



NOTICE OF PUBLIC HEARING

Publish Date:	June 18, 2024
Proposal Name:	Lot 1 at The District
Applicant:	Grandview North LLC
File Number:	PLN#1207 Conditional Use Permit
Location:	NW Corner of 172 nd Street and State Route 9
Parcel Number:	31052400303000
Documents available at:	City of Arlington website at www.arlingtonwa.gov , under Public Notices
Lead Agency:	City of Arlington
Contact Person:	Amy Rusko, Planning Manager, 360-403-3550, arusko@arlingtonwa.gov
SEPA Responsible Official:	Marc Hayes, Community Development Director
Public Hearing Body:	Hearing Examiner
Public Hearing Date/Time:	Tuesday, July 9, 2024 at 10:00 am
Public Hearing Location:	Online via Teams Meeting
Written Comment Deadline:	Monday, July 8, 2024 at 5:00 pm

Online Teams Meeting: To attend and/or participate in the hearing you may log in or call into the Teams Meeting.

Phone Number: 1-323-676-6217

Phone Conference ID: 470959662#

Online Teams Meeting Link: https://teams.microsoft.com/l/meetup-join/19%3ameeting_MGJjMWNiYWETnJEWYS00NTcyLWFjMzMtYjc2ZWQ5YTk1MDEz%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: 220 855 201 739

Passcode: fqgsDa

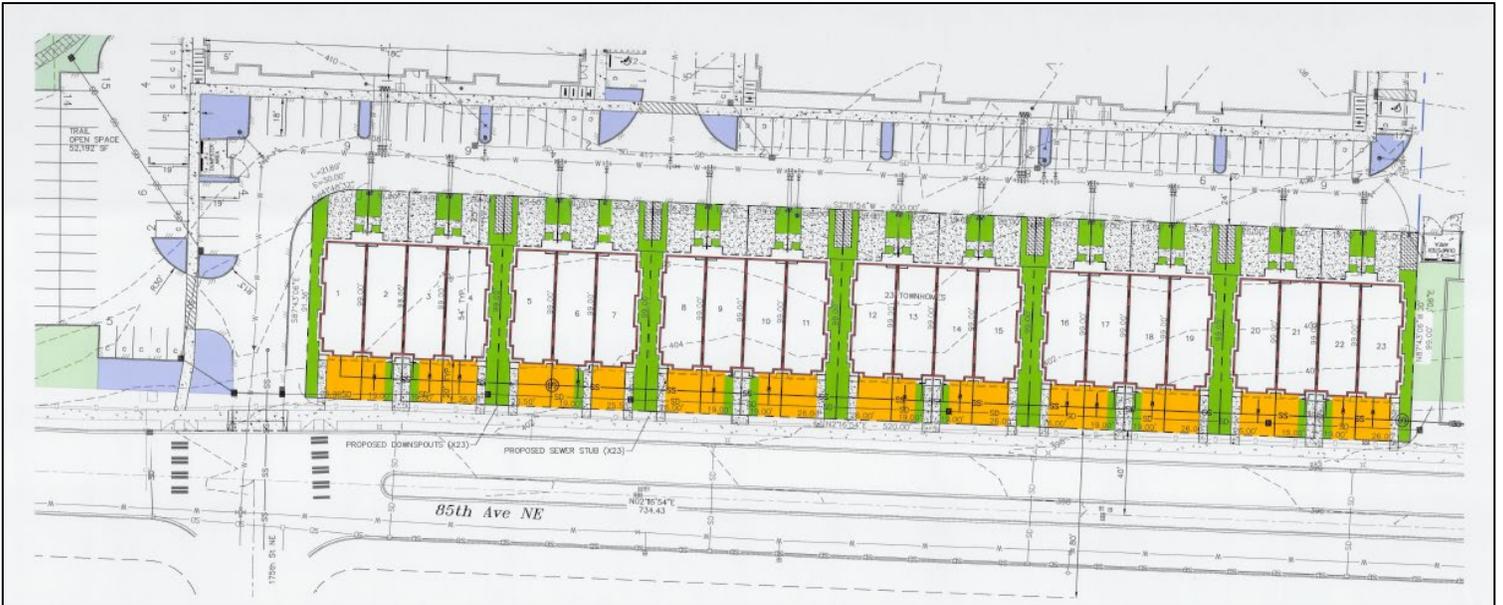
Proposal Description: The applicant is proposing to construct 23 townhome units on Lot 1 of the Zahradnik Binding Site Plan, as amended and recorded under AFN202303025002. The project consists of five 4-unit buildings and one 3-unit building, with 3 bedrooms each on 1.18 acres. The townhome buildings provide a garage and living area on the first floor, two bedrooms and an office area on the second floor, and one bedroom on the third floor. The onsite improvements include parking, open space, mini parks, landscaping and sidewalks throughout the site and are connected to the entire area of the Binding Site Plan.

