



NOTICE OF APPLICATION AND NOTICE OF NEIGHBORHOOD MEETING

File Name: Rivertown Townhomes
File Number: PLN #1115
Owner/Applicant: Rivertown Homes, LLC
Contact: Cascade Surveying
Location: 416 E Gilman Ave & 422 E Gilman Ave
Parcel No.: 00461801000400 & 00461801000100
Date of Application: August 11, 2023
Date of Completeness: September 1, 2023
Date Notice of Application: September 12, 2023
Date of Neighborhood Meeting: **October 3, 2023**
Date of Publication/Posting: **September 12, 2023**

PROJECT 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 duplex units. The proposal provides parking, walkways, private open space, landscaping, and utilities for the new townhomes. 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.

APPROVALS REQUIRED: City of Arlington: Preliminary Unit Lot Subdivision, Final Unit Lot Subdivision, SEPA Review, Design Review Board, Civil Permit, Utility Permit, Complete Streets, Building Permits and Demolition Permits. Department of Ecology: Stormwater General Permit

Notice of Application Public Comment Period: Any person may comment on this application by writing to the mailing or email address below. Comments on this application must be received by **5:00 PM on Tuesday, September 26, 2023.**

Notice of Neighborhood Meeting: A neighborhood meeting will be held at **5:30 PM on Tuesday, October 3, 2023,** via Zoom virtual meeting. To participate in the neighborhood meeting you may email the staff contact or log/call in to the Zoom meeting.

<https://arlingtonwa.zoom.us/j/89917051751?pwd=QlVpNzNoSmNTMDg5VTBIMjhRZ2pVdz09>

Join by phone: 1-253-215-8782

Meeting ID: 899 1705 1751

Passcode: 349432

To View: The Notice and project documents are available for review on the city's website at www.arlingtonwa.gov under public notices or at the Community and Economic Development Department, located at 18204 59th Avenue NE, Arlington, WA 98223

Staff Contact: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov



CITY AFFIDAVIT OF POSTING

I, Amy Rusko, do hereby certify that on 9/12/2023, I posted public notice for planning File Number PLN #1115 at the following locations:

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

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:

OR 2) that a Neighborhood Meeting will be held on October 3, 2023

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

Amy Rusko
Signature

9-12-2023
Date

STATE OF WASHINGTON)

) ss.

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that Amy Rusko 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 Application and Notice of Neighborhood Meeting
Rivertown Townhomes Unit Lot Subdivision

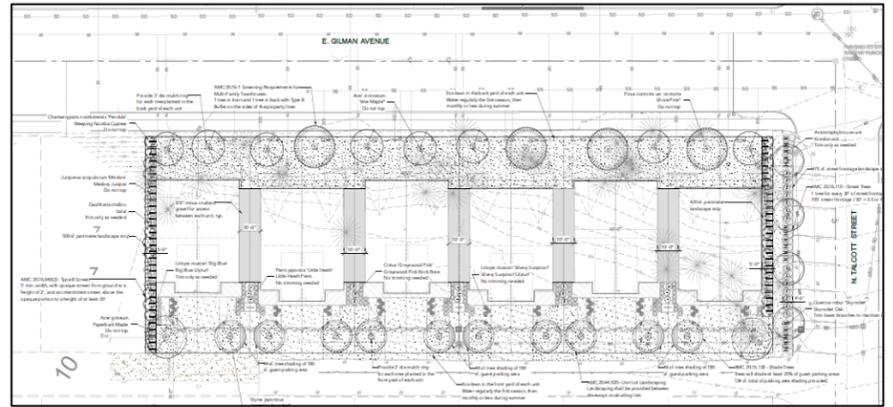
File Number: PLN #1115 **Neighborhood Meeting:** October 3, 2023 @ 5:30 pm
Applicant: Rivertown Homes, LLC **Neighborhood Meeting Location:** Online via Zoom
Location: 416 E Gilman **Parcel No.:** 00461801000400
422 E Gilman 00461801000100
Notice Publication Date: September 12, 2023
Notice of Application Written Comment Deadline: September 26, 2023 @ 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, arusko@arlingtonwa.gov



CITY OF ARLINGTON

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Rivertown Townhomes Unit Lot Subdivision

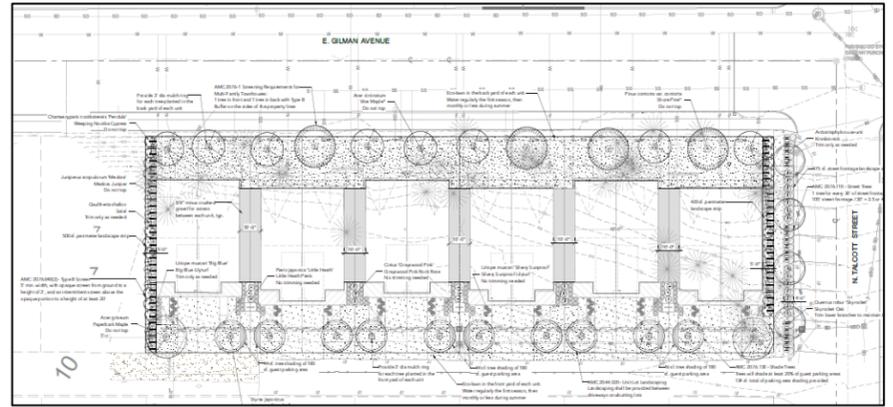
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Rivertown Townhomes Unit Lot Subdivision

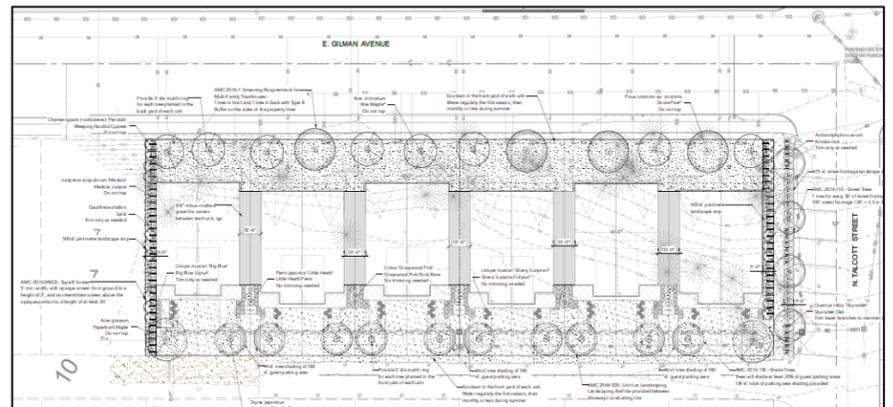
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City of Arlington
Community & Economic Development Department
18204 59th Avenue NE
Arlington, WA 98223



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



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

From: [Amy Rusko](#)
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](#)
Subject: City of Arlington - Notice of Application and Neighborhood Meeting - Rivertown Townhomes Unit Lot Subdivision PLN#1115
Date: Tuesday, September 12, 2023 6:12:00 PM
Attachments: [20230908_PLN1115_NOA_NONM.pdf](#)
[image001.png](#)

Dear Review Agencies –

The City of Arlington has issued a Notice of Application and Notice of Neighborhood Meeting for the Rivertown Townhomes Unit Lot Subdivision Conditional Use Permit, PLN #1115. The Notice is attached and the project documents are located on the city’s website at the following link: <https://www.arlingtonwa.gov/310/Public-Notices-Hearings>, under 2023 Projects. The documents provided on the city’s website are the initial application documents. The city has provided written review comments to the applicant. Once a resubmittal of the requested changes and revised plans are made, then a SEPA Determination will be issued for the site and you will receive another notice for review and comment period.

