



**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, Ameresia Lawlis, do hereby certify that on September 27, 2023, I posted public notice for planning File Number PLN #1000 Allen Town Homes 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

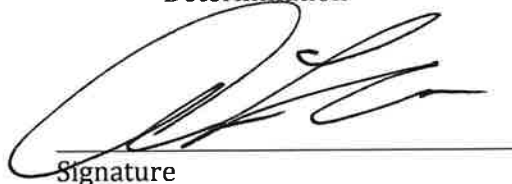
Date:

OR 2) ☒ that a Neighborhood Meeting will be held on October 17, 2023

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

9/27/2023
Date

STATE OF WASHINGTON)

) ss.

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that Ameresia Lawlis 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
My appointment expires

5-1-2027



NOTICE OF NEIGHBORHOOD MEETING

File Name: Allen Townhomes Preliminary Unit Lot Subdivision
File Number: PLN #1000
Owner/Applicant: JM1 Holdings, LLC
Contact: Land Pro Group
Location: 8927 172nd Street NE
Parcel No.: 31052400301000 and 31052400300900
Date of Application: October 13, 2022
Date of Completeness: October 24, 2022
Date Notice of Application: November 7, 2022
Date of Neighborhood Meeting: **October 17, 2023 at 5:30 PM**

PROJECT DESCRIPTION: The applicant is proposing a preliminary unit lot subdivision through a conditional use permit for a 36 townhome development on approximately 4.89 acres site, of which 2.2 acres are developable, within the residential high capacity zone. The proposal is for a townhouse style project consisting of three five-unit buildings, three four-unit buildings, and three three-unit buildings. 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 a new public road to the west and a private drive aisle to the east, both accessed from 172nd Street NE. The site contains a Category III wetland (Wetland A) that is proposed to remain protected with buffer averaging (no net loss) due to the irregular shape of the wetland. The project includes 13,000 cubic yards of cut and fill across the site. Approximately 55% of the site will remain in a Native Growth Protection Area Tract, however the proposal includes the removal of 13 significant trees and the planting of 95 trees. Project improvements to the site include frontage improvements along both public and private roads, landscaping, park and open space, critical area protection, and the extension of city water and sewer.

APPROVALS REQUIRED: City of Arlington: Conditional Use Permit, SEPA Determination, Design Review, Site Civil Permit, Utility Permit, Complete Streets, Building Permit. Department of Ecology: Stormwater General Permit. Cultural- Inadvertent Discovery.

Notice of Neighborhood Meeting: A neighborhood meeting will be held on **Tuesday, October 17, 2023 at 5:30 PM** via Zoom meeting. To participate in the neighborhood meeting you may email the staff contact or log/call in to the Zoom meeting. The Zoom meeting log in information is listed on the City of Arlington's website at www.arlingtonwa.gov under public notices and is listed below.

Meeting ID: 839 4077 9154

Passcode: 2822091

Phone Number: 1-253-215-8782

Link: <https://arlingtonwa.zoom.us/j/83940779154?pwd=QzZHZG9LYWh5aEI4QkhmMFN6Y0FRZz09>

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

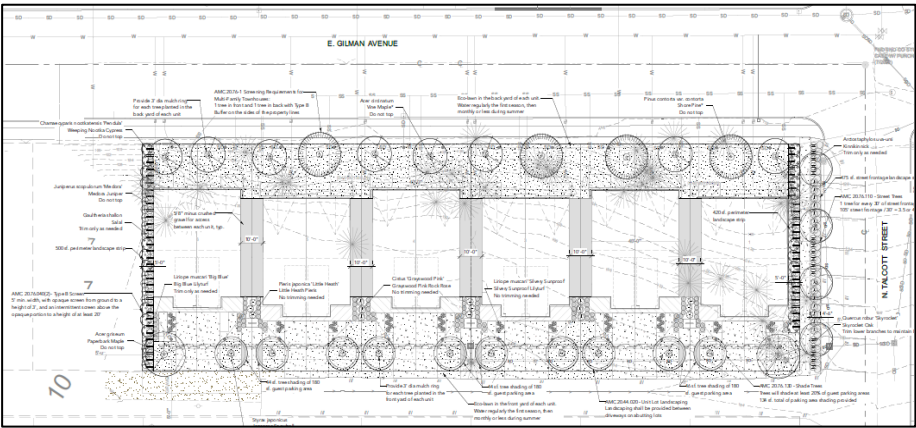


CITY OF ARLINGTON
Notice of SEPA Mitigated Determination of Non-Significance (MDNS) and Neighborhood Meeting
Allen Townhomes Preliminary Unit Lot Subdivision