How to View the Project: All documents pertaining to this project may be examined online at www.arlingtonwa.gov/310/Public-Notices-Hearings. The files are also available for viewing at the Community & Economic Development Department, located at 18204 59th Avenue NE, Arlington, WA 98223.

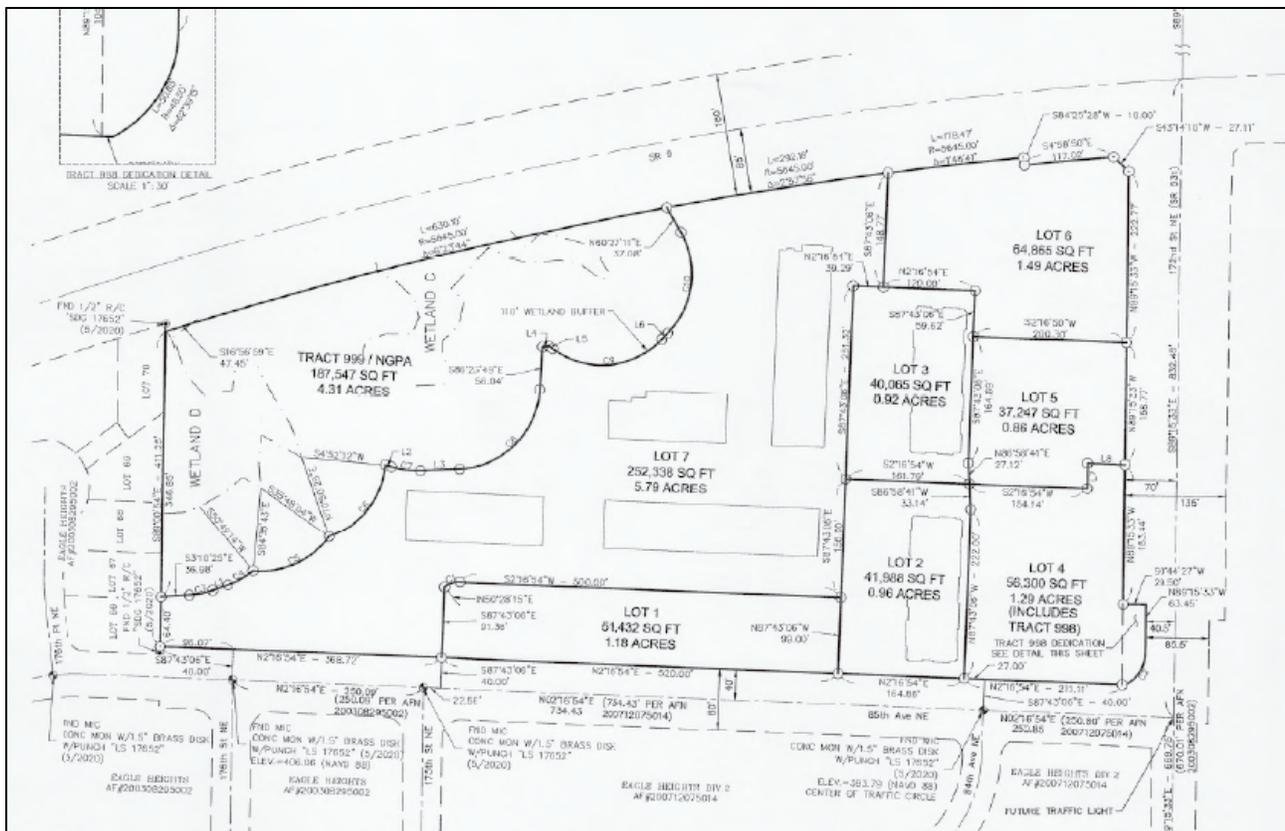
How to Comment: You may comment on the proposed project by attendance, letter, or email. Any person wishing to comment on this project may do so at the public hearing on the above-referenced date, place and time via Zoom. You may also comment and become a party of record by sending written testimony by email or mail to the project contact listed above or to the following mailing address, 18204 59th 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



Recorded Binding Site Plan - Proposed Project on Lot 1





CITY OF ARLINGTON

Notice of Public Hearing
Lot 1 at The District

File Number: PLN #1207
Applicant: Grandview North LLC
Contact: Cascade Surveying
Location: NW Corner of 172nd St & SR 9
Parcel No.: 31052400303000