The City invites affected agencies, tribes, and special districts to review the documents and provide the City Staff Contact with any comments by the close of the comment period as indicated on the Notice of Application and Notice of Neighborhood Meeting. Agency comments are to be submitted to the City Staff Contact via email or through the postal service. Regardless of the method, the City asks that project comments be provided on their respective agency’s formal letterhead.

Once received, comments will be made part of the official record on file with the City.

Comments received (or post-marked, if mailed) outside of the comment period will not be considered or made part of the record.

Comment Deadline: September 26, 2023

Sincerely,
Amy Rusko



Amy Rusko | Planning Manager
Phone: 360-403-3550
Email: arusko@arlingtonwa.gov
Website: www.arlingtonwa.gov
18204 59th Ave NE, Arlington, WA 98223

From: [Amy Rusko](#)
To: [Kimberly Busteed](#); joebrandvold@me.com; [Ameresia Lawlis](#)
Subject: Rivertown Townhomes Neighborhood Meeting
Date: Friday, September 8, 2023 2:42:46 PM
Attachments: [image001.png](#)

Good Afternoon –

I am sending the Notice of Application and Neighborhood Meeting for the project to the newspaper today for publication and posting next Tuesday, September 12, 2023. The Notice of Application comment period will be open until September 26, 2023. You will get the official notice sent to your email next Tuesday. To send out the notice I had to create a Zoom meeting for the Neighborhood Meeting. You will be receiving that invite a few minutes after this email.

I am almost through the project review and will have comments to you in the next day or two.

Sincerely,
Amy Rusko



Amy Rusko | Planning Manager
Phone: 360-403-3550
Email: arusko@arlingtonwa.gov
Website: www.arlingtonwa.gov
18204 59th Ave NE, Arlington, WA 98223

From: [Amy Rusko](#)
To: [Legal Advertising EDH](#)
Subject: City of Arlington Public Notice
Date: Friday, September 8, 2023 3:01:00 PM
Attachments: [20230908_PLN#1115_NOA_NONM_Newspaper.docx](#)
[image001.png](#)

Legals –

Please publish the attached Notice of Application and Notice of Neighborhood Meeting for Rivertown Townhomes in the Tuesday, September 12, 2023 edition of the Everett Herald.

Sincerely,
Amy Rusko



Amy Rusko | Planning Manager
Phone: 360-403-3550
Email: arusko@arlingtonwa.gov
Website: www.arlingtonwa.gov
18204 59th Ave NE, Arlington, WA 98223

For Publication in the Tuesday, September 12, 2023 edition of the Herald:

City of Arlington
Notice of Application and Notice of Neighborhood Meeting

File Name: Rivertown Townhomes
File Number: PLN #1115

The City of Arlington has issued a Notice of Application and a Notice of Neighborhood Meeting for Rivertown Townhomes Unit Lot Subdivision – Conditional Use Permit.

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 duplex units. The proposal provides parking, walkways, private open space, landscaping, and utilities for the new townhomes. 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.

The Notice and project documents are available for review on the city's website at www.arlingtonwa.gov under public notices or at the Community and Economic Development Department, located at 18204 59th Avenue NE, Arlington, WA 98223.

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Staff Contact: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov,



Notice of Application and Notice of Neighborhood Meeting

Rivertown Townhomes Unit Lot Subdivision

File Number: PLN #1115

Applicant: Rivertown Homes, LLC

Location: 416 E Gilman
422 E Gilman

Neighborhood Meeting: October 3, 2023 @ 5:30 pm

Neighborhood Meeting Location: Online via Zoom

Parcel No.: 00461801000400
00461801000100

Notice Publication Date: September 12, 2023

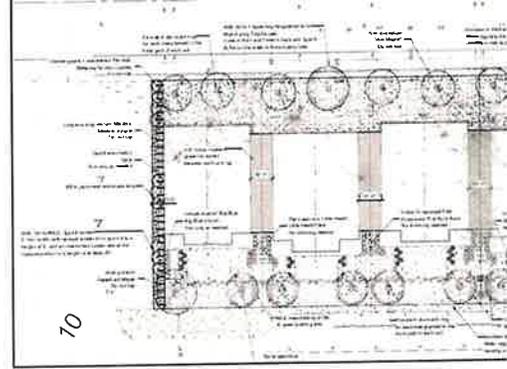
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Phone No.: 1-253-215-8782

Meeting ID: 899 1705 1751 Passcode: 123456

Special Accommodation: Please call the Planning Department if access is a concern.

Contact Information: Amy Rusko, Planning Department

ent Department

12 SEP 2023 PM 3 L



ZIP 98223 \$ 000.63⁰
02 4W
0000369569 SEP 12 2023

REF

Thomas Stiger & Marie Rose
or Current Resident
725 E 5th St Unit 2
Arlington WA 98223

NIXIE 980 DE 1 0009/21/23
RETURN TO SENDER
REFUSED
UNABLE TO FORWARD
BC: 98223870104 *1926-05757-12-45
98223-10940



CITY OF ARLINGTON

Notice of Application and Notice of Neighborhood Meeting Rivertown Townhomes Unit Lot Subdivision

File Number: PLN #1115

Applicant: Rivertown Homes, LLC

Location: 416 E Gilman
422 E Gilman

Neighborhood Meeting: October 3, 2023 @ 5:30 pm

Neighborhood Meeting Location: Online via Zoom

Parcel No.: 00461801000400
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Notice Publication Date: September 12, 2023

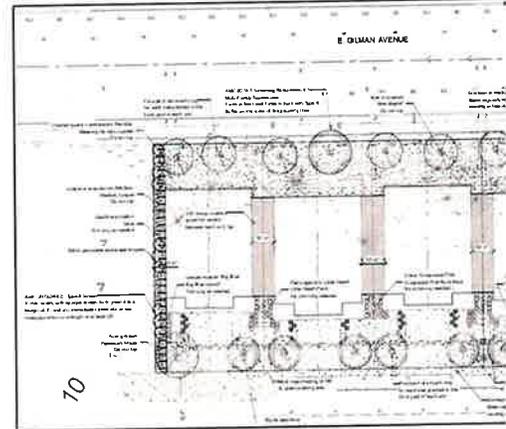
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Phone No.: 1-253-215-8782

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Special Accommodation: Please call if you have any special access is a concern.

