



NOTICE OF PUBLIC HEARING

Publish Date:	January 17, 2025
Proposal Name:	Smokey Point Ridge
Permit Type:	Binding Site Plan and Preliminary Major Unit Lot Subdivision
File Number:	PLN #1198 and PLN #1199
Project Owner:	Peak to Peak, LLC
Project Contact:	Insight Engineering Company and CDA + Pirscher Architects
Address:	19402 Smokey Point Boulevard
Location:	Northwest of the 193 rd Street NE & Smokey Point Boulevard Intersection
Parcel Number:	31051700400600
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 a 9-Lot Binding Site Plan on 7.83 and a 62-Lot Preliminary Major Unit Lot Subdivision on Lot 9 of the Smokey Point Ridge Binding Site Plan consisting of 16 Live/Work Units and 46 Townhouse Units on 4.82 acres. This project consists of two 8-unit live/work buildings, seven 6-unit buildings, and one 4-unit building. The live/work buildings are 3 stories in height and provide a garage and commercial space on the first floor and living area and bedrooms on the second and third floors. The townhome buildings are 2 stories in

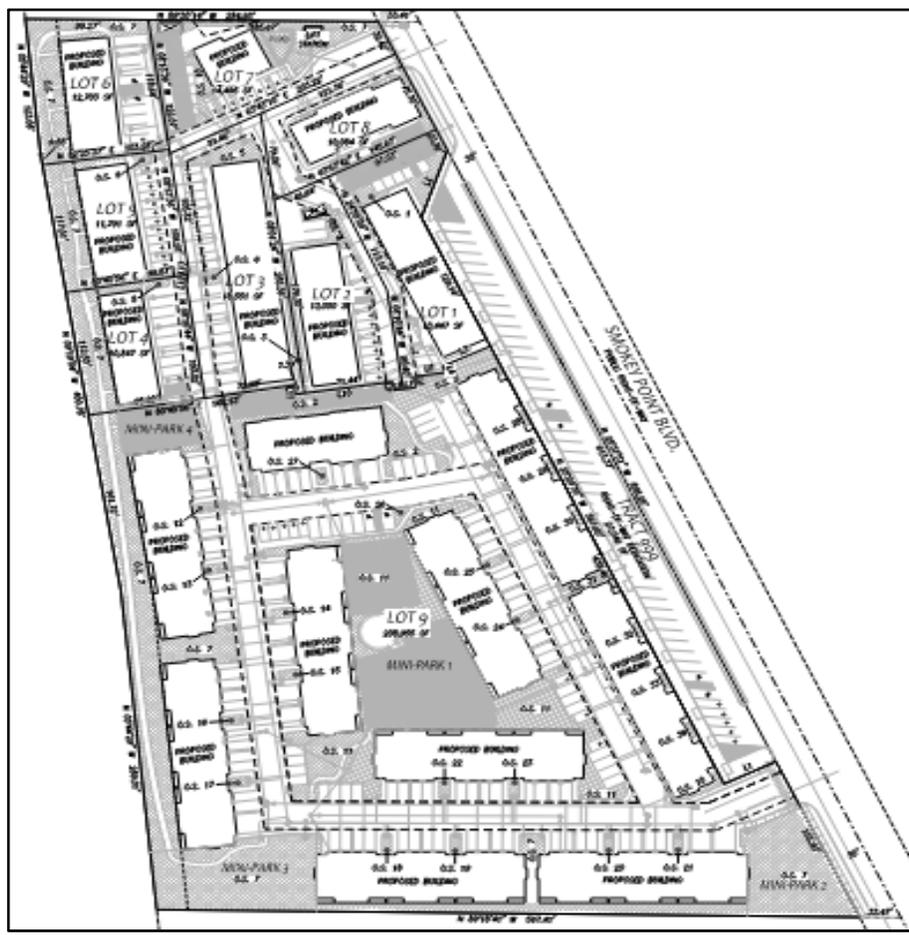
height and provide a garage and living area on the first floor and bedrooms on the second floor. The project improvements include parking, pedestrian paths and trails, private open space, shared and public open space, pickleball courts, bocce, playgrounds, picnic areas, dog run, fire pit, sitting areas, sidewalks, landscaping, and private drives throughout the site with access from Smokey Point Boulevard. Frontage improvements along Smokey Point Boulevard includes curb, gutter, sidewalks, landscape strips with trees, and back in parking spaces for the commercial uses. Stormwater runoff from the proposed development will be conveyed and managed on-site through multiple infiltration trenches and catch basins, along with a bioretention area. The project will be served by City of Arlington utilities and a new sewer lift station is proposed to be constructed on Lot 7 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 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