File Number: PLN #1000
Applicant: JM1 Holdings, LLC
Location: 8927 172nd St NE
Date of Application: Oct. 13, 2022
Date of Completeness: Oct. 24, 2022
Date SEPA Checklist Prepared: October 1, 2021 – Updated August 17, 2023
Notice Publication Date: September 27, 2023
Neighborhood Meeting: October 17, 2023 @ 5:30 pm
Neighborhood Meeting Location: Online via Zoom
Parcel No.: 31052400301000 & 31052400300900
Date of Threshold Determination: Sept. 25, 2023
Date Notice of Application: November 7, 2022
Notice of Application Written Comment Deadline: October 11, 2023 @ 5:00 pm

Project Description: The applicant is proposing a preliminary unit lot subdivision through a conditional use permit for a 36 townhome development on approximately 4.89 acres site, of which 2.2 acres are developable, within the residential high capacity zone. The proposal is for a townhouse style project consisting of three five-unit buildings, three four-unit buildings, and three three-unit buildings. 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 a new public road to the west and a private drive aisle to the east, both accessed from 172nd Street NE. The site contains a Category III wetland (Wetland A) that is proposed to remain protected with buffer averaging (no net loss) due to the irregular shape of the wetland. The project includes 13,000 cubic yards of cut and fill across the site. Approximately 55% of the site will remain in a Native Growth Protection Area Tract, however the proposal includes the removal of 13 significant trees and the planting of 95 trees. Project improvements to the site include frontage improvements along both public and private roads, landscaping, park and open space, critical area protection, and the extension of city water and sewer.

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.



Notice of Neighborhood Meeting: A neighborhood meeting will be held at 5:30 pm on Tuesday, October 17, 2023, via Zoom virtual meeting. To participate in the neighborhood meeting you may email the staff contact or log/call in to the Zoom meeting.

Online Zoom Meeting: To attend and/or participate in the hearing you may log in or call into the Zoom Meeting.
<https://arlingtonwa.zoom.us/j/89917051751?pwd=QlVpNzNoSmNTMDg5VTBIMjhRZ2pVdz09>

