



NOTICE OF APPLICATION

File Name: Smokey Point Ridge Binding Site Plan
File Number: PLN #1198
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 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) mixed-use and 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 a unit lot subdivision that includes two (2) live/work three-story buildings for a total of 16 units and eight (8) two-story residential townhouse buildings for 46 units. 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.

APPROVALS REQUIRED: Binding Site Plan approval.

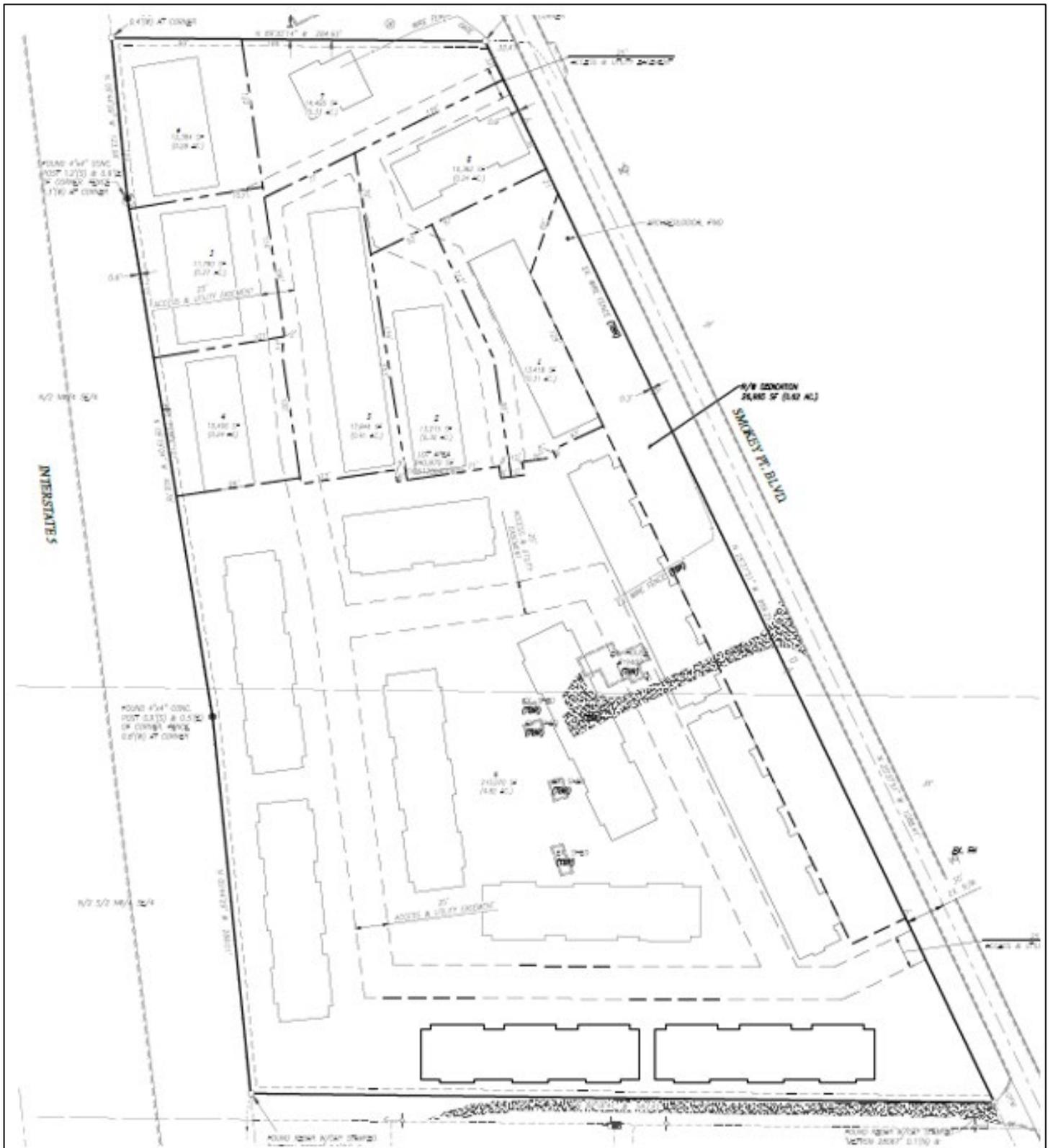
To View the Project: The application submittal documents are available for review on the city's website at <https://www.arlingtonwa.gov/310/Public-Notices-Hearings> or at the Community and Economic Development Department, located at 18204 59th Avenue NE, Arlington, WA 98223.

