



NOTICE OF APPLICATION AND NOTICE OF NEIGHBORHOOD MEETING

File Name: Smokey Point Ridge Preliminary Unit Lot Subdivision
File Number: PLN #1199
Owner: Peak to Peak, LLC
Applicant/Contact: Carl Pirscher, CDA Architects, Inc
Location: 19402 Smokey Point Boulevard
Parcel No.: 31051700400600
Date of Application: March 1, 2024
Date of Completeness: March 7, 2024
Date Notice of Application: March 15, 2024
Date Published: March 19, 2024

PROJECT DESCRIPTION: The applicant is proposing a preliminary unit lot subdivision to divide lot 9 of the binding site plan (PLN #1198) into 62 townhouses and live/work lots. Lot 9 is 4.82 acres of the overall site. The preliminary unit lot subdivision consists of 46 two-story residential townhomes within eight buildings and 16 three-story live/work units within two buildings. The townhome units each have a dedicated two car garages and the live/work units have two-stories of living space above a commercial space facing Smokey Point Boulevard, both housing types are fully sprinklered, utilize wood-frame construction, designed to share a polychromatic palette of exterior finishes and architectural details to ensure aesthetic compatibility, have outward facing balconies and porches for private open space, shared outdoor activity space, mini-parks, trail system, and private drives.

The subject parcel has submitted a binding site plan under permit number PLN #1198, along with a forest practice permit and SEPA decision was previously issued on this parcel under permit number PLN #1163 and an early grading permit was submitted under permit number PWD #3514. These permits account for the layout of the entire property and for the removal of 95 significant trees, 3,950 cubic yards of cut and 40,000 cubic yards of fill, along with clearing and grading of the site.

APPROVALS REQUIRED: Preliminary Unit Lot Subdivision, SEPA Review, Civil Permit, DOE Stormwater General permit and Water Quality Certification, Utility Permit Complete Streets, Final Preliminary Unit Lot Subdivision and Building Permits.

To View the Project: The application submittal documents are available for review on the city's website at <https://www.arlingtonwa.gov/310/Public-Notices-Hearings> or at the Community and Economic Development Department, located at 18204 59th Avenue NE, Arlington, WA 98223.

Notice of Application: 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, April 2, 2024.**

Notice of Neighborhood Meeting: A neighborhood meeting will be held at **5:00 pm on Tuesday, April 2, 2024,** via Teams virtual meeting. To participate in the neighborhood meeting you may email the staff contact or log/call in to the Teams meeting.

Meeting ID: 235 463 032 709

Passcode: NYoMDE

Phone Number: 1-323-676-6217

Link: https://teams.microsoft.com/j/1/meetupjoin/19%3ameeting_YzM0MTFmNDktOTJlOS00MDZjLWJhZTltNDk5ZDl1YzIxMGNj%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