Lead Agency: City of Arlington
Public Hearing Body: Hearing Examiner
Public Hearing Location: Online Teams Meeting
Publication Date: June 18, 2024
Hearing Date/Time: July 9, 2024 at 10:00 am

Written Comment Deadline: July 8, 2024 @ 5:00 pm

Project Description: The applicant is proposing to construct 23 townhome units on Lot 1 of the Zahradnik Binding Site Plan, as amended and recorded under AFN202303025002. The project consists of five 4-unit buildings and one 3-unit building, with 3 bedrooms each on 1.18 acres. The townhome buildings provide a garage and living area on the first floor, two bedrooms and an office area on the second floor, and one bedroom on the third floor. The onsite improvements include parking, open space, mini parks, landscaping and sidewalks throughout the site and are connected to the entire area of the Binding Site Plan.

How to View the Project: View current project documents by accessing the city's website at <https://www.arlingtonwa.gov/310/Public-Notices-Hearings> or the file may be viewed at the Community & Economic Development Department.

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 on or before the written comment deadline.

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



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 Phone Conference ID: 470959662#
Meeting ID: 220 855 201 739 Passcode: fqgsDa

Link: https://teams.microsoft.com/l/meetup-join/19%3ameeting_MGJjMWNiYWEtNjEwYS00NTcyLWFjMzMtYjc2ZWQ5YTk1MDEz%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

Contact Information: Amy Rusko, Planning Manager, 360-403-3550, arusko@arlingtonwa.gov, 18204 59th Avenue NE, Arlington, WA 98223



CITY OF ARLINGTON

Notice of Public Hearing
Lot 1 at The District

File Number: PLN #1207
Applicant: Grandview North LLC
Contact: Cascade Surveying
Location: NW Corner of 172nd St & SR 9
Parcel No.: 31052400303000

Lead Agency: City of Arlington
Public Hearing Body: Hearing Examiner
Public Hearing Location: Online Teams Meeting
Publication Date: June 18, 2024
Hearing Date/Time: July 9, 2024 at 10:00 am

Written Comment Deadline: July 8, 2024 @ 5:00 pm

Project Description: The applicant is proposing to construct 23 townhome units on Lot 1 of the Zahradnik Binding Site Plan, as amended and recorded under AFN202303025002. The project consists of five 4-unit buildings and one 3-unit building, with 3 bedrooms each on 1.18 acres. The townhome buildings provide a garage and living area on the first floor, two bedrooms and an office area on the second floor, and one bedroom on the third floor. The onsite improvements include parking, open space, mini parks, landscaping and sidewalks throughout the site and are connected to the entire area of the Binding Site Plan.

How to View the Project: View current project documents by accessing the city's website at <https://www.arlingtonwa.gov/310/Public-Notices-Hearings> or the file may be viewed at the Community & Economic Development Department.

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 on or before the written comment deadline.

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



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 Phone Conference ID: 470959662#
Meeting ID: 220 855 201 739 Passcode: fqgsDa

Link: https://teams.microsoft.com/l/meetup-join/19%3ameeting_MGJjMWNiYWEtNjEwYS00NTcyLWFjMzMtYjc2ZWQ5YTk1MDEz%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

Contact Information: Amy Rusko, Planning Manager, 360-403-3550, arusko@arlingtonwa.gov, 18204 59th Avenue NE, Arlington, WA 98223



CITY OF ARLINGTON

Notice of Public Hearing
Lot 1 at The District

File Number: PLN #1207
Applicant: Grandview North LLC
Contact: Cascade Surveying
Location: NW Corner of 172nd St & SR 9
Parcel No.: 31052400303000

Lead Agency: City of Arlington
Public Hearing Body: Hearing Examiner
Public Hearing Location: Online Teams Meeting
Publication Date: June 18, 2024
Hearing Date/Time: July 9, 2024 at 10:00 am

Written Comment Deadline: July 8, 2024 @ 5:00 pm

Project Description: The applicant is proposing to construct 23 townhome units on Lot 1 of the Zahradnik Binding Site Plan, as amended and recorded under AFN202303025002. The project consists of five 4-unit buildings and one 3-unit building, with 3 bedrooms each on 1.18 acres. The townhome buildings provide a garage and living area on the first floor, two bedrooms and an office area on the second floor, and one bedroom on the third floor. The onsite improvements include parking, open space, mini parks, landscaping and sidewalks throughout the site and are connected to the entire area of the Binding Site Plan.

