



## NOTICE OF PUBLIC HEARING

<b>Publish date:</b>	March 8, 2024
<b>Proposal name:</b>	Rivertown Homes
<b>Owner / Applicant:</b>	Rivertown Homes, LLC
<b>Contact:</b>	Cascade Surveying
<b>File number:</b>	PLN#1115 – Preliminary Unit Lot Subdivision
<b>Documents available at:</b>	City of Arlington website at <a href="http://www.arlingtonwa.gov">www.arlingtonwa.gov</a> , under Public Notices
<b>Lead Agency:</b>	City of Arlington
<b>Contact Person:</b>	Amy Rusko, Planning Manager, 360-403-3550, <a href="mailto:arusko@arlingtonwa.gov">arusko@arlingtonwa.gov</a>
<b>SEPA Responsible Official:</b>	Marc Hayes, Community Development Director
<b>Public hearing body:</b>	Hearing Examiner
<b>Public hearing date/time:</b>	<b>Tuesday, March 26, 2024 @ 2:00pm</b>
<b>Public hearing location:</b>	Online via Teams Meeting
<b>Written comment deadline:</b>	<b>Monday, March 25, 2024 at 5:00 pm</b>

**Online Teams Meeting:** To attend the online Teams Meeting follow the link below.

[https://teams.microsoft.com/l/meetupjoin/19%3ameeting\\_N2U4YjdhMjUtNzdINC00MDdiLWJINDUtZTM1MmQ3ZWE2MjVl%40thread.v2/0?context=%7b%22Tid%22%3a%223d163d08-e2b8-4ccd-9737-3c52fcd5c51d%22%2c%22Oid%22%3a%22c93406b3-2333-4d54-98b4-f8ab9892d3c3%22%7d](https://teams.microsoft.com/l/meetupjoin/19%3ameeting_N2U4YjdhMjUtNzdINC00MDdiLWJINDUtZTM1MmQ3ZWE2MjVl%40thread.v2/0?context=%7b%22Tid%22%3a%223d163d08-e2b8-4ccd-9737-3c52fcd5c51d%22%2c%22Oid%22%3a%22c93406b3-2333-4d54-98b4-f8ab9892d3c3%22%7d)

Meeting ID: 238 419 072 953

Passcode: wtJ6Kj

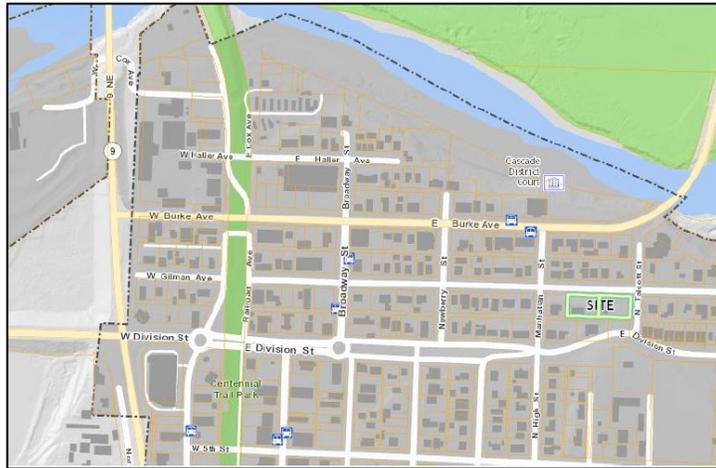
Local Number: 1-323-676-6217

**Proposal Description:** The applicant is proposing to develop a twelve-lot unit lot subdivision on two existing parcels. The unit lot subdivision creates twelve fee simple lots for six townhouse style duplex units and twelve accessory dwelling units. The proposal provides parking, walkways, private open space, landscaping, and utilities for the new residential units. The two existing homes and all existing trees will be removed for the site. Frontage improvements will be provided along N. Talcott Street while maintaining the existing improvements along E. Gilman Ave.