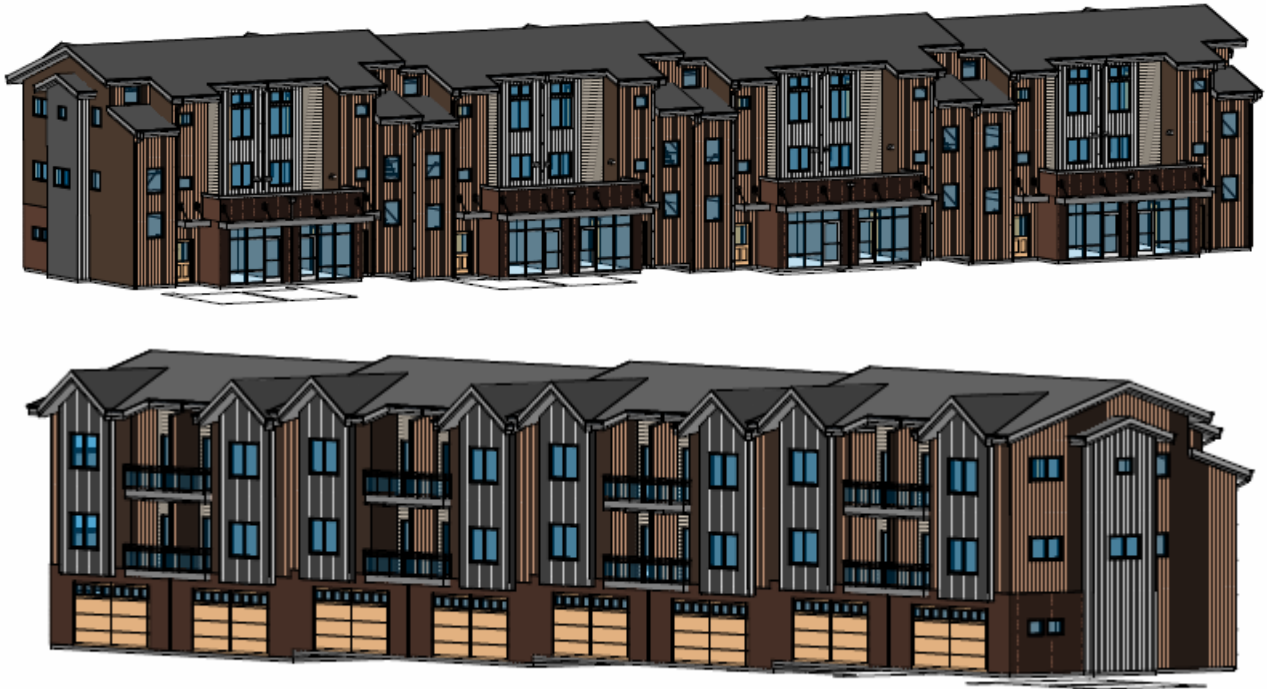
Staff Contact: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov, 360-403-3550

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

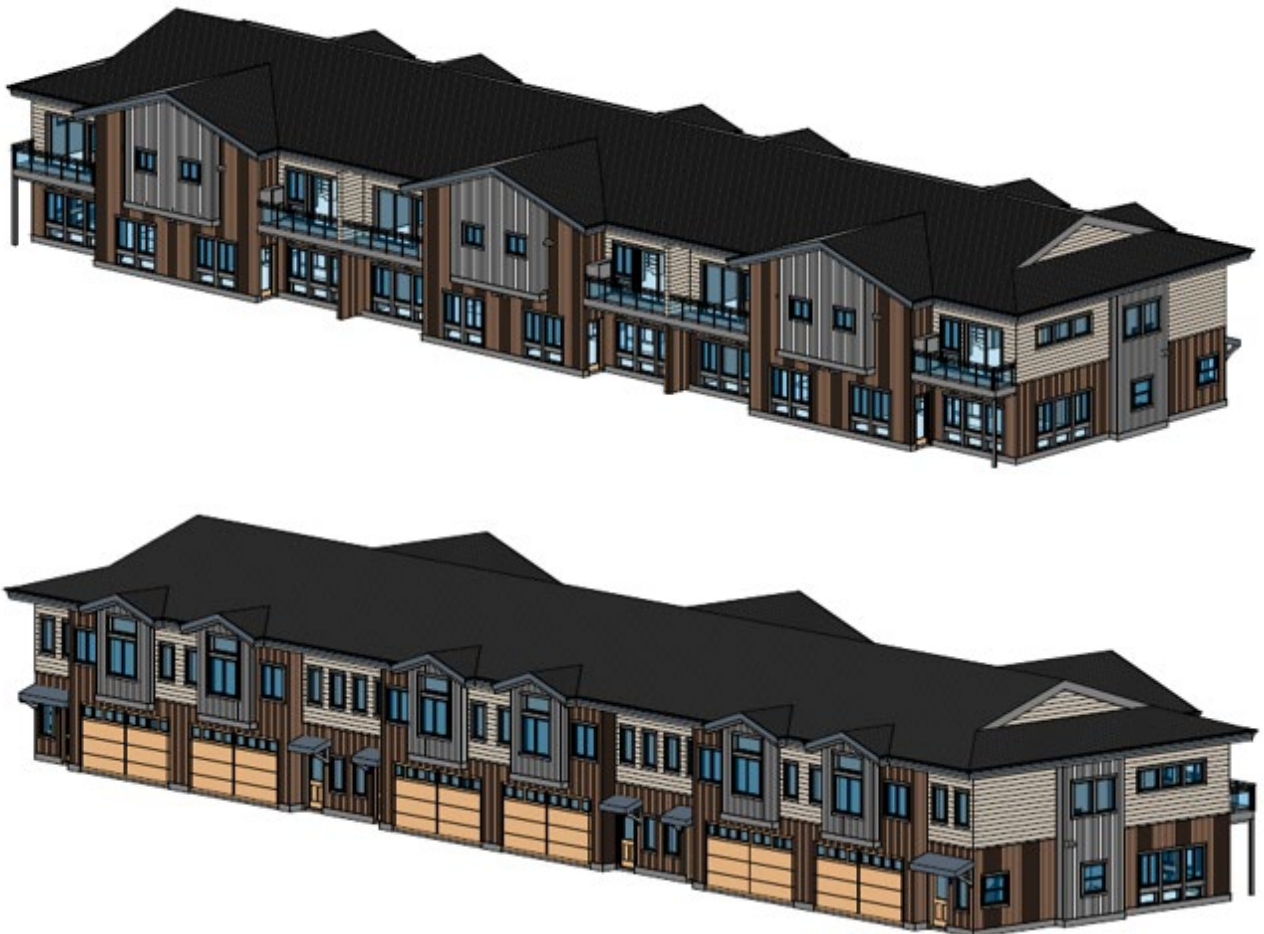
Proposed Preliminary Unit Lot Subdivision



