



## NOTICE OF PUBLIC HEARING

<b>Publish date:</b>	May 23, 2023
<b>Proposal name:</b>	Amber Grove Preliminary Unit Lot Subdivision
<b>Applicant:</b>	Lot 19, LLC
<b>File number:</b>	PLN#1018 Conditional Use Permit
<b>Documents available at:</b>	City of Arlington website at <a href="http://www.arlingtonwa.gov">www.arlingtonwa.gov</a> , under Public Notices
<b>Lead Agency:</b>	City of Arlington
<b>Contact Person:</b>	Amy Rusko, Planning Manager, 360-403-3550, <a href="mailto:arusko@arlingtonwa.gov">arusko@arlingtonwa.gov</a>
<b>SEPA Responsible Official:</b>	Marc Hayes, Community Development Director
<b>Public hearing body:</b>	Hearing Examiner
<b>Public hearing date/time:</b>	<b>Thursday, June 8, 2023 at 1:00 pm</b>
<b>Public hearing location:</b>	Online via Zoom Meeting
<b>Written comment deadline:</b>	<b>Wednesday, June 7, 2023 at 5:00 pm</b>

**Online Zoom Meeting:** To attend the online Zoom Meeting follow the link below.

<https://arlingtonwa.zoom.us/j/86833599122?pwd=cFNrZE5DdDZ3OEZmV2RVUnNZNXF5Zz09>

Meeting ID: 686 3359 9122

Passcode: 641425

Local Number: 1-253-215-8782

**Proposal Description:** The applicant is proposing a preliminary unit lot subdivision through a conditional use permit for an 84 townhome development on approximately 14.56 acres within the residential high capacity zone. The proposal is for a townhouse style project consisting of 21 four-unit buildings, each building will contain four units. Each unit has its own attached garage for two parking spaces and guest parking will be provided throughout the development. Access to the site includes drive aisles from an existing City of Arlington unopen right-of-way to 74th Avenue NE.

The site contains streams and Category III wetlands that are part of a Consent Decree recorded April 3, 2001 with Snohomish County for Case Number C99-1711C the EPA had filed in the United States District Court Western District of Washington. Construction of the access point will require some temporary impacts at the stream crossing due to a girder bridge that will span "bank-to-bank" width of the stream. Temporary and permanent impacts to the streams and wetlands buffers are proposed to be mitigated by providing additional replacement buffers in other areas of the site.

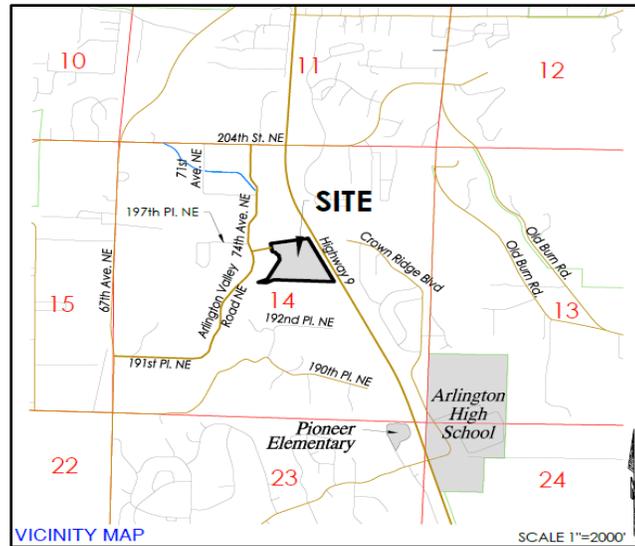
The site grading includes 25,000 cubic yards of cut and fill. About 10,000 cubic yards of this volume will be existing surface soils that will be stripped and conditioned to be replaced in landscape areas of the site. Approximately 50% of the site will remain in Native Growth, however the proposal includes the removal of 237 significant trees and replacement planting of 535 trees.

Project improvements to the site include frontage improvements along 74th Avenue and the unimproved public right-of-way, landscaping, park and open space, critical area protection, and the extension of city water and sewer.

**How to View the Project:** All materials pertaining to this project may be examined online at [www.arlingtonwa.gov/310/Public-Notices-Hearings](http://www.arlingtonwa.gov/310/Public-Notices-Hearings). The files are also available for viewing at the Community & Economic Development Department, located at 18294 59<sup>th</sup> 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 Zoom. You may also comment and become a party of record by sending written testimony by email or mail to the project contact listed above or to the following mailing address, 18204 59<sup>th</sup> 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