Contact Information: Amy Rusko, Planning



CITY OF ARLINGTON

Notice of Application and Notice of Neighborhood Meeting **Rivertown Townhomes Unit Lot Subdivision**

File Number: PLN #1115

Applicant: Rivertown Homes, LLC

Location: 416 E Gilman
422 E Gilman

Notice Publication Date: September 12, 2023

Notice of Application Written Comment Deadline: September 26, 2023 @ 5:00 pm

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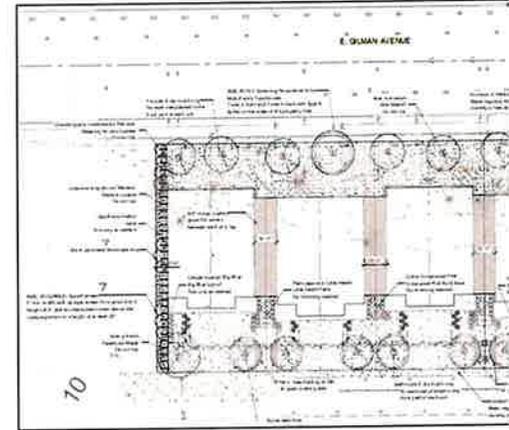
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SEATTLE WA 980

12 SEP 2023 PM 2 L



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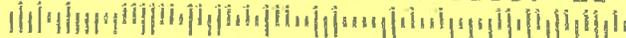
ZIP 98223 \$ 000.63⁰
02 4W
0000369569 SEP 12 2023

Monkey Puzzle LLC
or Current Resident
530 N Washington Ave
Arlington WA 98223

NIXIE 980 DE 1 0000/21/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 98223870104 *1826-09337-12-44



FLNDF
98223-122960



CITY OF ARLINGTON

Notice of Application and Notice of Neighborhood Meeting Rivertown Townhomes Unit Lot Subdivision

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422 E Gilman

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Neighborhood Meeting Location: Online via Zoom

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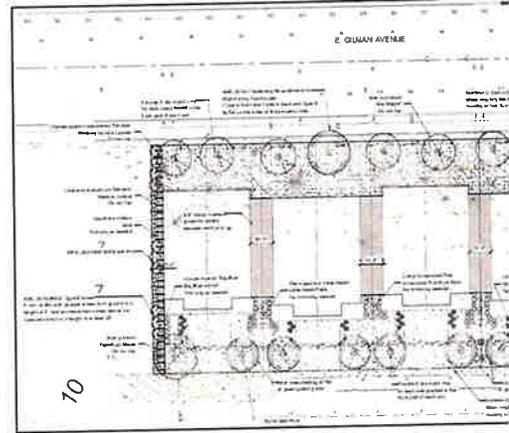
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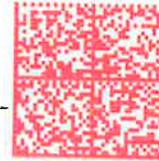
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Contact Information: Amy Rusko, Planning & Development

ent Department

SEATTLE WA 980

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Kelly Nielsen
PO Box 243
Arlington WA 98223

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*2226-06399-12-45



CITY OF ARLINGTON

tion and Notice of Neighborhood Meeting
in Townhomes Unit Lot Subdivision

Neighborhood Meeting: October 3, 2023 @ 5:30 pm
Neighborhood Meeting Location: Online via Zoom

Parcel No.: 00461801000400
00461801000100

12, 2023

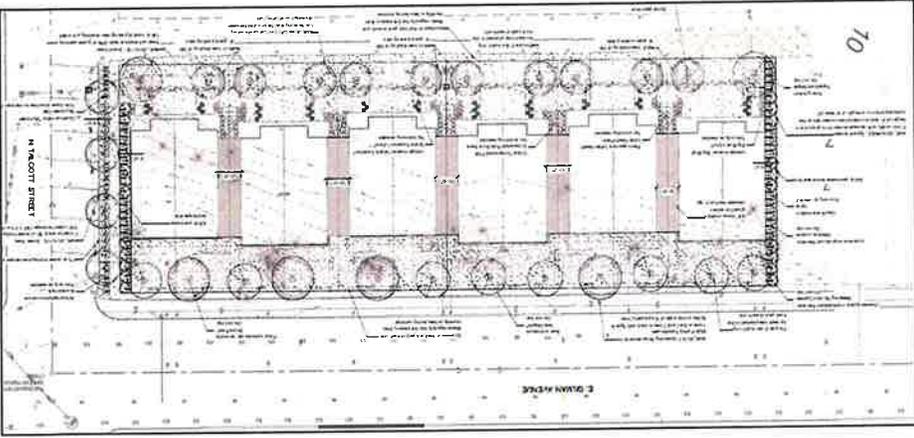
ment Deadline: September 26, 2023 @ 5:00 pm

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improvements along E. Gilman Ave.

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<https://arlingtonva.zoom.us/j/89917051751?pwd=QlVpbnZ5OSMNTMDg5VTBmIHRzZ2pVd09>

Phone No.: 1-253-215-8782
Meeting ID: 899 1705 1751
Passcode: 349432

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

Contact Information: Amy Rusko, Planning Manager, arusko@arlingtonva.gov



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

Western Wash Seventh-Day
Adventists
or Current Resident
507 E Gilman Ave
Arlington WA 98223

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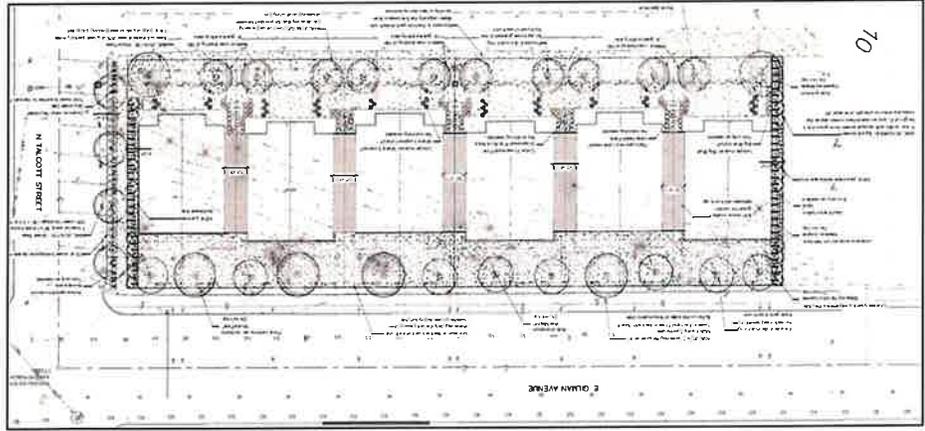
BCI: 98223879194