Live/Work Units:



Townhouse Units:



For Publication in the Tuesday, March 19, 2024 edition of the Herald:

City of Arlington
Notice of Application and Notice of Neighborhood Meeting

File Name: Smokey Point Ridge Preliminary Unit Lot Subdivision

File Number: PLN #1199

Location: 19402 Smokey Point Boulevard

The City of Arlington has issued a Notice of Application and Notice of Neighborhood Meeting for the Smokey Point Ridge Lot 9 Preliminary Unit Lot Subdivision.

The applicant is proposing a preliminary unit lot subdivision to divide lot 9 of the binding site plan (PLN #1198) into 62 townhouses and live/work lots. Lot 9 is 4.82 acres of the overall site. The preliminary unit lot subdivision consists of 46 two-story residential townhomes within eight buildings and 16 three-story live/work units within two buildings. The townhome units each have a dedicated two car garages and the live/work units have two-stories of living space above a commercial space facing Smokey Point Boulevard, both housing types are fully sprinklered, utilize wood-frame construction, designed to share a polychromatic palette of exterior finishes and architectural details to ensure aesthetic compatibility, have outward facing balconies and porches for private open space, shared outdoor activity space, mini-parks, trail system, and private drives.

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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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Notice of Neighborhood Meeting: A neighborhood meeting will be held at 5:00 PM on Tuesday, April 2, 2024, online via Teams meeting. To participate in the neighborhood meeting you may email the staff contact or log/call in to the Teams meeting. The Teams meeting log in information is listed on the City of Arlington's website at www.arlingtonwa.gov under public notices.