Notice of Application 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, April 2, 2024.**

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 Binding Site Plan Layout



Proposed Site Plan



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

City of Arlington
Notice of Application

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CITY OF ARLINGTON

Notice of Application
Smokey Point Ridge – Binding Site Plan

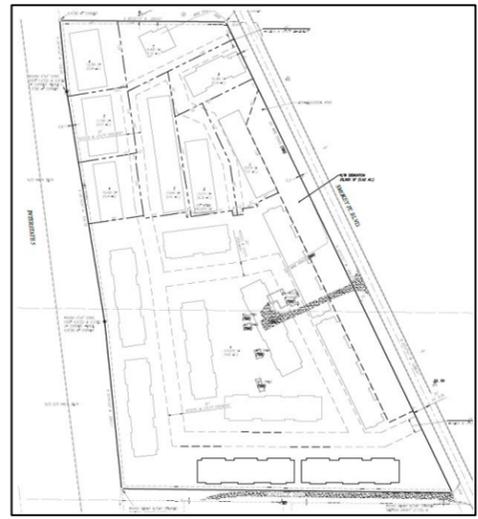
File Number: PLN #1198
Owner: Peak to Peak, LLC
Contact: Carl Pirscher, CDA Architects
Publication Date: 3-19-2024

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 a unit lot subdivision that includes two (2) live/work three-story buildings for a total of 16 units and eight (8) two-story residential townhouse buildings for 46 units. 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.

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How to Comment: You may comment on the proposed project by attendance, letter, or email. 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.

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



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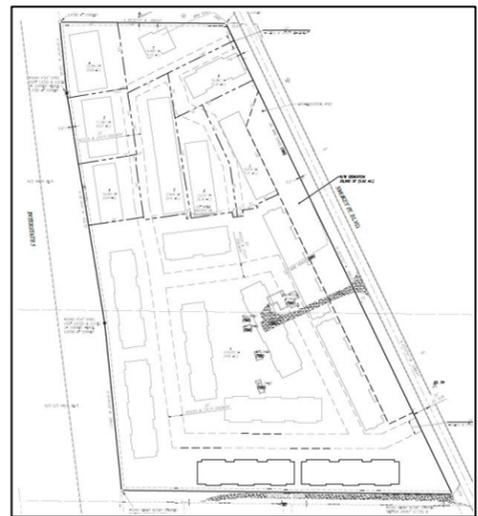
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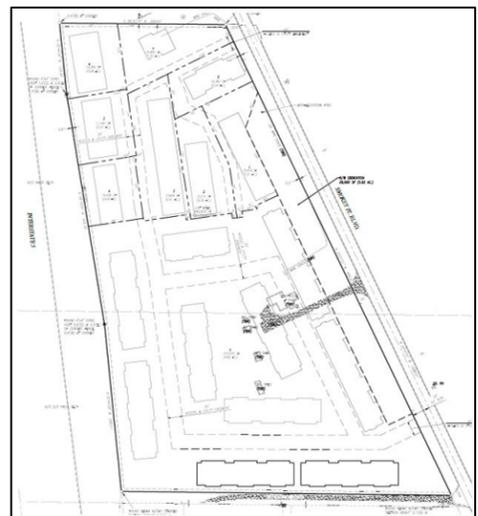
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City of Arlington
Community & Economic Development Department
18204 59th Avenue NE
Arlington, WA 98223



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CITY AFFIDAVIT OF POSTING

I, Ameresia Lawlis, do hereby certify that on March 19, 2024, I posted public notice for planning File No. PLN#1198 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 _____

- 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

3/19/2024
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

5-1-2027
My appointment expires
Arlington

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](#)
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 - Smokey Point Ridge BSP PLN #1198
Date: Tuesday, March 19, 2024 2:55:00 PM
Attachments: [20240315_SPRidge_BSP_NOA.pdf](#)
[image001.png](#)

Dear Review Agencies –

The City of Arlington has issued a Notice of Application for the Smokey Point Ridge Binding Site Plan, PLN #1198. 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. Some of these documents may change pending the review comments.

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
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