



Community and Economic Development Planning Division

18204 59th Avenue NE, Arlington, WA 98223

NOTICE OF COMPLETE APPLICATION

SMOKEY POINT RIDGE
BINDING SITE PLAN - PLN#1198

March 14, 2024

CDA Architecture
Carl Pirscher
23114 100th Avenue W
Edmonds, WA 98020

Dear Mr. Pirscher,

Your application for Smokey Point Ridge, which required additional information from the March 7, 2024 Notice of Incomplete Application, was submitted to the City of Arlington (hereafter "City") on March 13, 2024, has been reviewed for compliance with the submittal requirements contained in Arlington Municipal Code (AMC) Chapter 20.16. Per AMC §20.16.205(c), the City has twenty-eight (28) days from the date of receipt of your application to issue a notice of complete or incomplete application. This letter serves as official notice that the City has reviewed your application for completeness and hereby determines that your Binding Site Plan permit application is **complete** as of the date of this letter. Per AMC 20.16.150, your application is vested under existing City land use regulations as of the date of this letter.

According to AMC §20.16.270, the City has **120 days** from the date of this letter to issue its notice of final decision on your permit application. Please note that, per AMC §20.16.270(a) (1-4), for purposes of determining the number of days that have elapsed, the following periods are excluded from calculation:

1. When the City requests from you corrections to plans, additional studies, or additional information until the time that information is received by the City.
2. Any period during which an environmental impact statement (EIS) is being prepared *if* a Determination of Significance (DS) is issued pursuant to the State Environmental Policy Act (SEPA).
3. Any period for administrative appeals of project permits.
4. Any extension of time mutually agreed upon by you and the City.

Please also note that, per AMC 20.16.270(c), if the City is unable to issue its final decision within the 120-day time limit, the City shall provide you with written notice stating the reasons why the time limit has not been met and a new estimated date for issuance of a final decision.

Should the City request corrections, additional studies or information, the applicant (or their contact) has, per AMC 20.16.240, sixty (60) days to provide the City with the requested information (an extension may be granted by the City if determined more time is warranted).

Should you have any questions regarding your application and the land-use approval process, please contact me at arusko@arlingtonwa.gov. I look forward to working with you and helping to ensure your project is successful.

Sincerely,

A handwritten signature in blue ink that reads "Amy Rusko".

Amy Rusko, Planning Manager

Please retain this notice for your records