Notice and Notice of Neighborhood Meeting
Townhomes Unit Lot Subdivision

Neighborhood Meeting: October 3, 2023 @ 5:30 pm
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00461801000100
12, 2023
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City of Arlington
Community & Economic Development Department
18204 59th Avenue NE
Arlington, WA 98223

Jacklyn Hutton
or Current Resident
312 E Gilman Ave
Arlington WA 98223

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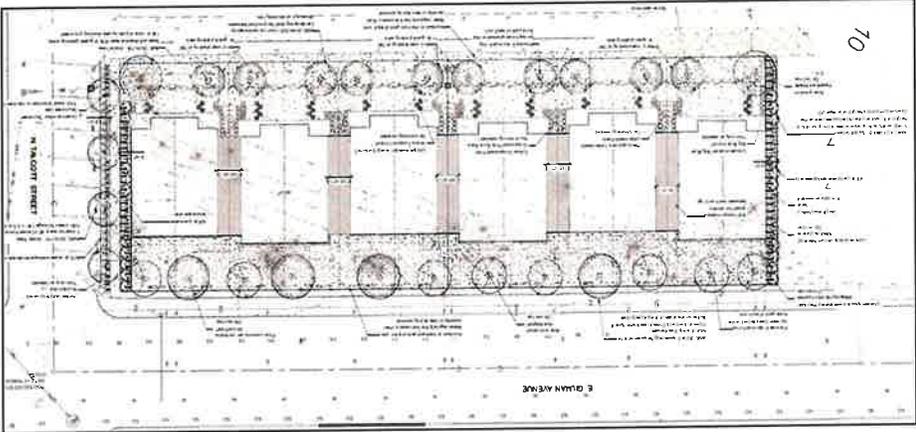
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Community & Economic Development Department
18204 59th Avenue NE
Arlington, WA 98223

Patrwksi LLC
320 Burke Ave
Arlington WA 98223

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CITY OF ARLINGTON

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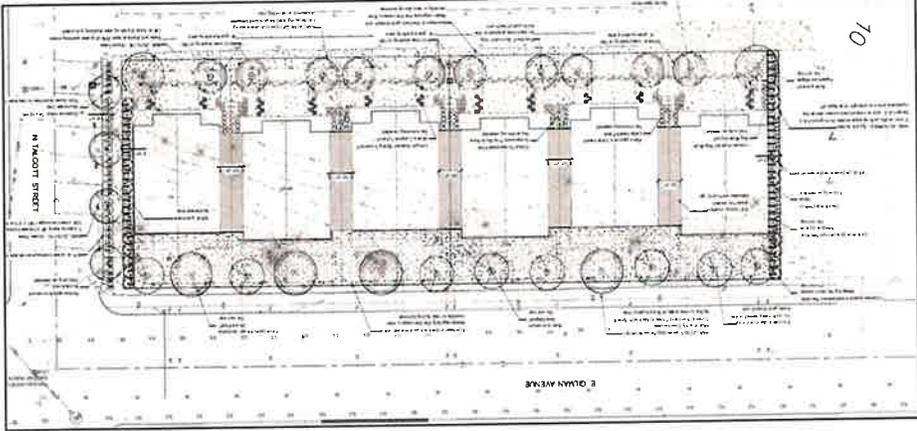
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City of Arlington
Community & Economic Development Department
18204 59th Avenue NE
Arlington, WA 98223

Robert Clark
or Current Resident
404 E Burke Ave
Arlington WA 98223

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INSTRUCTIONS TO
MAILING SERVICE

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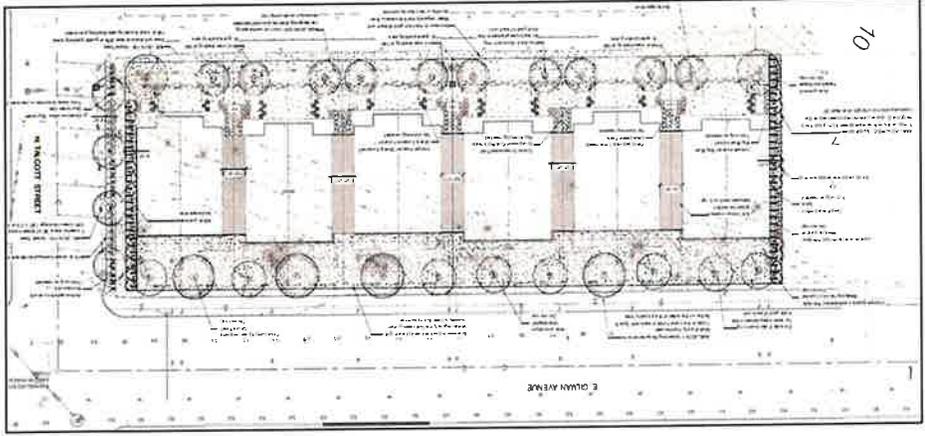
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City of Arlington
Community & Economic Development Department
18204 59th Avenue NE
Arlington, WA 98223

504 Gilman LLC
or Current Resident
504 E Gilman Ave
Arlington WA 98223

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CITY OF ARLINGTON

Division and Notice of Neighborhood Meeting
and Townhomes Unit Lot Subdivision

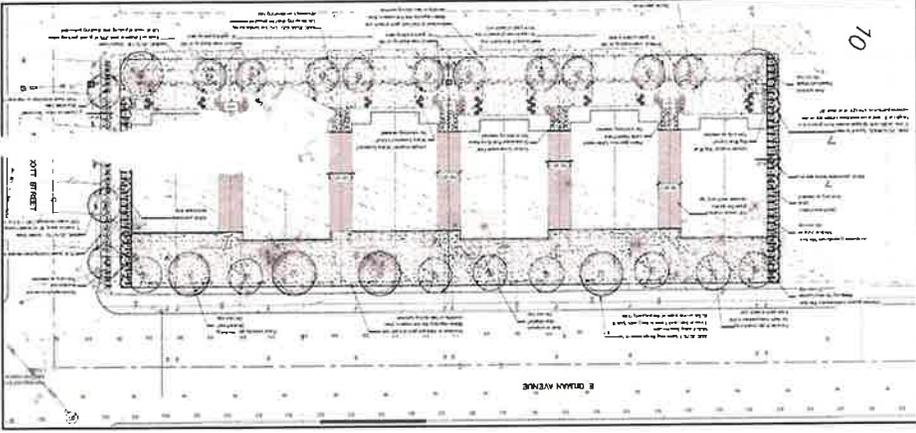
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City of Arlington
Community & Economic Development Department
18204 59th Avenue NE
Arlington, WA 98223