CITY AFFIDAVIT OF POSTING

I, Ameresia Lawlis, do hereby certify that on January 17, 2025, I posted public notice for planning File Number PLN #1198 and PLN #1199 at the following locations:

- City Hall
- 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: **February 4, 2025 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

Determination

Signature

Date

1/17/2025

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:



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
8 am - 5 pm M-F
Closed 12 pm - 1 pm M-F
Closed Holidays

360.403.3551
arlingtonwa.gov

For Publication in the Friday, January 17, 2025 edition of the Herald:

City of Arlington
Notice of Public Hearing

Proposal Name: Smokey Point Ridge

File Number: PLN #1198 and PLN #1199

Owner: Peak to Peak, LLC

Contacts: Insight Engineering Company and CDA + Pirscher Architects

Address: 19402 Smokey Point Boulevard

Location: Northwest of 193rd Street NE and Smokey Point Boulevard Intersection

Parcel No.: 31051700400600

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Lead Agency: City of Arlington

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

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

Public Hearing Body: Hearing Examiner

Public Hearing Date & Time: **Tuesday, February 4, 2025 at 10:00 am**

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

Written Comment Deadline: Monday, February 3, 2025 at 5:00 pm

Project Description: The applicant is proposing a 9-Lot Binding Site Plan on 7.83 and a 62-Lot Preliminary Major Unit Lot Subdivision on Lot 9 of the Smokey Point Ridge Binding Site Plan consisting of 16 Live/Work Units and 46 Townhouse Units on 4.82 acres. This project consists of two 8-unit live/work buildings, seven 6-unit buildings, and one 4-unit building. The project improvements include parking, pedestrian paths and trails, private open space, shared and public open space, pickleball courts, bocce, playgrounds, picnic areas, dog run, fire pit, sitting areas, sidewalks, landscaping, and private drives throughout the site with access from Smokey Point Boulevard.

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CITY OF ARLINGTON

Notice of Public Hearing
Smokey Point Ridge Binding Site Plan and Preliminary Major Unit Lot Subdivision

File Number: PLN #1198 & PLN #1199 **Parcel No.:** 31051700400600
Owner: Peak to Peak, LLC **Lead Agency:** City of Arlington
Contact: Insight Engineering Company **Public Hearing Body:** Hearing Examiner
CDA + Pirscher Architects **Public Hearing Location:** Online Teams Meeting
Address: 7417 204th Street NE **Publication Date:** January 17, 2025

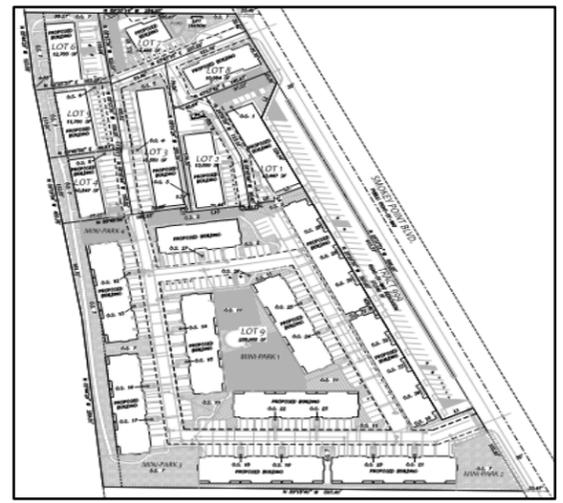
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Contact Information: Amy Rusko, Deputy Director, 360-403-3550, arusko@arlingtonwa.gov, 18204 59th Avenue NE, Arlington, WA 98223