Staff Contact: Amy Rusko, Planning Manager, 360-403-3550, arusko@arlingtonwa.gov,
Community & Economic Development Department, 18204 59th Avenue NE, Arlington, WA 98223



CITY OF ARLINGTON

Notice of Application
Smokey Point Ridge – Binding Site Plan

File Number: PLN #1198

Owner: Peak to Peak, LLC

Contact: Carl Pirscher, CDA Architects

Publication Date: 3-19-2024

Location: 19402 Smokey Point Boulevard

Parcel No.: 31051700400600

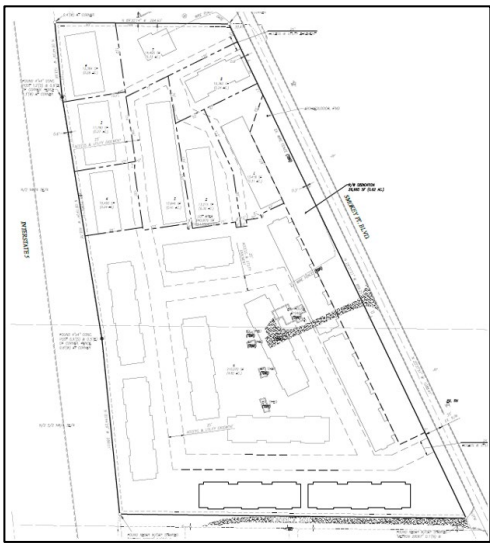
Date of Issuance: 3-15-2024

Written Comment Deadline: 4-2-2024

Project Description: The applicant is proposing a binding site plan to divide the subject parcel into nine (9) buildable lots, along with a Tract to be dedicated as public right-of-way. The binding site plan creates eight (8) commercial lots and one (1) residential lot. The total site consists of 7.84 acres and is located at 19402 Smokey Point Boulevard, within the Commercial Corridor zone. The future build out of the site proposes the construction of commercial incubator spaces, live/work units, and fee simple townhouse units. Lots 1-8 proposed commercial buildings for a total of 42,929 square feet and Lot 9 proposes two (2) live/work three-story buildings for a total of 16 units and eight (8) three-story residential townhouse buildings for a total of 46 fee simple lots (under unit lot subdivision). The overall project proposes four (4) park spaces, open spaces, trail system, landscaping, right-of-way improvements that include public sidewalk, curbs, gutters, angled public parking stalls, street trees, and a new sewer lift station.

A forest practice permit and SEPA decision was previously issued on this parcel under permit number PLN #1163 and an early grading permit was submitted under permit number PWD #3514. These permits accounted for the removal of 95 significant trees, 3,950 cubic yards of cut and 40,000 cubic yards of fill, along with clearing and grading of the site.

The future development proposed on the site requires separate permitting for each lot within the binding site plan.



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



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Notice of Application
Smokey Point Ridge – Binding Site Plan

File Number: PLN #1198

Owner: Peak to Peak, LLC

Contact: Carl Pirscher, CDA Architects

Publication Date: 3-19-2024

Location: 19402 Smokey Point Boulevard

Parcel No.: 31051700400600

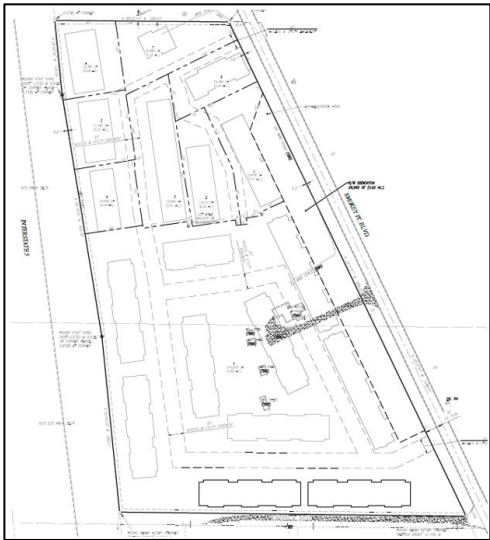
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CITY OF ARLINGTON

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Smokey Point Ridge – Binding Site Plan