Willyma #2 LLC
or Current Resident
534 Division
Arlington WA 98223

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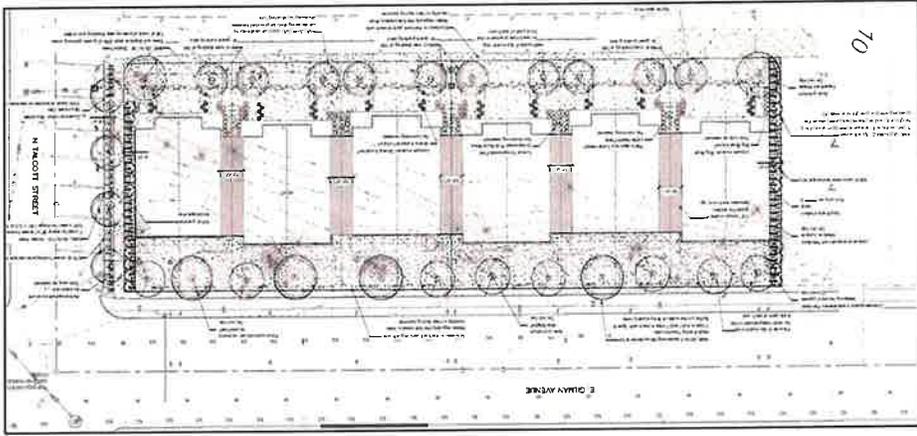
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City of Arlington
Community & Economic Development Department
18204 59th Avenue NE
Arlington, WA 98223

Stillaguamish Tribe Of Indians
or Current Resident
421 E Division St
Arlington WA 98223

98223 WA 98223

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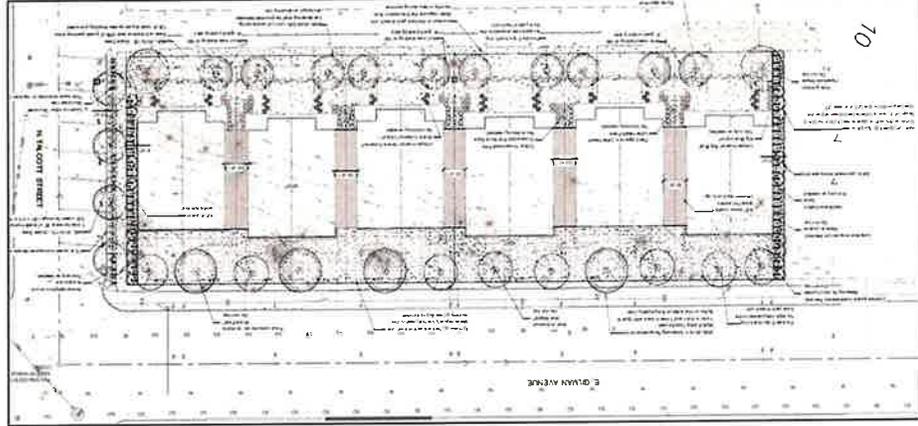
CITY OF ARLINGTON

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18204 59th Avenue NE
Arlington, WA 98223

Daniel Donelson
405 E Division St
Arlington WA 98223

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Announcement and Notice of Neighborhood Meeting
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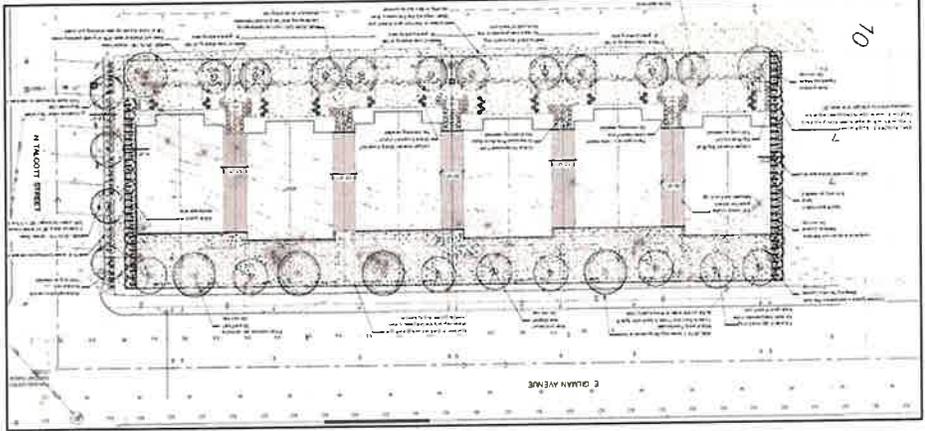
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City of Arlington
Community & Economic Development Department
18204 59th Avenue NE
Arlington, WA 98223

Daniel Bauer
or Current Resident
325 Division
Arlington WA 98223

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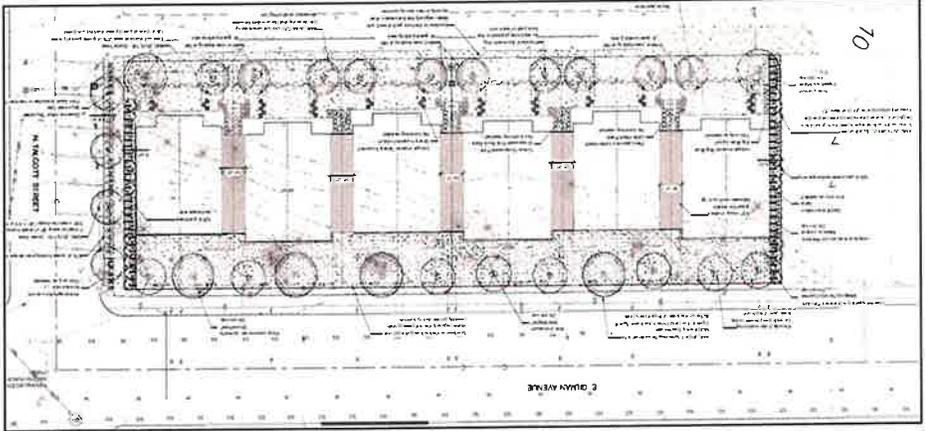
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18204 59th Avenue NE
Arlington, WA 98223