How to View the Project: View current project documents by accessing the city's website at <https://www.arlingtonwa.gov/310/Public-Notices-Hearings> or the file may be viewed at the Community & Economic Development Department.

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 on or before the written comment deadline.

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



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 Phone Conference ID: 470959662#
Meeting ID: 220 855 201 739 Passcode: fqgsDa

Link: https://teams.microsoft.com/l/meetup-join/19%3ameeting_MGJjMWNiYWEtNjEwYS00NTcyLWFjMzMtYjc2ZWQ5YTk1MDEz%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

Contact Information: Amy Rusko, Planning Manager, 360-403-3550, arusko@arlingtonwa.gov, 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



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

For Publication in the Tuesday, June 18, 2024 edition of the Herald:

City of Arlington
Notice of Public Hearing

Proposal Name: Lot 1 at The District

File Number: PLN #1207

Applicant: Grandview North LLC

Contact: Cascade Surveying

Location: NW Corner of 172nd Street and State Route 9

Parcel No.: 31052400303000

How to View the Project: All materials pertaining to this project may be examined online at www.arlingtonwa.gov under Public Notices. The files are also available for viewing at the Community & Economic Development Department, located at 18204 59th Avenue NE, Arlington, WA 98223

Lead Agency: City of Arlington

SEPA Responsible Official: Marc Hayes, Community & Economic Development Director

City Project Contact: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov or 360-403-3550

Public Hearing Body: Hearing Examiner

Public Hearing Date & Time: Tuesday, July 9, 2024 at 10:00 am

Public Hearing Location: Online via Teams Meeting (see online notice for teams meeting invite)

Written Comment Deadline: Monday, July 8, 2024 at 5:00 pm

Project Description: The applicant is proposing to construct 23 townhome units on Lot 1 of the Zahradnik Binding Site Plan, as amended and recorded under AFN202303025002. The project consists of five 4-unit buildings and one 3-unit building, with 3 bedrooms each on 1.18 acres. The townhome buildings provide a garage and living area on the first floor, two bedrooms and an office area on the second floor, and one bedroom on the third floor. The onsite improvements include parking, open space, mini parks, landscaping and sidewalks throughout the site and are connected to the entire area of the Binding Site Plan.

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



CITY AFFIDAVIT OF POSTING

I, Amy Rusko, do hereby certify that on June 18, 2024, I posted public notice for planning File Number PLN #1207 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: July 9, 2024 at 10:00 am

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

Amy Rusko
Signature

6-18-2024
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

From: [Amy Rusko](#)
Bcc: [Dwight & Laura Kasinger](#); [Kim Harris](#); sharisigh@gmail.com; [Shelly Wilson](#); [Sam & Becca Yadon](#); [Anthony Mayer](#); [Chris Raef](#)
Subject: Lot 1 at The District Notice of Public Hearing
Date: Tuesday, June 18, 2024 3:20:00 PM
Attachments: [image001.png](#)
[20240614_PLN1207_Lot1atTheDistrict_NOPH.pdf](#)

Dear Party of Record –

You are receiving this email as a Party of Record for permits related the lots within the Zahradnik Binding Site. This email provides the Notice of Public Hearing. The project documents can be found on the city's website at the following link:

<https://www.arlingtonwa.gov/310/Public-Notices-Hearings>.

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: eagleheightswa@gmail.com; aaron98125@gmail.com; tamarapidgeon@yahoo.com; [Kim Harris](#); hanskleinman@hotmail.com; moescookies@gmail.com
Subject: Lot 1 at The District Notice of Public Hearing
Date: Tuesday, June 18, 2024 3:50:00 PM
Attachments: [image001.png](#)
[20240614_PLN1207_Lot1atTheDistrict_NOPH.pdf](#)

Dear Party's of Record -

You are receiving this email as a Party of Record for permits related the lots within the Zahradnik Binding Site. This email provides the Notice of Public Hearing. The project documents can be found on the city's website at the following link:

<https://www.arlingtonwa.gov/310/Public-Notices-Hearings>.

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: [Scott Wammack](#); [Randy Devoir](#)
Subject: Lot 1 at The District Notice of Public Hearing
Date: Tuesday, June 18, 2024 2:51:00 PM
Attachments: [20240614_PLN1207_Lot1atTheDistrict_NOPH.pdf](#)
[image001.png](#)

Scott,

Attached is the Notice of Public Hearing for Lot 1 at The District. The public hearing is scheduled for July 9, 2024 at 10:00 am.

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