File Number: PLN #1198

Owner: Peak to Peak, LLC

Contact: Carl Pirscher, CDA Architects

Publication Date: 3-19-2024

Location: 19402 Smokey Point Boulevard

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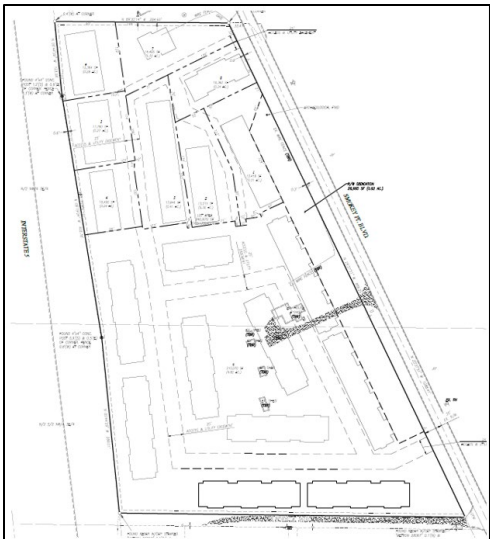
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Contact Information: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov



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



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**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 AFFIDAVIT OF POSTING

I, Ameresia Lawlis, do hereby certify that on March 19, 2024, I posted public notice for planning File No. PLN#1199 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 April 2, 2024 @5:00pm

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


Signature

3/19/2024
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

From: Amy Rusko
To: Alex VanDuine; Andrea Pellham; Antonia Weiss; Bob Hubenthal; Brad Ball; Brad Zahnow; Brian Lewis; Chris Holland; Clarissa Stenstrom; CNG Service; Community Transit; Corinna Ong; D Marks; Dan Stonington; Darin Klein; 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; Krista Gessner; Larry Covey; Lucas Larson; Nazmul Alam; Randy Kline; Sam Barr; SEPA Center; SEPA DAHP; SEPA PSCAA; SEPA Review Team; Snohomish County Public Works; Snohomish County PUD; Stacey Abbott; Stephanie Jolivet; Steve Rice; Stillaguamish Tribe; Stillaguamish Tribe of Indians; Todd Gray; Waste Management; WSDOT Aviation
Subject: City of Arlington - Notice of Application and Notice of Neighborhood Meeting - Smokey Point Ridge Preliminary ULS PLN #1199
Date: Tuesday, March 19, 2024 2:56:00 PM
Attachments: 20240315 SPRidge Lot9 NOA NONM.pdf
image001.png

Dear Review Agencies –

Dear Review Agencies,

The City of Arlington has issued a Notice of Application and Notice of Neighborhood Meeting for the Smokey Point Ridge Preliminary Unit Lot Subdivision – Conditional Use Permit, PLN #1199. 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 2024 Projects. The documents provided on the city’s website are the initial application documents. The city will be issuing written review comments to the applicant after full review of the project. 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 in the Notice of Application. 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.

Project Comment Deadline: April 2, 2024.

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: carlp@cdaarch.com
Cc: [Mike Weeks \(nwdev@hotmail.com\)](mailto:Mike.Weeks@nwdev@hotmail.com)
Subject: Smokey Point Ridge BSP and Preliminary Unit Lot Subdivision
Date: Tuesday, March 19, 2024 3:12:00 PM
Attachments: [20240315_SPRidge BSP NOA.pdf](#)
[image001.png](#)
[20240315_SPRidge Lot9 NOA NONM.pdf](#)

Carl,

The Notice of Application for Smokey Point Ridge Binding Site Plan – PLN #1198 and the Notice of Application & Notice of Neighborhood Meeting for Smokey Point Ridge Preliminary Unit Lot Subdivision was issued today. The notices are attached for your records. The public comment period ends on April 2, 2024.