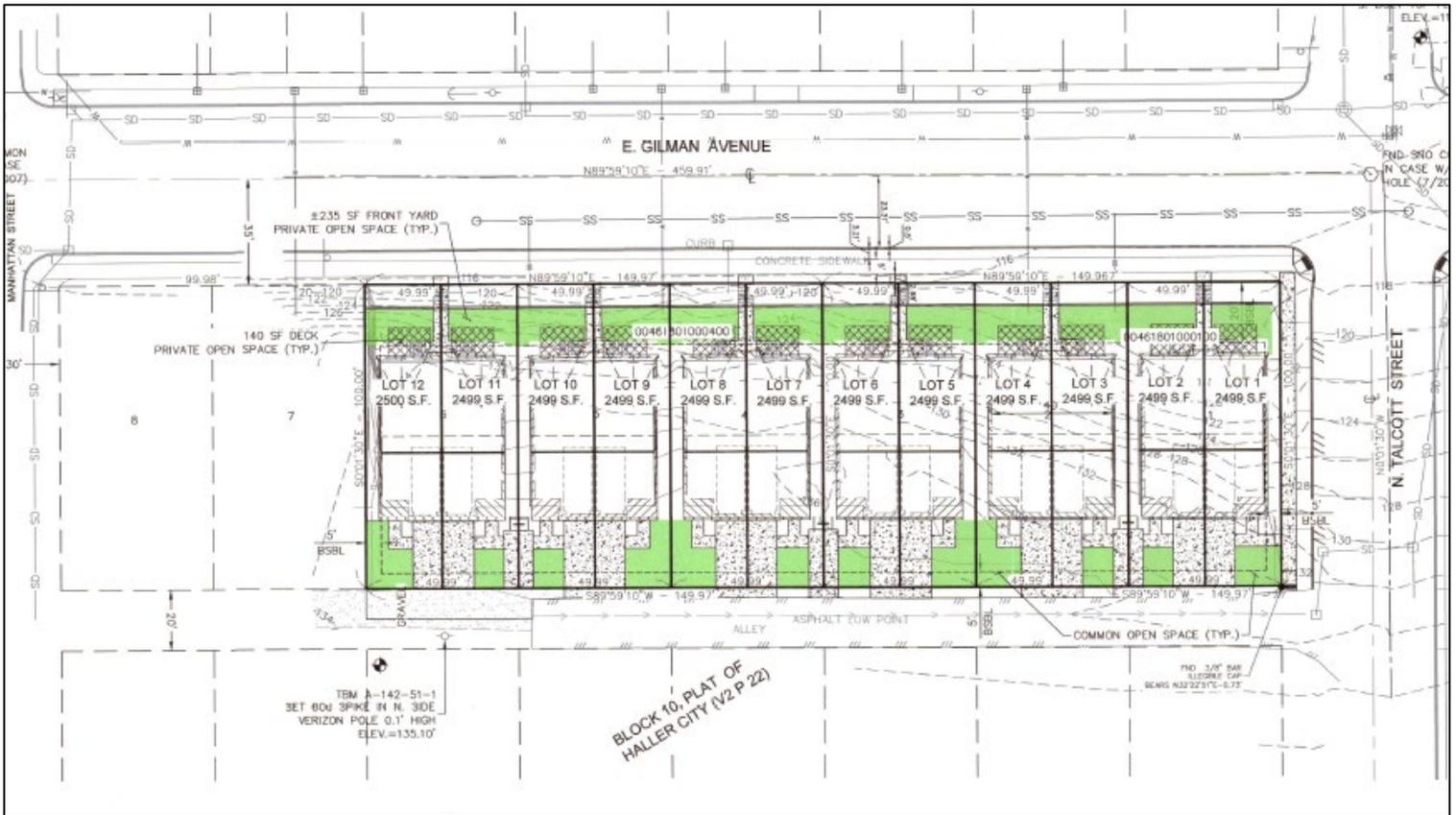
**How to View the Project:** All materials pertaining to this project may be examined online at [www.arlingtonwa.gov/310/Public-Notices-Hearings](http://www.arlingtonwa.gov/310/Public-Notices-Hearings). The files are also available for viewing at the Community & Economic Development Department, located at 18294 59<sup>th</sup> Avenue NE, Arlington, WA 98223.

**How to Comment:** You may comment on the proposed project by attendance, letter, or email. Any person wishing to comment on this project may do so at the public hearing on the above-referenced date, place and time via Teams. You may also comment and become a party of record by sending written testimony by email or mail to the project contact listed above or to the following mailing address, 18204 59<sup>th</sup> Avenue NE, Arlington, WA 98223 on or before the written comment deadline stated above.

