



**COMMUNITY &
ECONOMIC
DEVELOPMENT
PLANNING & LAND USE
DIVISION**



ARLINGTON AIRPORT
OFFICE
18204 59th Ave NE
Arlington, WA 98223
8am - 5pm M-F
Closed 12 pm - 1 pm M-F
Closed Holidays

360.403.3551
arlingtonwa.gov

CITY AFFIDAVIT OF POSTING

I, Kristin Foster, do hereby certify that on July 20, 2023, I posted public notice for planning File No. PLN#912 (Ironwood Place) at the following locations:

- City Hall Smokey Point Post Office 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

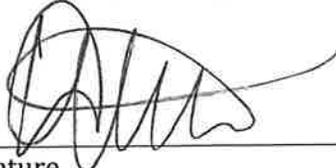
Stating:

- 1) that a public hearing will be held by the
 Planning Commission City Council Hearing Examiner

Date: August 10, 2023 @ 2:00 pm

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



Signature

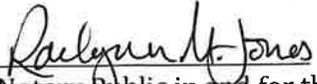
7.20.2023

Date

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that Kristin Foster 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, WA
My appointment expires
5-1-2027



CITY AFFIDAVIT OF POSTING

I, Amy Rusko, do hereby certify that on July 19, 2023, I posted public notice for planning File No. PLN#912 (Ironwood Place) at the following locations:

- City Hall
- Smokey Point Post Office
- 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: August 10, 2023 @ 2:00 pm

- 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

COMMUNITY & ECONOMIC DEVELOPMENT PLANNING & LAND USE DIVISION



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Arlington, WA 98223
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Closed Holidays

360.403.3551
arlingtonwa.gov

Amy Rusko
Signature

7-19-2023
Date

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that Amy Rusko 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:



Raelynn M Jones
Notary Public in and for the State of Washington residing at

Arlington, WA
My appointment expires

5-1-2027



NOTICE OF PUBLIC HEARING

Publish date:	July 20, 2023
Proposal name:	Ironwood Place
Applicant:	Grandview North, LLC
File number:	PLN#912 – Conditional Use Permit
Documents available at:	City of Arlington website at www.arlingtonwa.gov , under Public Notices
Lead Agency:	City of Arlington
Contact Person:	Amy Rusko, Planning Manager, 360-403-3550, arusko@arlingtonwa.gov
SEPA Responsible Official:	Marc Hayes, Community Development Director
Public hearing body:	Hearing Examiner
Public hearing date/time:	Thursday, August 10, 2023 at 2:00 pm
Public hearing location:	Online via Zoom Meeting
Written comment deadline:	Wednesday, August 9, 2023 at 5:00 pm

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

<https://arlingtonwa.zoom.us/j/83202710629?pwd=aFhpWUJoTEdWOXJJVS9CZzNPWVRzQT09>

Meeting ID: 832 0271 0629

Passcode: 151365

Local Number: 1-253-215-8782

Proposal Description: The applicant is proposing construct a mixed-use project with two buildings on the site consisting of 8,990 square feet of commercial space, 2,071 square feet of tenant amenities, and 102 residential units. The residential units provided within the project include 39 studio units, 42 one-bedroom units, and 21 two-bedroom units. Building 1 is a three-story building along the 67th Avenue frontage that will consist of commercial and tenant amenities on the ground floor with residential units on the upper floors. Building 2 is a three-story building located towards the rear of the property and will consist of residential units on all floors, with nine covered parking stalls on the ground floor.

Project improvements include 143 parking stalls (111 standard stalls, 19 compact stalls, 5 ADA stalls, and 8 EV stalls), gazebo, sports court, sidewalk, open space, and landscaping. Stormwater runoff from the proposed development will be managed on-site through infiltration. Frontage improvements along 67th Avenue consists of replacing the existing driveway approaches with curb, gutter, sidewalk, and repairs to Centennial Trail as needed. Frontage improvements along Woodlands Way consists of replacing the existing rolled curb and sidewalk with curb, gutter, sidewalk, and landscaping.

How to View the Project: All materials 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 18294 59th Avenue NE, Arlington, WA 98223.