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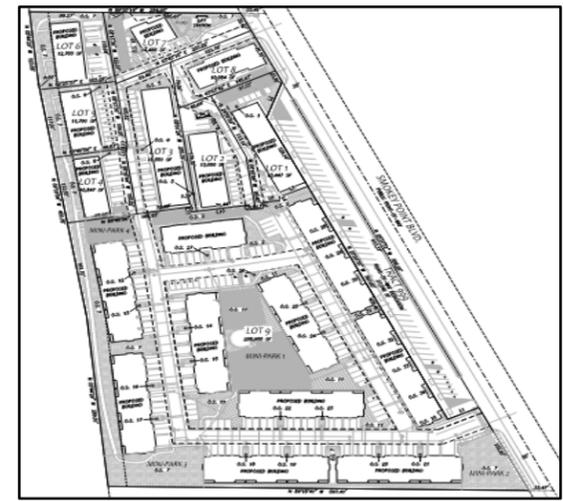
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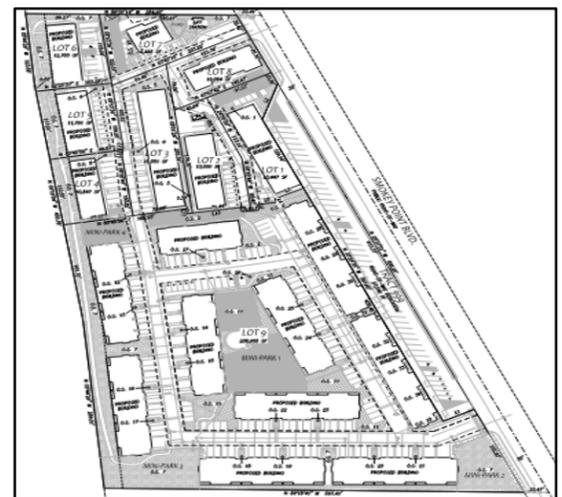
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From: [Amy Rusko](#)
To: [Brian Kalab](#); carlp@cdaarch.com; [Mike Weeks \(nwdev@hotmail.com\)](mailto:Mike.Weeks@nwdev@hotmail.com)
Subject: Smokey Point Ridge Notice of Public Hearing
Date: Friday, January 17, 2025 8:47:00 AM
Attachments: [20240115 PLN1198 PLN1199 NOPH.pdf](#)
[image001.png](#)

Brian,

Attached is the Notice of Public Hearing and a link to the webpage documents for the Smokey Point Ridge Binding Site Plan and Preliminary Major Unit Lot Subdivision.

[Public Notices / Public Hearings | Arlington, WA](#)

Once you are on the webpage you will need to scroll down until you see the project name.
Thank you!

Sincerely,
Amy Rusko



Amy Rusko, AICP, CNU-A
Deputy Director
Community & Economic Development
Phone: 360-403-3550
Email: arusko@arlingtonwa.gov
Website: www.arlingtonwa.gov
18204 59th Ave NE, Arlington, WA 98223

From: [Amy Rusko](#)
To: [Anderson, Dawn](#); [Kerry Lyste](#); david.ison@wsdot.wa.gov
Subject: City of Arlington - Smokey Point Ridge Notice of Public Hearing
Date: Friday, January 17, 2025 8:47:00 AM
Attachments: [20240115_PLN1198_PLN1199_NOPH.pdf](#)
[image001.png](#)

Party of Record,

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