Sunflower Corp
or Current Resident
323 Division St
Arlington WA 98223

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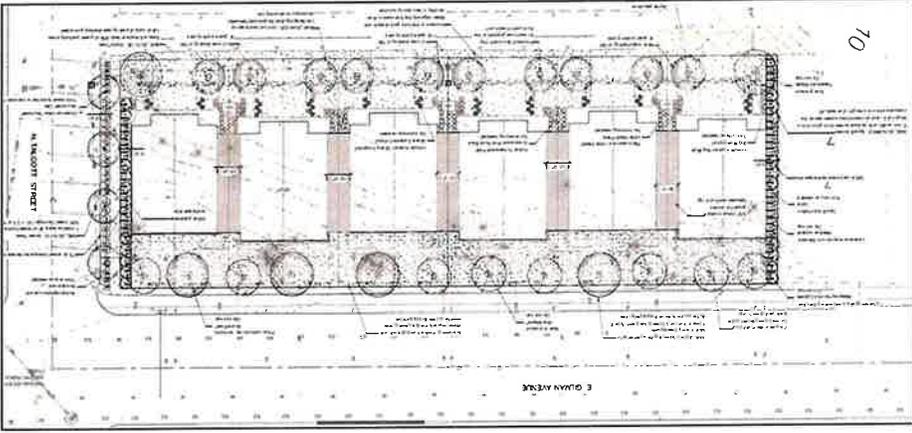
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Community & Economic Development Department
18204 59th Avenue NE
Arlington, WA 98223

Kristopher & Jacqueline Kramer
or Current Resident
340 Burke Ave
Arlington WA 98223

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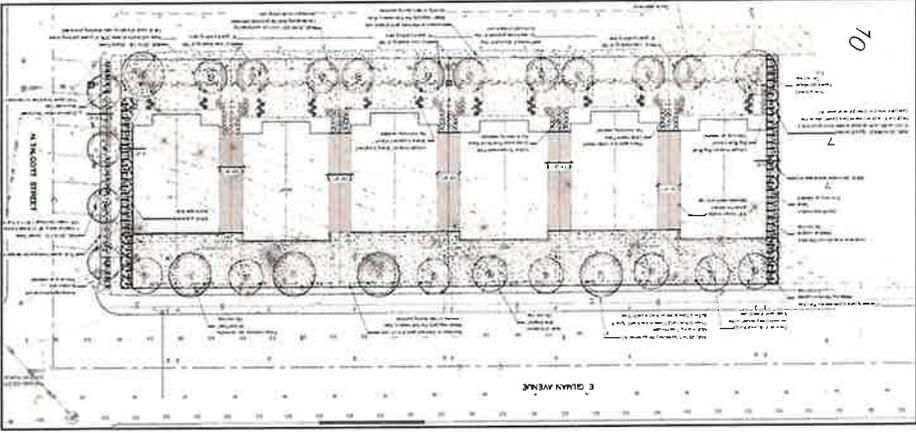
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<https://arlingtonwa.zoom.us/j/89917051751?pwd=QlVpbnZlbnN5MTM5MDg5VTBhR2ZpVz09>

Phone No.: 1-253-215-8782
Meeting ID: 899 1705 1751

Passcode: 349432

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

Contact Information: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov



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

Arlington Cemetery-Historic
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Arlington WA 98223

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CITY OF ARLINGTON

tion and Notice of Neighborhood Meeting
a Townhomes Unit Lot Subdivision

Neighborhood Meeting: October 3, 2023 @ 5:30 pm
Neighborhood Meeting Location: Online via Zoom

Parcel No.: 00461801000400
00461801000100

12, 2023

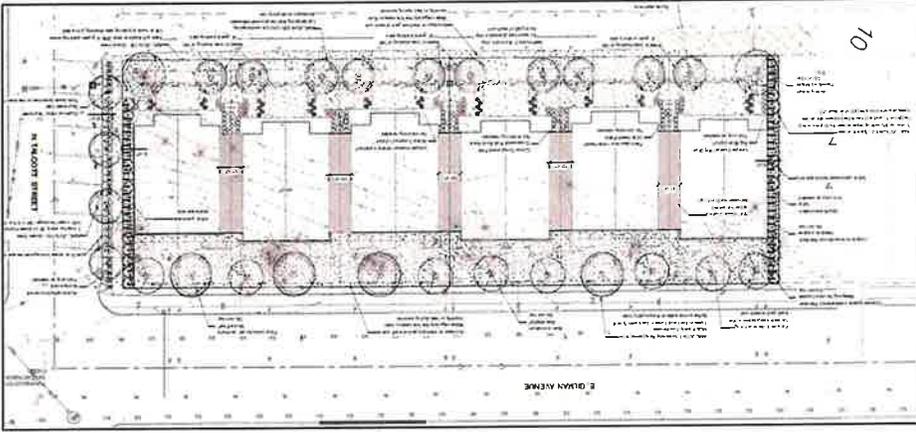
ment Deadline: September 26, 2023 @ 5:00 pm

proposing to develop a twelve lot unit lot subdivision
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Phone No.: 1-253-215-8782
Meeting ID: 899 1705 1751

Passcode: 349432

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access is a concern.

Contact Information: Amy Rusko, Planning Manager, arusk@arlingtonwa.gov



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

Western Wash Seventh-Day
Adventists
or Current Resident
709 Talcott St
Arlington WA 98223

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**Notice and Notice of Neighborhood Meeting
for Townhomes Unit Lot Subdivision**

Neighborhood Meeting: October 3, 2023 @ 5:30 pm
Neighborhood Meeting Location: Online via Zoom

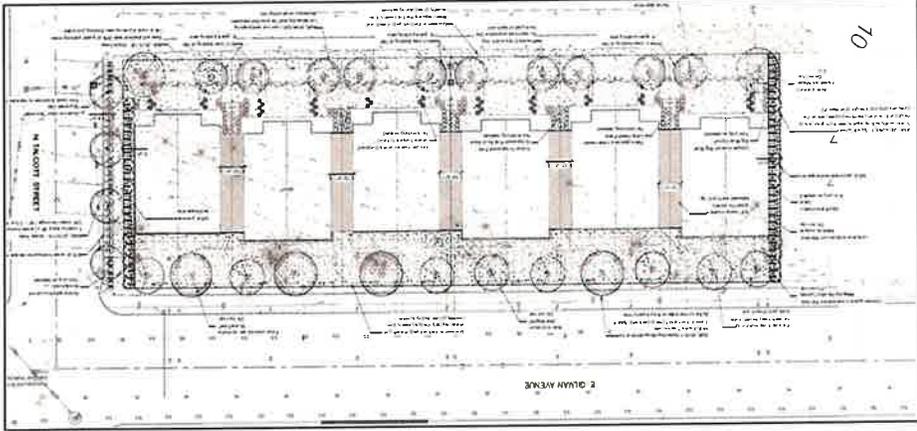
Parcel No.: 00461801000400
Parcel No.: 00461801000100

Meeting Date: 12, 2023
Meeting Time: September 26, 2023 @ 5:00 pm

proposing to develop a twelve lot unit lot subdivision
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Phone No.: 1-253-215-8782
Meeting ID: 899 1705 1751