CITY OF ARLINGTON

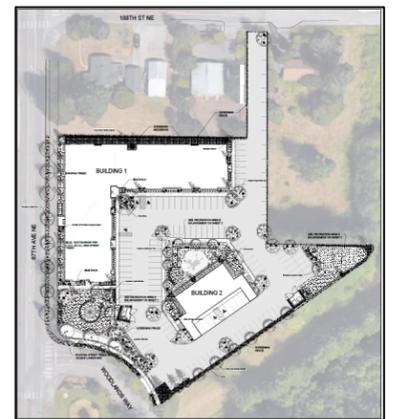
Notice of Public Hearing
Ironwood Place Conditional Use Permit

File Number: PLN #912 **Lead Agency:** City of Arlington
Applicant: Grandview North, LLC **Public Hearing Body:** Hearing Examiner
Location: 18725 67th Avenue **Public Hearing Date/Time:** August 10, 2023 @ 2:00 pm
18620 Woodlands Way **Public Hearing Location:** Online via Zoom Meeting
Parcel No.: 31052300200500 & 00738500103100

Project Description: The applicant is proposing construct a mixed-use project with two buildings on the site consisting of 8,990 square feet of commercial space, 2,071 square feet of tenant amenities, and 102 residential units. The residential units provided within the project include 39 studio units, 42 one-bedroom units, and 21 two-bedroom units. Building 1 is a three-story building along the 67th Avenue frontage that will consist of commercial and tenant amenities on the ground floor with residential units on the upper floors. Building 2 is a three-story building located towards the rear of the property and will consist of residential units on all floors, with nine covered parking stalls on the ground floor.

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How to View the Project: View current project documents by accessing the city's website at <https://www.arlingtonwa.gov/310/Public-Notices-Hearings> or the file may be viewed at the Community & Economic Development Department.



Online Zoom Meeting: To attend and/or participate in the hearing you may log in or call into the Zoom Meeting. Phone No.: 1-253-215-8782

Meeting ID: 832 0271 0629 Passcode: 151365

Link:

<https://arlingtonwa.zoom.us/j/83202710629?pwd=aFhpWUJoTEdWdWJVS9CzNPWVZzQ09>

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 on or before the written comment deadline.

Special Accommodation: Please call the staff contact listed if internet access is a concern.

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



CITY OF ARLINGTON

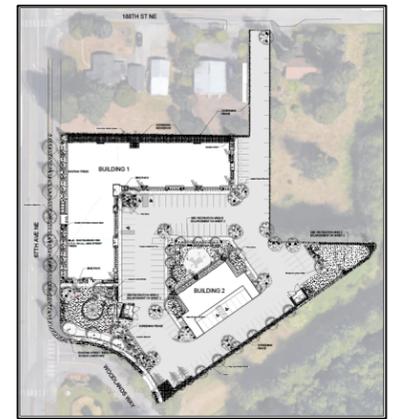
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Parcel No.: 31052300200500 & 00738500103100

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



CITY OF ARLINGTON

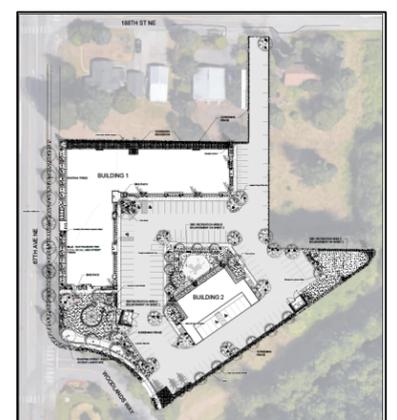
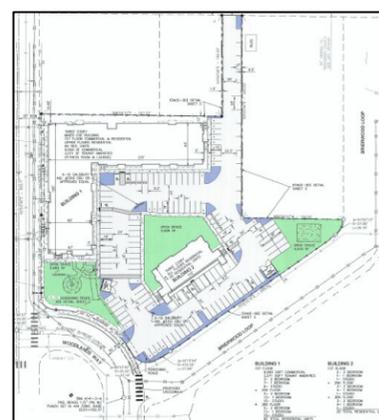
Notice of Public Hearing
Ironwood Place Conditional Use Permit

File Number: PLN #912 **Lead Agency:** City of Arlington
Applicant: Grandview North, LLC **Public Hearing Body:** Hearing Examiner
Location: 18725 67th Avenue **Public Hearing Date/Time:** August 10, 2023 @ 2:00 pm
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Special Accommodation: Please call the staff contact listed if internet access is a concern.

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



City of Arlington
Community & Economic Development Department
18204 59th Avenue NE
Arlington, WA 98223



City of Arlington
Community & Economic Development Department
18204 59th Avenue NE
Arlington, WA 98223



City of Arlington
Community & Economic Development Department
18204 59th Avenue NE
Arlington, WA 98223

For Publication in the Thursday, July 20, 2023, edition of the Herald:

City of Arlington
Notice of Public Hearing

Proposal Name: Ironwood Place

File Number: PLN #912

Applicant: Grandview North, LLC

How to View the Project: All materials pertaining to this project may be examined online at www.arlingtonwa.gov under Public Notices. The files are also available for viewing at the Community & Economic Development Department, located at 18294 59th Avenue NE, Arlington, WA 98223.

