



NOTICE OF PUBLIC HEARING BEFORE THE HEARING EXAMINER

GILMAN WALK AT COUNTRY CHARM
CONDITIONAL USE PERMIT - PLN#648

Date of Public Hearing: February 19, 2020

Time of Public Hearing: 1:00 pm

Location of Public Hearing: City Council Chambers, 110 East Third Street, Arlington, WA 98223

Applicant: Corner 9 Properties, LLC

File Name and Number: Gilman Walk at Country Charm – PLN#648

Project Location: The project is located at 604 E Gilman Ave, Arlington, WA 98223. Township 31, Range 05, Section 01, SW Quarter. Tax Parcel ID # 31050100302200

Project Description: The proposed Gilman Walk at Country Charm will be a residential neighborhood of townhomes with a total up to 115 units located south and east of the City owned Country Charm Park and Conservation Area at 604 E. Gilman Ave. The project is utilizing the Unit Lot Subdivision process allowing the individual units to be fee simple properties that can be sold individually. The proposed development area is zoned primarily Residential High Density (RHD) with a small portion zoned Neighborhood Commercial (NC). The Neighborhood Commercial zoning will be addressed as a part of this land use action. The 9 acre parcel west of the City's Country Charm Park and North of the RHD zoning is zoned Public/Semi-Public and is proposed to be dedicated to the City to Complete the Country Charm Park planning area. The residential development is planned to occur in phases over 4 to 6 years, with construction commencing in spring of 2020 with Phase 1 Site Construction and the construction of an off-site regional stormwater pond. Compliance with City codes and design standards will be confirmed with each development phase.

Testimony: All persons have the right to submit written testimony to the appropriate permit-issuing authority and to appear at the public hearing to give testimony orally.

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) prior to a meeting date if special accommodations are needed.

To Appeal a Decision: When the Hearing Examiner has issued a notice of decision and all reconsideration periods have expired, the decision shall be final and may be appealed only to the Snohomish County Superior Court within twenty-one (21) calendar days from the date of the final decision. All appeals must clearly state the alleged errors of fact or law and include a specific request for relief. Only parties of record may appeal a decision.

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.

City Staff Email: joshg@arlingtonwa.gov

How to Reach Us: The City of Arlington Community and Economic Development Department is located at the Arlington Airport Office, 18204 59th 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 issued.