blocks of Smokey Point Boulevard, Arlington, Washington, in conformance with Title 20 of the Arlington Municipal Code.

The completed development will include 312 units of affordable rental housing to be situated in sixteen separate, three story multifamily buildings, plus a recreational building, on-site amenities, a surface parking lot with available enclosed garages and carports. The multifamily units are available exclusively to those earning no more than 60% of the Area Median Income (AMI). The property is zoned Residential High Density (RHD) with a minimum lot size requirement of 4,300 square feet. Storm water will be infiltrated on-site. A sewer main extension and water main extension will be looped through the site. All interior drive aisles and roads will be privately owned and maintained. Right-of-Way improvements to include dedication and frontage improvements on 31st Ave NE and Smokey Point Boulevard, as well as striping and a new left turn lane onto 185th PL NE from Smokey Point Boulevard.

Applicant: Carmel Gregory, CG Engineering on behalf of Villas at Arlington Partners LLLP

File Name and Number: Villas at Arlington – PLN#393

Hearing Examiner: Mr. Ted Hunter of Sound Law, LLC

Testimony: All persons have the right to submit written testimony to the appropriate permit-issuing authority and to appear at the public hearing to give testimony orally.

Special Accommodations: The City of Arlington strives to provide accessible meetings for people with disabilities. Please contact the ADA Coordinator at 360-403-3441 or 1-800-833-8388 (TDD only) prior to a meeting date if special accommodations are needed.

To Appeal a Decision: When the Hearing Examiner has issued a notice of decision and all reconsideration periods have expired, the decision shall be final and may be appealed only to the Snohomish County Superior Court within twenty-one (21) calendar days from the date of the final decision. All appeals must clearly state the alleged errors of fact or law and include a specific request for relief. **Note:** Only parties of record may appeal a decision.

City Staff Contact: Kristin Foster, Permit Technician

City Staff Email: kfoster@arlingtonwa.gov

HOW TO USE THIS NOTICE

To learn more about a project:

- Call the staff contact assigned to the project.
- Review project file at the Arlington Airport Office, 18204 59th Avenue NE, Arlington, WA 98223
- Hours: 8 - 5 p.m. M-F, Closed daily from 12 - 1 p.m., Closed Holidays

To comment on a project:

- Comments on a project scheduled for a hearing before the Hearing Examiner may be made by submitting them to the Planning Division prior to the open record hearing.
- City of Arlington only publishes the decisions that are required by the Land Use Code. Persons will receive notice of all decisions on which they have submitted written comments, 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 City Planning Division prior to the hearing; 2) testifying at the hearing; or 3) entering your name on a sign-up register at the hearing.

HOW TO REACH US

The City of Arlington Community and Economic Development Department is located at the Arlington Airport Office, 18204 59th Avenue NE, Arlington, WA 98223. For information about the project, contact City of Arlington Community and Economic Development Department, Planning Division, at 360-403-3551.