Lead Agency: City of Arlington

Contact Person: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov

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

Public Hearing Body: Hearing Examiner

Public Hearing Date & Time: Thursday, August 10, 2023 at 2:00 pm

Public Hearing Location: Online via Zoom Meeting (see online notice for zoom meeting invite)

Written Comment Deadline: Wednesday, August 9, 2023 at 5:00 pm

Project Description: The applicant is proposing construct a mixed-use project with two buildings on the site consisting of 8,990 square feet of commercial space, 2,071 square feet of tenant amenities, and 102 residential units. The residential units provided within the project include 39 studio units, 42 one-bedroom units, and 21 two-bedroom units. Building 1 is a three-story building along the 67th Avenue frontage that will consist of commercial and tenant amenities on the ground floor with residential units on the upper floors. Building 2 is a three-story building located towards the rear of the property and will consist of residential units on all floors, with nine covered parking stalls on the ground floor.

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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. 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 59th Avenue NE, Arlington, WA 98223 on or before the written comment deadline stated above. Only persons who submit written or oral testimony to the permit issuing authority may appeal the decision.

Special Accommodations: Please call the staff contact listed above if internet access is a concern.

EAGLE
FENCE CONST. INC.
425-252-1557

NOTICE

 [Notice text]	 [Notice text]
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 CITY OF ARLINGTON • 6004 99TH AVE NE • ARLINGTON WA 98223
360-401-2091 • cs@cityofarlington.gov



EAGLE
FENCE CONST. INC.
425-252-1857

NOTICE

CITY OF ARLINGTON
ARLINGTON, VA 22201



NOTICE

NOTICE OF CONSTRUCTION ACTIVITIES
This site is under construction. All activities are subject to change without notice. Please do not enter the site unless authorized. For more information, contact the project manager at 1-800-843-7891.

SCS SECURITY
CONTACT BY PHONE
1-800-843-7891

SCS SECURITY
CONTACT BY PHONE
1-800-843-7891

From: [Kristin Foster](#)
To: [Randy Devoir](#); gv@grandviewinc.net
Cc: [Amy Rusko](#)
Subject: Ironwood Place Notice of Public Hearing
Date: Thursday, July 20, 2023 1:07:26 PM
Attachments: [image001.png](#)
[20230720_Poster NOPH.pdf](#)

Hello,

Attached is the Notice of Public Hearing for the Ironwood Place project.

Feel free to reach out should you have any questions.

Thanks,

Kristin Foster
Permit Technician
City of Arlington
Community & Economic Development
18204 59th Ave NE
Arlington, WA 98223
Office: 360-403-3545
www.arlingtonwa.gov



From: [Kristin Foster](#)
To: mcsouman@msn.com; shouman@msn.com; C_ladines@msn.com; Janice.vanhook@managementtrust.com; kmbanfield@frontier.com; mikeb@bickford.net; pmpagoso@yahoo.com; Pomeroy.larry@gmail.com; gleneaglehoajasondavis@gmail.com; Russellkd1@gmail.com; lbj46@aol.com; chuckhere@outlook.com
Cc: [Amy Rusko](#)
Subject: City of Arlington Conditional Use Permit Notice of Public Hearing - PLN912
Date: Thursday, July 20, 2023 1:04:43 PM
Attachments: [image001.png](#)
[20230720_Poster NOPH.pdf](#)

Dear Parties of Record,

Attached you'll find the Notice of Public Hearing for the Ironwood Place project file number PLN912. You're receiving this notice as we have you listed as a party of record for this project.

Sincerely,

Kristin Foster
Permit Technician
City of Arlington
Community & Economic Development
18204 59th Ave NE
Arlington, WA 98223
Office: 360-403-3545
www.arlingtonwa.gov



From: [Kristin Foster](#)
To: klyste@stillaguamish.com
Cc: [Amy Rusko](#)
Subject: City of Arlington Conditional Use Permit Notice of Public Hearing - PLN912
Date: Thursday, July 20, 2023 12:01:56 PM
Attachments: [20230720_Poster NOPH.pdf](#)
[image001.png](#)

Good Afternoon,

Attached you'll find the Notice of Public Hearing for the Ironwood Place project file number PLN912. We are sending you this notice as you previously commented on the project.

Sincerely

Kristin Foster
Permit Technician
City of Arlington
Community & Economic Development
18204 59th Ave NE
Arlington, WA 98223
Office: 360-403-3545
www.arlingtonwa.gov



From: [Kristin Foster](#)
To: klyste@stillaquamish.com; aviationlanduse@wsdot.wa.gov; stephanie.jolivette@dahp.wa.gov
Cc: [Amy Rusko](#)
Subject: City of Arlington Conditional Use Permit Notice of Public Hearing - PLN912
Date: Thursday, July 20, 2023 11:59:47 AM
Attachments: [20230720_Poster NOPH.pdf](#)
[image001.png](#)

Good Afternoon,

Attached you'll find the Notice of Public Hearing for the Ironwood Place project file number PLN912. We are sending you this notice as you previously commented on the project.

