



NOTICE OF APPLICATION

PROPOSED GILMAN WALK AT COUNTRY CHARM

CONDITIONAL USE PERMIT APPLICATION - PLN#648

Notice is hereby posted that the City of Arlington Community and Economic Development Department, Planning Division has received a Conditional Use Permit Application for a new Multi-Family Development.

Applicant: Corner 9 Properties, LLC

File Name & Number: Gilman Walk at Country Charm – PLN#648

Date of Application Submittal: December 4, 2019

Application Process: Decisions on Conditional Use Permit applications are made by the Hearing Examiner after a public hearing on the project. Any person has the right to comment on this application. Parties of record may appeal the decision of the Hearing Examiner to the Snohomish County Superior Court 21 days after the date of decision.

Date of Notice of Complete Application: December 31, 2019

Neighborhood Meeting: A neighborhood meeting was held on January 7, 2020 at 5:30 pm.

Date of Notice of Application Filed: Tuesday, January 14, 2020

Project Location: The project is located at 604 E. Gilman Ave., Arlington, WA, Tax Parcel ID #31050100302200

Project Description: The proposed Gilman Walk at Country Charm will be a residential neighborhood of townhomes with a total up to 115 units located south and east of the City owned Country Charm Park and Conservation Area at 604 E. Gilman Ave. The project is utilizing the Unit Lot Subdivision process allowing the individual units to be fee simple properties that can be sold individually. The proposed development area is zoned primarily Residential High Density (RHD) with a small portion zoned Neighborhood Commercial (NC). The Neighborhood Commercial zoning will be addressed as a part of this land use action. The 9 acre parcel west of the City's Country Charm Park and North of the RHD zoning is zoned Public/Semi-Public and is proposed to be dedicated to the City to Complete the Country Charm Park planning area. The residential development is planned to occur in phases over 4 to 6 years, with construction commencing in spring of 2020 with Phase 1 Site Construction and the construction of an off-site regional stormwater pond. Compliance with City codes and design standards will be confirmed with each development phase.

City Approvals Required: Conditional Use Permit, BSP, SEPA, Design Review, Civil Permit, Utility Permit, Building Permits, and Development Agreements.

Other Agencies Approvals Required: Department of Ecology Stormwater General Construction Permit and Flood Hazard Permit

Studies Required: Drainage Report, Geotechnical Report, Traffic Impact Analysis, SEPA Checklist, Cultural Resource Report, Wetland and Fish and Wildlife Habitat Assessment and FEMA ESA Floodplain Assessment

Comment Period: There is a 14-day comment period for the Conditional Use Permit application. If you would like to comment on the Conditional Use Permit application, written comments/requests will be accepted until 5:00 p.m. on January 28, 2020.

To Become a Party of Record: You may become a party of record by submitting written comments and requesting to become a party of record to the Community and Economic Development Department, by entering your name on a sign-up registry at the Public Hearing, or testify at the Public Hearing.

To Comment on a Project: Any persons have to submit written testimony to the appropriate permit-issuing authority by submitting written comment to City of Arlington Community and Economic Development Department located at 18204 59th Avenue NE, Arlington, WA 98223 or by emailing the Staff Contact by the end of the comments period as stated in this notice. Any persons have the right to appear at the Public Hearing to provide testimony orally.

Staff Contact: Josh Grandlienard, Planner II joshg@arlingtonwa.gov

How to Reach Us: The Permit Center for 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. A copy of the Application is available from the City at no charge to any person who requests it.

Notice of Decision: A Notice of Decision of the Hearing Examiner will be made available on the City's Website and provided to those parties of record after the final decision is made.

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) if special accommodations are required.