

From: [Amy Rusko](#)
To: [Mike Bickford](#)
Subject: RE: PLN #912 Grandview North's Apple Builders
Date: Monday, February 14, 2022 5:32:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Mike,

Thank you for your original comments on this project. You are correct and the area on the site plan labeled as Brierwood Loop is not public right-of-way. We will be discussing these issues with the developer of the site.

Thank you,

Amy Rusko



Amy Rusko | Planning Manager

Phone: 360-403-3550

Email: arusko@arlingtonwa.gov

Website: www.arlingtonwa.gov

18204 59th Ave NE, Arlington, WA 98223

From: Amy Rusko
Sent: Thursday, February 10, 2022 6:26 PM
To: Mike Bickford <mikeb@bickford.net>
Subject: RE: PLN #912 Grandview North's Apple Builders

Mike,

We are going forward with the neighborhood meeting that is scheduled for February 15, 2022, as the public notice stated. The project is still in review, and we are working on some issues with the 188th Street and 67th Avenue intersection and the ROW concern that you brought to our attention. I do not currently have an answer for you regarding the ROW. We have gone through Glen Eagle and The Woodlands plat documents. The City's attorney is currently reviewing the information however I do not have the results of his review to share with you yet. I will contact you when I receive the information.

I did see that you called earlier today but I was meetings when you called. If you would like to talk to me directly, I can give you a call between 10:30 – 12:00 tomorrow if you are available.

Thank you,

Amy Rusko



Amy Rusko | Planning Manager
Phone: 360-403-3550
Email: arusko@arlingtonwa.gov
Website: www.arlingtonwa.gov
18204 59th Ave NE, Arlington, WA 98223

From: Mike Bickford <mikeb@bickford.net>
Sent: Thursday, February 10, 2022 3:39 PM
To: Amy Rusko <arusko@arlingtonwa.gov>
Subject: RE: PLN #912 Grandview North's Apple Builders

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Hi Amy,

I was curious to know if there are any updates regarding this proposed project.

Thank you,

Mike Bickford

From: Amy Rusko [<mailto:arusko@arlingtonwa.gov>]
Sent: Tuesday, January 25, 2022 11:01 AM
To: Mike Bickford <mikeb@bickford.net>
Subject: RE: PLN #912 Grandview North's Apple Builders

Mike,

Thank you for your comments. I will be researching the information that you provided, and I will get back to you shortly.

Thank you,

Amy Rusko



Amy Rusko | Planning Manager

Phone: 360-403-3550

Email: arusko@arlingtonwa.gov

Website: www.arlingtonwa.gov

18204 59th Ave NE, Arlington, WA 98223

From: Mike Bickford <mikeb@bickford.net>

Sent: Monday, January 24, 2022 5:53 PM

To: Amy Rusko <arusko@arlingtonwa.gov>

Subject: PLN #912 Grandview North's Apple Builders

[NOTICE: This message originated outside the City of Arlington mail system.-- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi Amy,

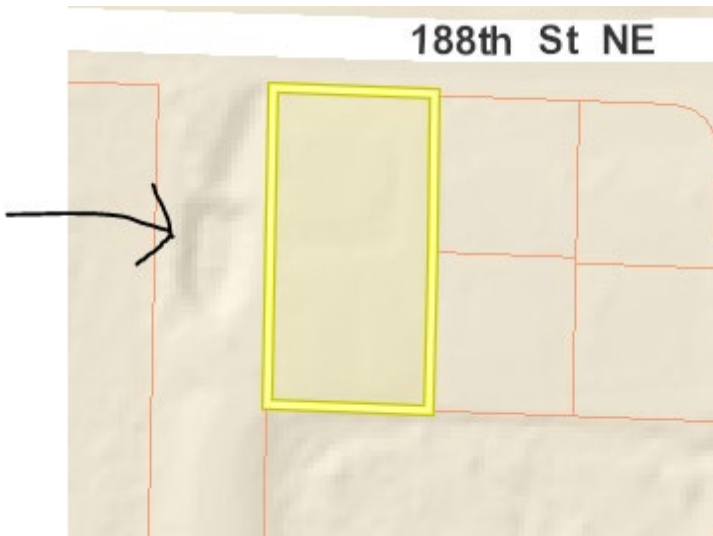
I wanted to make sure that you were aware that there is a significant concern with a portion of this proposed development. See the attachment above and notice the area outlined in black.

I imagine that this developer is making the same incorrect assumption that I made back in 2005 /2006. The strip of land (outlined in black) clearly appears to be a ROW. However, it actually isn't a ROW. This strip of land belongs to our HOA (Gleneagle); the land does not belong to the City. Furthermore this strip of land has a detention pond located in the middle of it.

In 2005 or 2006, I actually submitted development plans of my own, which depended upon using this section of land. I simply wanted to have a narrow driveway to serve two dwellings. I hit the wall and my permit was denied. After consulting with a land use attorney, I finally gave up and scrapped my plans. I had to accept the fact that this strip of land was not a ROW.

See the map below regarding the detention pond. Notice the faint depression by the black arrow.

- My property is highlighted in yellow – 6822-188th NE.
- This depression is an existing detention pond.
- This detention pond serves to infiltrate water from the neighboring Iris Ct. duplexes.
- Again, this area is not a ROW; it is just a strip of land that is used for water detention / infiltration.



Thank you,

Mike Bickford

425-308-1443



Preliminary Site Plan