Sincerely,

Kristin Foster
Permit Technician
City of Arlington
Community & Economic Development
18204 59th Ave NE
Arlington, WA 98223
Office: 360-403-3545
www.arlingtonwa.gov



From: [Kristin Foster](#)
To: c_ladines@msn.com
Cc: [Amy Rusko](#)
Subject: City of Arlington Conditional Use Permit Notice of Public Hearing - PLN912
Date: Thursday, July 20, 2023 3:30:45 PM
Attachments: [image001.png](#)
[20230720_Poster NOPH.pdf](#)

Dear Party of Record,

Attached you'll find the Notice of Public Hearing for the Ironwood Place project file number PLN912. You're receiving this notice as we have you listed as a party of record for this project.

Sincerely,

Kristin Foster
Permit Technician
City of Arlington
Community & Economic Development
18204 59th Ave NE
Arlington, WA 98223
Office: 360-403-3545
www.arlingtonwa.gov



From: [Kristin Foster](#)
To: C_ladines@msn.com
Cc: [Amy Rusko](#)
Subject: City of Arlington Conditional Use Permit Notice of Public Hearing - PLN912
Date: Thursday, July 20, 2023 3:14:39 PM
Attachments: [20230720_Poster NOPH.pdf](#)
[image001.png](#)

Dear Party of Record,

Attached you'll find the Notice of Public Hearing for the Ironwood Place project file number PLN912. You're receiving this notice as we have you listed as a party of record for this project.

Sincerely,

Kristin Foster
Permit Technician
City of Arlington
Community & Economic Development
18204 59th Ave NE
Arlington, WA 98223
Office: 360-403-3545
www.arlingtonwa.gov



From: [Kristin Foster](#)
To: [Amy Rusko](#)
Subject: RE: Public Hearing for Ironwood Place
Date: Friday, July 21, 2023 9:16:14 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Yesterday I mailed the Ladines a notice as I couldn't get their email to go through. I updated the Party of Record Tracking. Hopefully you don't have to change anything on the Staff Report.

360-435-7479			property.
Curt & Kathy Ladines 18628 Heron Court Arlington, WA 98223 c_ladines@msn.com	2/3/2022	Mail <input checked="" type="checkbox"/> Express Mail <input type="checkbox"/> Email <input type="checkbox"/> Delivered <input type="checkbox"/> Mail <input type="checkbox"/>	See Letter

Have a great vacation!

Kristin Foster
Permit Technician
City of Arlington
Community & Economic Development
18204 59th Ave NE
Arlington, WA 98223
Office: 360-403-3545
www.arlingtonwa.gov



From: Kristin Foster
Sent: Thursday, July 20, 2023 3:35 PM
To: Amy Rusko <arusko@arlingtonwa.gov>
Subject: RE: Public Hearing for Ironwood Place

I'll put another sign out at the site on 67th on my way home and take a photo. I'll upload the photos to the Notice of Public Hearing folder.

Arlington Library, City Hall and Smokey Point Post Office is done.

Postcards are all mailed – I had to double check with the post office that the postage was good, lol I was a little freaked out

Applicant, Agencies and Parties of Record are all emailed. I keep getting Curt and Kathy Ladines email kicked back to me. Let me know if you want me to mail them a notice today and I can leave a little early to get it in the mail by 5.

Affidavit is done.

Kristin Foster
Permit Technician
City of Arlington
Community & Economic Development

18204 59th Ave NE
Arlington, WA 98223
Office: 360-403-3545
www.arlingtonwa.gov



From: Amy Rusko <arusko@arlingtonwa.gov>
Sent: Wednesday, July 19, 2023 4:03 PM
To: Kristin Foster <kfoster@arlingtonwa.gov>
Subject: Public Hearing for Ironwood Place

I know you already have a list, but I get a little freaked out when I am not doing something myself... LOL

1. Post the site with 2 notice boards (67th Ave and Woodlands Way)
2. Post at the Arlington Library, City Hall, and the Smokey Point Post Office
3. Put postage on the postcards and mail.
4. Email notice in 3 different emails:
 - a. Email to the Applicant – Scott Wammack and Randy Devoir
 - b. Email to the Agencies that provided comments.
 - c. Email to all Parties of Records
 - d. A PDF of the Notice is in the Planning file under Staff Documents > Notice of Public Hearing
5. Fill out Affidavit of Posting, then scan into file.

I will be posting to the website tonight and will leave an affidavit for Raelynn to sign for that portion of the posting.

Thank you so much for doing this for me!!

Sincerely,
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