



NOTICE OF PUBLIC HEARING

Publish Date:	January 17, 2025
Proposal Name:	Harmony at Arlington
Permit Type:	Preliminary Unit Lot Subdivision Conditional Use Permit
File Number:	PLN #1234 Conditional Use Permit
Project Applicant:	Harmony at Arlington, LLC
Project Contact:	Land Technologies, Inc
Address:	7417 204 th Street NE
Location:	Northwest Corner of the 204 th Street NE and State Route 9 Intersection
Parcel Number:	31051100304000 and 31051100400700
Documents available at:	City of Arlington Public Notice Website: Public Notices / Public Hearings Arlington, WA
Lead Agency:	City of Arlington
Contact Person:	Amy Rusko, Deputy Director, 360-403-3550, arusko@arlingtonwa.gov
SEPA Responsible Official:	Marc Hayes, Community Development Director
Public Hearing Body:	Hearing Examiner
Public Hearing Date/Time:	Tuesday, February 4, 2025 at 10:00 am
Public Hearing Location:	Online via Teams Meeting
Written Comment Deadline:	Monday, February 3, 2025 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: 485 599 380#

Online Teams Meeting Link: https://teams.microsoft.com/l/meetup-join/19%3ameeting_YzZkNGJhMGEtMjE2NC00MmMyLWE1MTAtY2U5NmE0MWU4NzY3%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: 297 566 813 765

Passcode: Dg6Vx2Bs

Proposal Description: The applicant is proposing to construct 60 townhome units on Tract B of the Reserve at Arlington Binding Site Plan through a unit lot subdivision. The project consists of three 5-unit buildings, four 6-unit buildings, and three 7-unit buildings, with 3 bedrooms each on 3.21 acres. The townhome buildings are 3 stories in height and provide a garage, carport, and living area on the first floor, living area on the second floor, and 3 bedrooms on the third floor. The project improvements include parking, pedestrian trail, private open space, shared and public open space,

private drives throughout the subdivision, public access from 204th Street sidewalks, landscaping, and critical area protection. Frontage improvements along 204th Street includes an improved access to and a new sidewalk from 204th Street to the project site. A new public street will be constructed on the west side of the project (West Aisle) with new pavement, curb, gutter, sidewalk, and street trees. Stormwater runoff from the proposed development will be conveyed and managed on-site and within the 30-foot Ingress, Egress, Road, and Utilities Easement with low impact stormwater management with bio-cells and infiltration. The project will be served by City of Arlington utilities. Tract A of the same binding site plan is proposed for a pedestrian trail. Tract A is proposed to be dedicated to the City of Arlington as civic space and Native Growth Protection Area (NGPA).

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 Teams. You may also comment and become a party of record by sending written testimony by email the project contact listed above or mail 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