Passcode: 349432

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Contact Information: Amy Rusko, Planning Manager, arusko@arlingtonva.gov



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

Ronald Holmquist
513 E Division St
Arlington WA 98223

98223 WA 98223
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CITY OF ARLINGTON

Notification and Notice of Neighborhood Meeting in Townhomes Unit Lot Subdivision

Neighborhood Meeting: October 3, 2023 @ 5:30 pm

Neighborhood Meeting Location: Online via Zoom
Parcel No.: 00461801000400
00461801000100
12, 2023

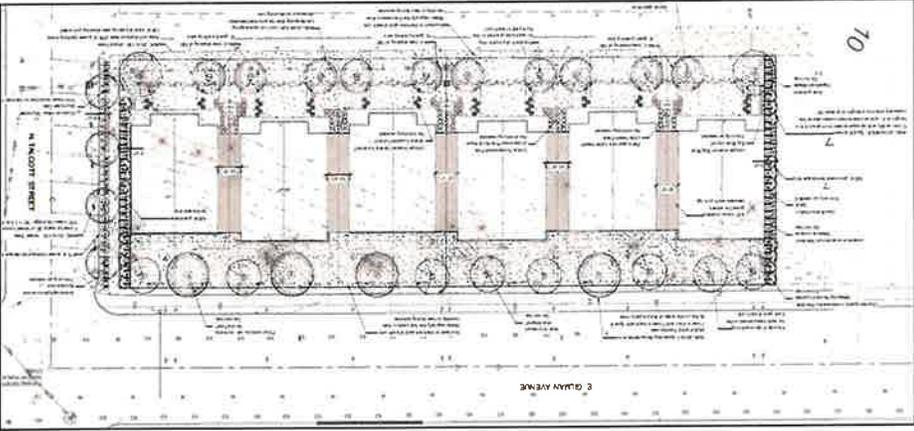
Meeting Deadline: September 26, 2023 @ 5:00 pm

is proposing to develop a twelve lot unit lot subdivision subdivision creates twelve fee simple lots for six all provides parking, walkways, private open space, townhomes. The two existing homes and all existing landscape improvements will be provided along N. Talcott improvements along E. Gilman Ave.

ent project documents by accessing the city's website at [Public-Notices-Hearings](#) or the file may be viewed at the Department.

Comment Period: Any person may comment on this project or email address listed under Contact Information. Comments received by 5:00 pm on Tuesday, September 26, 2023 on the proposed project by attendance, letter, or email.

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Phone No.: 1-253-215-8782
Meeting ID: 899 1705 1751
Passcode: 349432

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

Contact Information: Amy Rusko, Planning Manager; arusko@arlingtonwa.gov



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

Aa Elm Investments LLC
or Current Resident
315 E Gilman Ave
Arlington WA 98223

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CITY OF ARLINGTON

tion and Notice of Neighborhood Meeting
n Townhomes Unit Lot Subdivision

Neighborhood Meeting: October 3, 2023 @ 5:30 pm

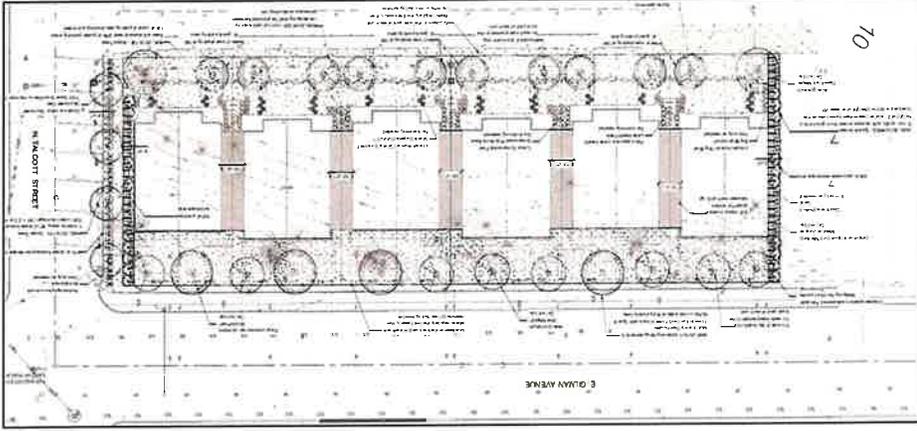
Neighborhood Meeting Location: Online via Zoom
Parcel No.: 00461801000400
00461801000100

ment Deadline: September 26, 2023 @ 5:00 pm

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Phone No.: 1-253-215-8782
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Passcode: 349432

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Contact Information: Amy Rusko, Planning Manager, arusko@arlingtonva.gov



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

Hlene Johnson
or Current Resident
325 E Gilman Ave
Arlington WA 98223

98223 WA 98223
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ion and Notice of Neighborhood Meeting
1 Townhomes Unit Lot Subdivision

Neighborhood Meeting: October 3, 2023 @ 5:30 pm

Neighborhood Meeting Location: Online via Zoom

Parcel No.: 00461801000400
00461801000100

12, 2023

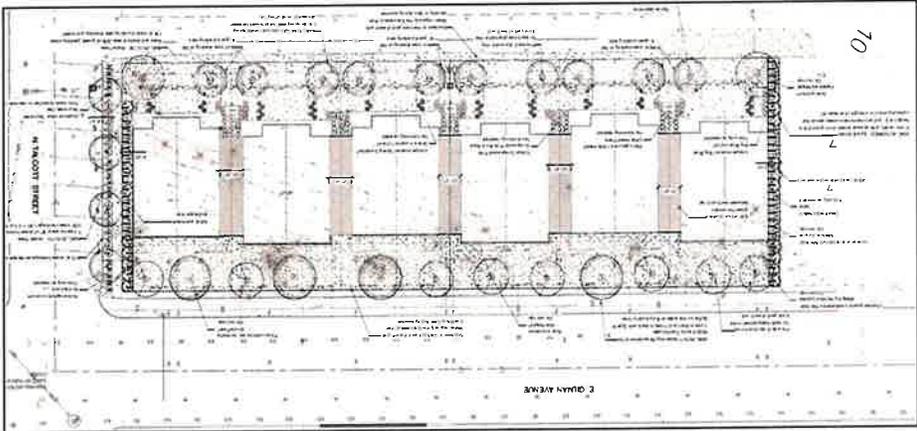
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City of Arlington
Community & Economic Development Department
18204 59th Avenue NE
Arlington, WA 98223