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



CITY OF ARLINGTON

Notice of Application

Smokey Point Ridge - Binding Site Plan

Location: 19402 Smokey Point Boulevard

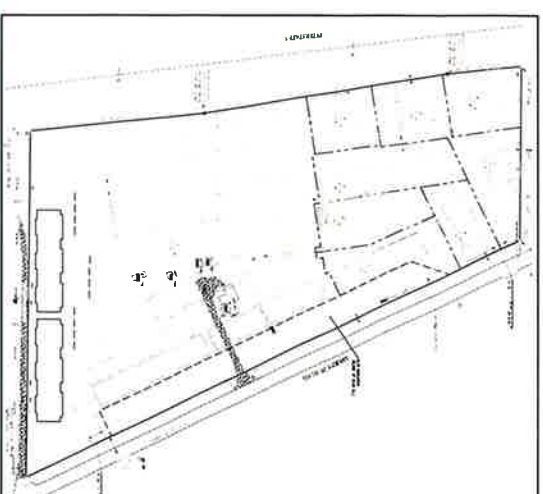
Parcel No.: 31051700400600

Date of Issuance: 3-15-2024

Written Comment Deadline: 4-2-2024

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Development Department.

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



DIEDRICH BRIAN
114 AVENUE C STE 101BB
ARLINGTON, WA 98223



OSBORNE MONTY D
2319 30TH ST
ANACORTES, WA 98221

SEATTLE WA 980

19 MAR 2024PM 7



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

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ARLINGTON, WA 98223

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City of Arlington
Community & Economic Development Department
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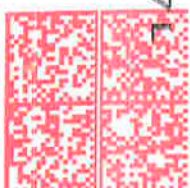
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EVERETT, WA 98204

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BC: 98223870104 *2326-10304-19-41

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

PEAK TO PEAK DEVELOPMENT LLC
PO BOX 12867
MILL CREEK, WA 98082

SEATTLE WA 980
19 MAR 2024PM 5 L



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03/19/2024 ZIP 98223
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MILL CREEK, WA 98082

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PRIGGER JOHN PHILLIP
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EVERETT, WA 98204

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BC: 98223870104 *1695-00698-25-23



CITY OF ARLINGTON
Notice of Application and Notice of Neighborhood Meeting
Smokey Point Ridge – Preliminary Unit Lot Subdivision

File Number: PLN #1199 Location: 19402 Smokey Point Boulevard
Owner: Peak to Peak, LLC Parcel No.: 31051700400600
Contact: Carl Pirscher, CDA Architects Date of Issuance: 3-15-2024
Publication Date: 3-19-2024 Written Comment Deadline: 4-2-2024

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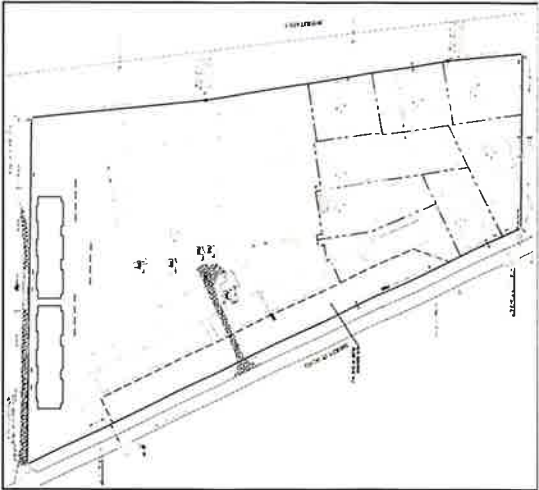
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City of Arlington
Community & Economic Development Department
18204 59th Avenue NE
Arlington, WA 98223

OLSON KIRK D & MARLENE E
301 ANGELINE AVE
GRANITE FALLS, WA 98252



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Notice of Neighborhood Meeting: A neighborhood meeting will be held at **5:00 pm on Tuesday, April 2, 2024**, via Teams virtual meeting. To participate in the neighborhood meeting you may email the staff contact or log/call in to the Teams meeting.

Meeting ID: 235 463 032 709 Passcode: NYoMDE Phone Number: 1-323-676-6217

Link: https://teams.microsoft.com/j/19%3ameeting_YaM0MTFmNDkOTI0S00MDZlMWh7TlNDK5ZDl1Yk1MGn%40thread.v2/0?context=%7b%22Tl4%22%3a%223d163d08-e2b8-4ecd-9737-3c52fed5c51d%22%2c%2201d%22%3a%22c93406b3-2333-4d54-98b4-8ab9892d43c3%22%7d

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

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