



## NOTICE OF APPLICATION

### PROPOSED RJ DEVELOPMENT

### CONDITIONAL USE PERMIT APPLICATION – PLN#592

Notice is hereby posted that the City of Arlington Community and Economic Development Department, Planning Division has received a Conditional Use Permit Application for a new Multi-Family Development.

**Applicant:** RJ Development

**File Name & Number:** RJ Development – PLN#592

**Date of Application Submittal:** July 26, 2019

**Application Process:** Decisions on Conditional Use Permit applications are made by the Hearing Examiner after a public hearing on the project. Any person has the right to comment on this application. Parties of record may appeal the decision of the Hearing Examiner to the Snohomish County Superior Court 21 days after the date of decision.

**Date of Notice of Complete Application:** August 23, 2019

**Neighborhood Meeting:** A neighborhood meeting will be held on Tuesday, September 17, 2019 from 5:30 to 6:30 at City Council Chamber – 110 E Third Street.

**Date of Notice of Application Filed:** Friday, September 6, 2019

**Project Location:** The project is located northeast of the Smokey Point Blvd. and 169<sup>th</sup> Street intersection. Parcel #31052800207300.

**Project Description:** RJ Development is proposing to construct a 3-story assisted living facility with a single-story memory care wing northeast of the Smokey Point Blvd. and 169<sup>th</sup> Street intersection. The facility includes 77 assisted living units and 18 memory care units on a 2.56 acres site including 54 stalls of surface parking. The building will be a complimentary use to the Affinity at Arlington senior independent living community directly to the east. The project has been designed to comply with the Mixed Use Development Regulations of Arlington Municipal Code 20.110. Primary access to the site will be taken from the newly constructed 169<sup>th</sup> Street extension. An interior courtyard is provided to allow residents to walk outside. Landscaping is provided around the site including deciduous trees, evergreen trees and shrubs. The facility includes activity rooms, dining rooms and a commercial kitchen. A binding site plan was previously approved for the original 11.4 acre site in order to establish horizontal mixed use. This project, as well as the Affinity at Arlington project, are a part of the binding site plan.

**City Approvals Required:** Conditional Use Permit, SEPA Review, Site Civil Permit, Utility Permits, Building Permits

**Other Agencies Approvals Required:** Department of Ecology Stormwater General Construction Permit

**Studies Required:** Drainage Report, Geotechnical Report, Traffic Impact Analysis, SEPA Checklist

**Comment Period:** There is a 14-day comment period for the Conditional Use Permit application. If you would like to comment on the Conditional Use Permit application, written comments/requests will be accepted until 5:00 p.m. on Friday, September 20, 2019.

**To Become a Party of Record:** You may become a party of record by submitting written comments and requesting to become a party of record to the Community and Economic Development Department, by entering your name on a sign-up registry at the Public Hearing, or testify at the Public Hearing.

**To Comment on a Project:** Any persons may submit written testimony to the appropriate permit-issuing authority by submitting written comment to City of Arlington Community and Economic Development Department located at 18204 59<sup>th</sup> Avenue NE, Arlington, WA 98223 or by emailing the Staff Contact by the end of the comment period as stated in this notice. Any persons have the right to appear at the Public Hearing to provide testimony orally.

**Staff Contact:** Josh Grandlienard, Planner II [joshg@arlingtonwa.gov](mailto:joshg@arlingtonwa.gov)

**How to Reach Us:** The Permit Center for the City of Arlington Community and Economic Development Department is located at the Arlington Airport Office, 18204 59<sup>th</sup> Avenue NE, Arlington, WA 98223. For information about the

project, contact City of Arlington Community and Economic Development Department, Planning Division, at 360-403-3551. A copy of the Application is available from the City at no charge to any person who requests it.

**Notice of Decision:** A Notice of Decision of the Hearing Examiner will be made available on the City's Website and provided to those parties of record after the final decision is made.

**Special Accommodations:** The City of Arlington Strives to provide accessible meetings for people with disabilities. Please contact the ADA coordinator at (360) 403-3441 or 1-800-833-8388 (TDD only) if special accommodations are required.