**Special Accommodation:** Please call the staff contact listed above if internet access is a concern.



### Proposed Site Layout





# CITY AFFIDAVIT OF POSTING

I, Ameresia Lawlis do hereby certify that on March 8, 2024, I posted public notice for planning File No. PLN#1115 (Rivertown Homes) at the following locations:

- City Hall
- City Website
- Smokey Point Post Office
- On-Site
- Arlington Library

and to the following persons and agencies:

- Applicant
- Agencies with Jurisdiction
- Property Owners (w/in 500' radius)
- Parties of Record

Stating:

1) that a public hearing will be held by the

- Planning Commission
- City Council
- Hearing Examiner

Date: March 26, 2024 @ 2:00pm

OR 2)  that a Neighborhood Meeting will be held on \_\_\_\_\_

3)  the City issued a SEPA Threshold Determination for this project

4)  the City issued Notice of Application for this project

5)  the City issued combined Notice of Application and SEPA Threshold Determination

*Ameresia Lawlis*  
Signature

3/8/2024  
Date

STATE OF WASHINGTON )  
                                  ) ss.  
COUNTY OF SNOHOMISH )

I certify that I know or have satisfactory evidence that Ameresia Lawlis is the person who appeared before me, and said person acknowledge that (~~he~~/she) posted the attached notice on the date specified and acknowledged it to be (~~his~~/her) free and voluntary act for the uses and purposes mentioned in the instrument:



Raelynn M. Jones  
Notary Public in and for the State of Washington residing at

Arlington  
My appointment expires

5-1-2027

COMMUNITY &  
ECONOMIC  
DEVELOPMENT  
PLANNING & LAND USE  
DIVISION



ARLINGTON AIRPORT  
OFFICE  
18204 59th Ave NE  
Arlington, WA 98223  
8am – 5pm M-F  
Closed 12 pm – 1 pm M-F  
Closed Holidays

360.403.3551  
arlingtonwa.gov



**CITY OF ARLINGTON**

**Notice of Public Hearing**

**Rivertown Homes Preliminary Unit Lot Subdivision**

**File Number:** PLN #1115  
**Owner:** Rivertown Homes, LLC  
**Contact:** Cascade Surveying  
**Location:** 416 E Gilman Ave  
& 422 E Gilman Ave  
**Parcel No.:** 00461801000100  
& 00461801000400

**Lead Agency:** City of Arlington  
**Public Hearing Body:** Hearing Examiner  
**Public Hearing Location:** Online via Teams Meeting  
**Public Hearing Date:** March 26, 2024  
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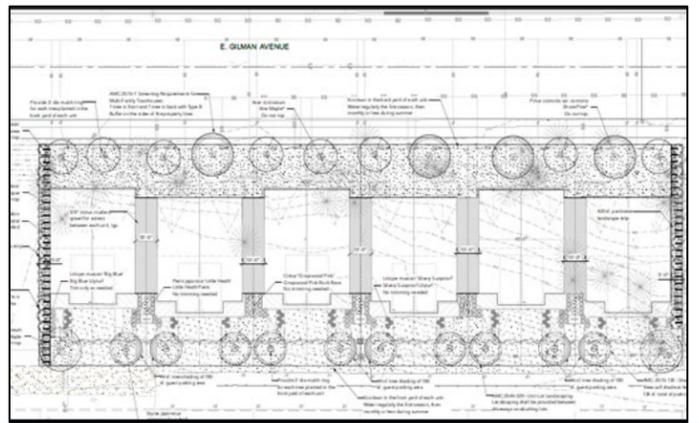
**Written Comment Deadline:** March 25, 2024 @ 5:00 pm

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**Special Accommodation:** Please call the staff contact listed if internet access is a concern.

**Contact Information:** Amy Rusko, Planning Manager, 360-403-3550, [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov), 18204 59<sup>th</sup> Avenue NE, Arlington, WA 98223



**Online Teams Meeting:** To attend and/or participate in the hearing you may log in or call into the Teams Meeting. Phone No.: 1-323-676-6217

Meeting ID: 238 419 072 953 Passcode: wtJ6Kj

Link:

[https://teams.microsoft.com/l/meetupjoin/19%3ameeting\\_N2U4Yjd\\_hMjUtNzdINC00MDdiLWJINDUtZTM1MmQ3ZWE2MjVl%40thread.v2/0?context=%7b%22Tid%22%3a%223d163d08-e2b8-4ccd-9737-3c52fcd5c51d%22%2c%22Oid%22%3a%22c93406b3-2333-4d54-98b4-f8ab9892d3c3%22%7d](https://teams.microsoft.com/l/meetupjoin/19%3ameeting_N2U4Yjd_hMjUtNzdINC00MDdiLWJINDUtZTM1MmQ3ZWE2MjVl%40thread.v2/0?context=%7b%22Tid%22%3a%223d163d08-e2b8-4ccd-9737-3c52fcd5c51d%22%2c%22Oid%22%3a%22c93406b3-2333-4d54-98b4-f8ab9892d3c3%22%7d)

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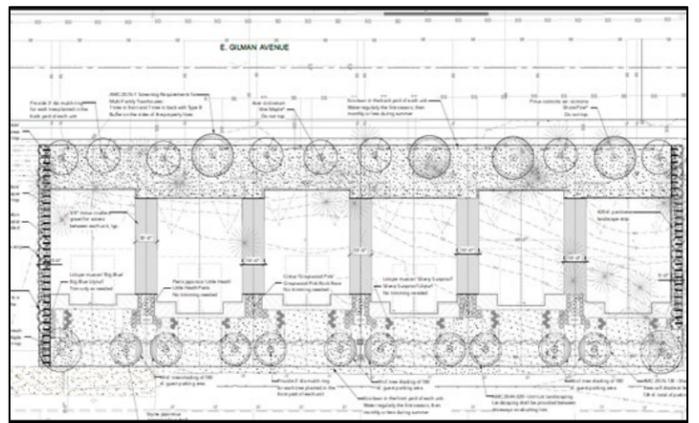
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**Contact Information:** Amy Rusko, Planning Manager, 360-403-3550, [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov), 18204 59<sup>th</sup> Avenue NE, Arlington, WA 98223



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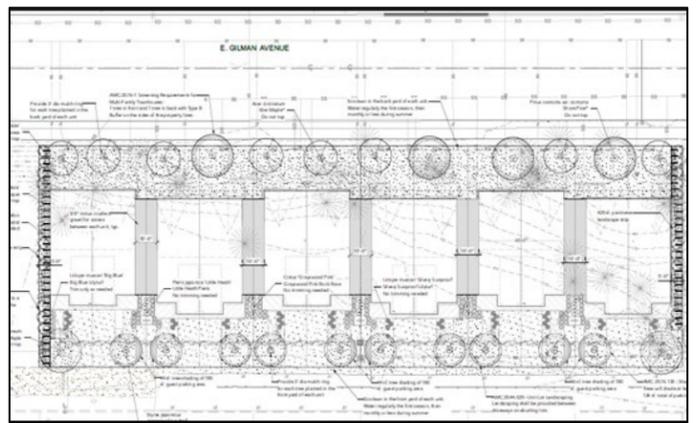
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City of Arlington  
Community & Economic Development Department  
18204 59<sup>th</sup> Avenue NE  
Arlington, WA 98223



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Arlington, WA 98223



City of Arlington  
Community & Economic Development Department  
18204 59<sup>th</sup> Avenue NE  
Arlington, WA 98223

**From:** [Ameresia Lawlis](#)  
**To:** [bentonienniferk@gmail.com](mailto:bentonienniferk@gmail.com)  
**Cc:** [Amy Rusko](#)  
**Subject:** Notice of Public Hearing - Rivertown Homes PLN#1115  
**Date:** Friday, March 8, 2024 9:45:00 AM  
**Attachments:** [20240308\\_PLN1115\\_NOPH\\_Poster.pdf](#)  
[image001.png](#)

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Dear Party of Record,

Attached you will find the Rivertown Homes public notice for Public Hearing. All other project documents can be found on the City of Arlington website at the following link: <https://www.arlingtonwa.gov/310/Public-Notices-Hearings>.

Sincerely,



**Ameresia Lawlis**

*Arlington Community & Economic Development*

18204 59<sup>th</sup> Ave NE, Arlington, WA 98223

☎: 360.403.3548

[alawlis@arlingtonwa.gov](mailto:alawlis@arlingtonwa.gov) | [www.arlingtonwa.gov](http://www.arlingtonwa.gov)

Note: Emails and attachments sent to and from the City of Arlington are public records and may be subject to disclosure pursuant to the Public Records Act.