Phone No.: 1-253-215-8782
Meeting ID: 839 4077 9154 Passcode: 2822091

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

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

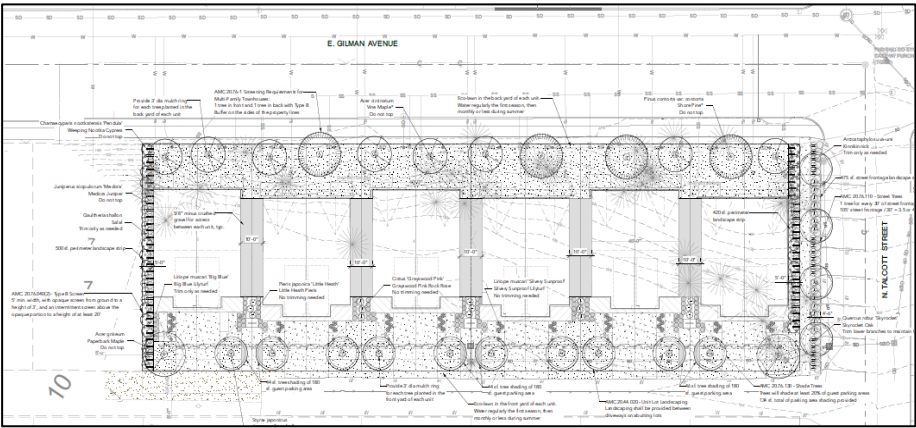


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Project Description: The applicant is proposing a preliminary unit lot subdivision through a conditional use permit for a 36 townhome development on approximately 4.89 acres site, of which 2.2 acres are developable, within the residential high capacity zone. The proposal is for a townhouse style project consisting of three five-unit buildings, three four-unit buildings, and three three-unit buildings. 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 a new public road to the west and a private drive aisle to the east, both accessed from 172nd Street NE. The site contains a Category III wetland (Wetland A) that is proposed to remain protected with buffer averaging (no net loss) due to the irregular shape of the wetland. The project includes 13,000 cubic yards of cut and fill across the site. Approximately 55% of the site will remain in a Native Growth Protection Area Tract, however the proposal includes the removal of 13 significant trees and the planting of 95 trees. Project improvements to the site include frontage improvements along both public and private roads, landscaping, park and open space, critical area protection, and the extension of city water and sewer.

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Phone No.: 1-253-215-8782
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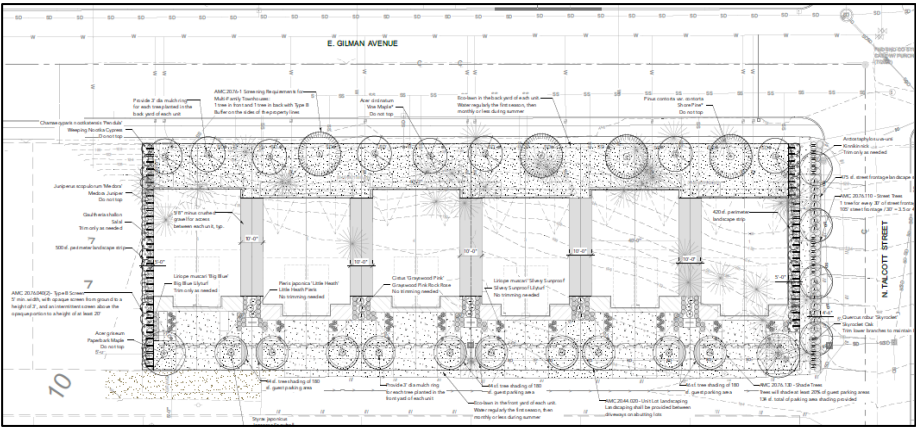


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Project Description: The applicant is proposing a preliminary unit lot subdivision through a conditional use permit for a 36 townhome development on approximately 4.89 acres site, of which 2.2 acres are developable, within the residential high capacity zone. The proposal is for a townhouse style project consisting of three five-unit buildings, three four-unit buildings, and three three-unit buildings. 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 a new public road to the west and a private drive aisle to the east, both accessed from 172nd Street NE. The site contains a Category III wetland (Wetland A) that is proposed to remain protected with buffer averaging (no net loss) due to the irregular shape of the wetland. The project includes 13,000 cubic yards of cut and fill across the site. Approximately 55% of the site will remain in a Native Growth Protection Area Tract, however the proposal includes the removal of 13 significant trees and the planting of 95 trees. Project improvements to the site include frontage improvements along both public and private roads, landscaping, park and open space, critical area protection, and the extension of city water and sewer.

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Meeting ID: 839 4077 9154 Passcode: 2822091

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



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



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For Publication in the Wednesday, September 27, 2023 edition of the Herald:

City of Arlington
Notice of Neighborhood Meeting

File Name: Allen Townhomes Preliminary Unit Lot Subdivision
File Number: PLN #1000

The City of Arlington has issued a Notice of Neighborhood Meeting for the Allen Townhomes Preliminary Unit Lot Subdivision Conditional Use Permit.

The applicant is proposing a preliminary unit lot subdivision through a conditional use permit for a 36 townhome development on approximately 4.89 acres site, of which 2.2 acres are developable, within the residential high capacity zone. The proposal is for a townhouse style project consisting of three five-unit buildings, three four-unit buildings, and three three-unit buildings. 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 a new public road to the west and a private drive aisle to the east, both accessed from 172nd Street NE. The site contains a Category III wetland (Wetland A) that is proposed to remain protected with buffer averaging (no net loss) due to the irregular shape of the wetland. The project includes 13,000 cubic yards of cut and fill across the site. Approximately 55% of the site will remain in a Native Growth Protection Area Tract, however the proposal includes the removal of 13 significant trees and the planting of 95 trees. Project improvements to the site include frontage improvements along both public and private roads, landscaping, park and open space, critical area protection, and the extension of city water and sewer.