Lee Olson
510 E Gilman
Arlington WA 98223

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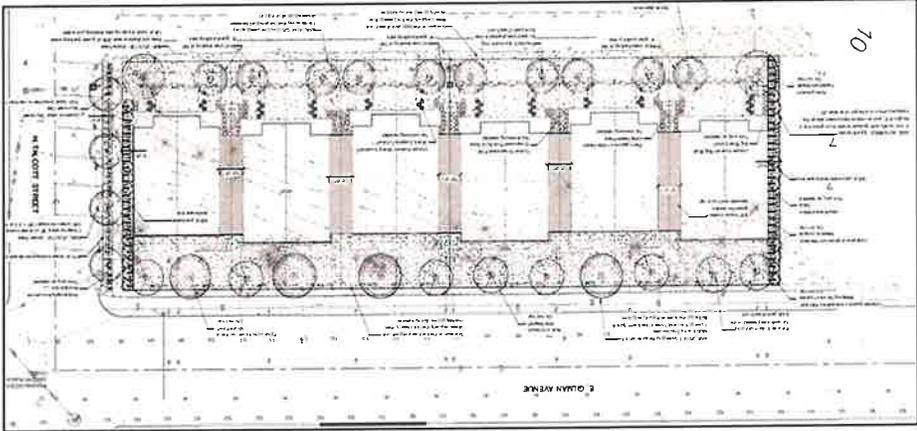
ion and Notice of Neighborhood Meeting
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Neighborhood Meeting: October 3, 2023 @ 5:30 pm
Neighborhood Meeting Location: Online via Zoom
Parcel No.: 00461801000400
00461801000100
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City of Arlington
Community & Economic Development Department
18204 59th Avenue NE
Arlington, WA 98223

Jon Morris
521 E Gilman Ave
Arlington WA 98223

SEATTLE WA 980

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CITY OF ARLINGTON

Notice and Notice of Neighborhood Meeting
in Townhomes Unit Lot Subdivision

Neighborhood Meeting: October 3, 2023 @ 5:30 pm

Neighborhood Meeting Location: Online via Zoom

Parcel No.: 00461801000400
00461801000100

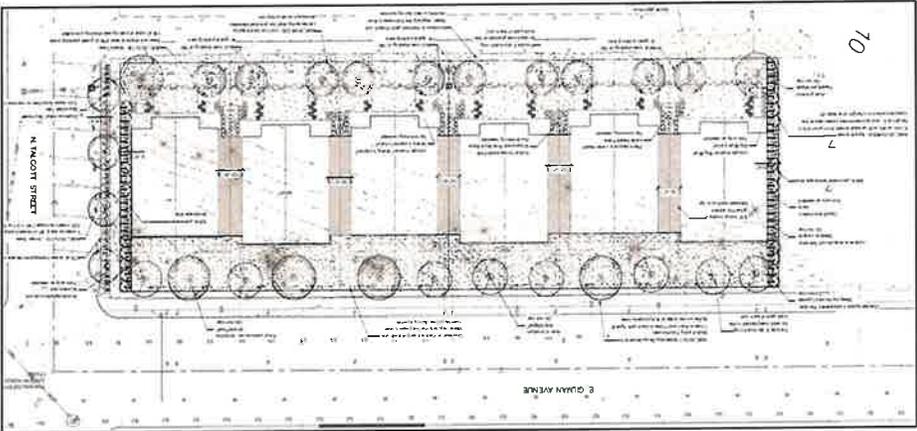
12, 2023

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

Rkg Properties LLC
2627 Eastlake Ave E
Seattle WA 98102

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CITY OF ARLINGTON

Notice and Notice of Neighborhood Meeting
in Townhomes Unit Lot Subdivision

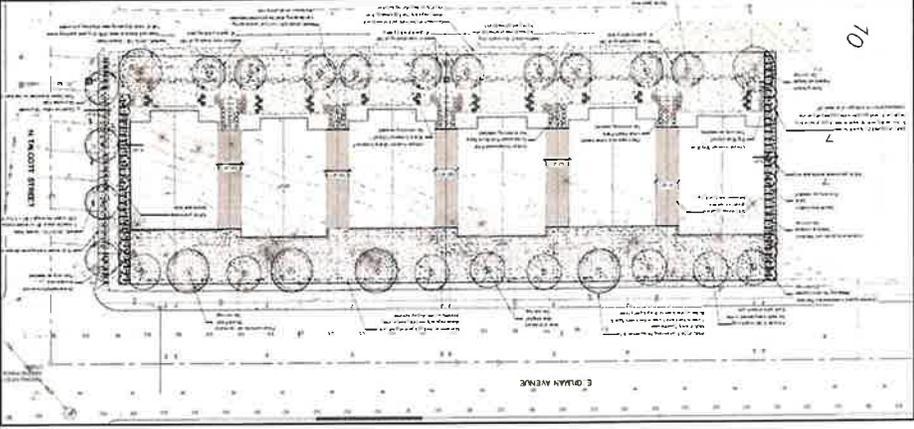
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City of Arlington
Community & Economic Development Department
18204 59th Avenue NE
Arlington, WA 98223

Scott Steffan
521 E Gilman Ave
Arlington WA 98223

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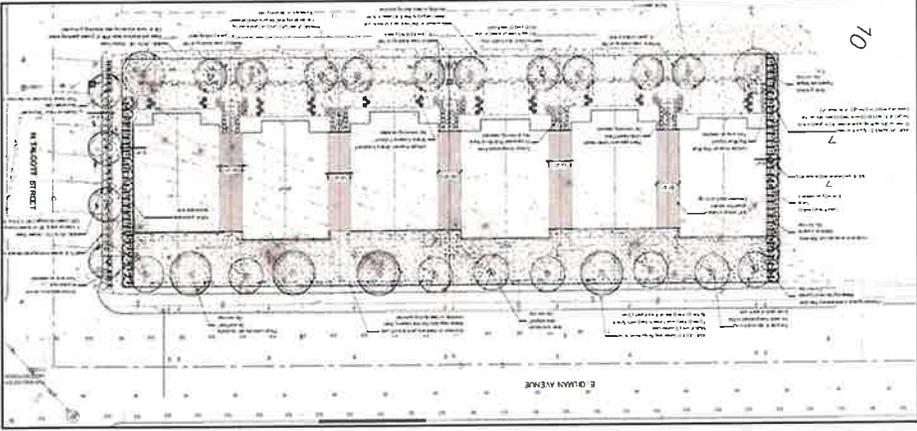
CITY OF ARLINGTON

Announcement and Notice of Neighborhood Meeting
for Townhomes Unit Lot Subdivision

Neighborhood Meeting: October 3, 2023 @ 5:30 pm
Neighborhood Meeting Location: Online via Zoom
Parcel No.: 00461801000400
00461801000100
12, 2023
Announcement Deadline: September 26, 2023 @ 5:00 pm

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Phone No.: 1-253-215-8782
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City of Arlington
Community & Economic Development Department
18204 59th Avenue NE
Arlington, WA 98223

Kristopher Kramer
2315 189th Pl NE
Arlington WA 98223

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