**From:** [Ameresia Lawlis](#)  
**To:** [Alex VanDuine](#); [Andrea Pellham](#); [Bob Hubenthal](#); [Brad Zahnow](#); [Brian Lewis](#); [Chris Holland](#); [Clarissa Stenstrom](#); [Claude Williams](#); [CNG Service](#); [Community Transit](#); [D Marks](#); [Dan Stonington](#); [Dawn Anderson](#); [Department of Fish and Wildlife](#); [DOC Review Team](#); [EFSEC](#); [Eric Heinitz](#); [Erika Harris](#); [Erin Kelly](#); [Haylie Miller](#); [Joseph Norris](#); [Julie Davis](#); [K Nelson](#); [Kelly Cooper](#); [Kelly McLain](#); [Kerry Lyste](#); [Larry Covey](#); [Lucas Larson](#); [Randy Kline](#); [Sam Barr](#); [SEPA Center](#); [SEPA DAHP](#); [SEPA PSCAA](#); [SEPA Review Team](#); [Snohomish County Public Works](#); [Snohomish County PUD](#); [Stacey Abbott](#); [Stephanie Jolivet](#); [Stephanie Suter](#); [Stephen Posner](#); [Steve Rice](#); [Stillaguamish Tribe](#); [Stillaguamish Tribe of Indians](#); [Todd Gray](#); [Waste Management](#); [WSDOT Aviation](#)  
**Cc:** [Amy Rusko](#)  
**Subject:** Notice of Public Hearing - Rivertown Homes PLN#1115  
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[image001.png](#)

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Dear Review Agencies,

Attached you will find the Rivertown Homes public notice for Public Hearing. All other project documents can be found on the City of Arlington website at the following link: <https://www.arlingtonwa.gov/310/Public-Notices-Hearings>.

Sincerely,



**Ameresia Lawlis**

*Arlington Community & Economic Development*

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**From:** [Ameresia Lawlis](#)  
**To:** [Josh Hogan](#)  
**Cc:** [Amy Rusko](#)  
**Subject:** Notice of Public Hearing - Rivertown Homes PLN#1115  
**Date:** Friday, March 8, 2024 9:45:00 AM  
**Attachments:** [20240308\\_PLN1115\\_NOPH\\_Poster.pdf](#)  
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Josh,

Attached you will find the Rivertown Homes public notice for Public Hearing. All other project documents can be found on the City of Arlington website at the following link: <https://www.arlingtonwa.gov/310/Public-Notices-Hearings>.

The Public Hearing is scheduled for March 26, 2024 at 2:00pm.

Sincerely,



**Ameresia Lawlis**

*Arlington Community & Economic Development*

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**From:** [Legals - Everett](#)  
**To:** [Amy Rusko](#)  
**Subject:** Re: City of Arlington Public Notices for March 8, 2024  
**Date:** Wednesday, March 6, 2024 3:59:42 PM  
**Attachments:** [image001.png](#)

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**This message is from an External Sender**

This message came from outside the City of Arlington

Thank you Amy

Your notices were received and have been scheduled for March 8, 2024 as requested.

**Lia Toupin**

**Herald Legals**

The Daily Herald | 1800 41st Street, S-300 | Everett, WA 98203  
425-339-3089 | [legals@heraldnet.com](mailto:legals@heraldnet.com) | [www.heraldnet.com](http://www.heraldnet.com)



---

**From:** Amy Rusko <arusko@arlingtonwa.gov>  
**Sent:** Wednesday, March 6, 2024 1:38 PM  
**To:** Legals - Everett <legals@heraldnet.com>  
**Subject:** City of Arlington Public Notices for March 8, 2024

You don't often get email from arusko@arlingtonwa.gov. [Learn why this is important](#)

Legals,

Please publish the attached notices in the Friday, March 8, 2024 edition of the Herald.

- Rivertown Homes – PLN1115 – Notice of Public Hearing
- Wisemark Commons – PLN 1139 & 1140 – Notice of Public Hearing

Sincerely,

Amy Rusko



Amy Rusko | Planning Manager

Phone: 360-403-3550

Email: [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)

Website: [www.arlingtonwa.gov](http://www.arlingtonwa.gov)

18204 59<sup>th</sup> Ave NE, Arlington, WA 98223

For Publication in the Friday, March 8, 2024, edition of the Herald:

City of Arlington  
Notice of Public Hearing

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**Owner/Applicant:** Rivertown Homes LLC

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