The Public Notice and project documents are available for review on the city's website at www.arlingtonwa.gov under public notices or at the Community and Economic Development Department, located at 18204 59th Avenue NE, Arlington, WA 98223.

Notice of Neighborhood Meeting: A neighborhood meeting will be held on Tuesday, October 17, 2023 at 5:30 PM via Zoom meeting. To participate in the neighborhood meeting you may email the staff contact or log/call in to the Zoom meeting. The Zoom meeting log in information is listed on the City of Arlington's website at www.arlingtonwa.gov under public notices

Staff Contact: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov, Community & Economic Development Department, 18204 59th Avenue NE, Arlington, WA 98223

From: [Amy Rusko](#)
To: [Legal Advertising EDH](#)
Subject: City of Arlington Public Notice Publishing
Date: Monday, September 25, 2023 11:58:00 AM
Attachments: [image001.png](#)
[20230925_Chapter20.44_NOPH_Newspaper.docx](#)
[20230925_Title13_NOPH_Newspaper.docx](#)
[20230925_PLN1000_Allen_MDNS_Newspaper.docx](#)
[20230925_PLN1000_Allen_NONM_Newspaper.docx](#)
[Williams_NOA_Newspaper.docx](#)

Legals –

Please publish the attached public notices in the Wednesday, September 27, 2023 edition of The Herald.

- AMC Chapter 20.44 Notice of Public Hearing
- AMC Title 13 Notice of Public Hearing
- Allen Townhomes MDNS
- Allen Townhomes Notice of Neighborhood Meeting
- Williams Binding Site Plan Notice of Application

Thank you!

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

From: [Legal Advertising EDH](#)
To: [Amy Rusko](#)
Subject: Re: [edh legals] City of Arlington - Public Notice Publication for September 29, 2023
Date: Wednesday, September 27, 2023 6:52:52 AM
Attachments: [image001.png](#)
[image001.png](#)

This message is from an External Sender

This message came from outside the City of Arlington

Amy,
I will schedule the notice to publish September 29, 2023.
Thank you,
Karen

Herald Legals

The Daily Herald | 1800 41st Street, S-300 | Everett, WA 98203
425-339-3089 | legals@heraldnet.com | www.heraldnet.com



[Map](#) [Media Kit](#) [Sound Info](#)

On Tue, Sep 26, 2023 at 3:18 PM Amy Rusko <arusko@arlingtonwa.gov> wrote:

Legals –

Please publish the attached public notice in the Friday, September 29, 2023 edition of The Herald.

- AMC Chapter 20.98 Amendment DNS

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

From: [Ameresia Lawlis](#)
To: [Ryan Larsen](#)
Cc: [Amy Rusko](#)
Subject: Allen Townhomes PLN1000
Date: Wednesday, September 27, 2023 12:32:00 PM
Attachments: [20230927_PLN1000_Allen_MDNS.pdf](#)
[image001.png](#)
[20230927_PLN1000_Allen_NONM.pdf](#)

Good afternoon,

The City of Arlington has issued a Mitigated Determination of Non-Significance and Notice of Neighborhood Meeting for Allen Townhomes PLN#1000.

The Mitigated Determination of Non-Significance and Notice of Neighborhood Meeting are attached and the project application documents are on the city's website at the following link: <https://www.arlingtonwa.gov/310/Public-Notices-Hearings>. Once you are on this webpage you will need to scroll down the page until you see the project listed as Allen Townhomes.

If you have any questions, please feel free to reach out.

Sincerely,



Ameresia Lawlis

Arlington Community & Economic Development, Permit Technician I

18204 59th Ave NE, Arlington, WA 98223

O: 360.403.3548

alawlis@arlingtonwa.gov | www.arlingtonwa.gov

Note: Emails and attachments sent to and from the City of Arlington are public records and may be subject to disclosure pursuant to the Public Records Act.

From: [Ameresia Lawlis](#)
To: [Alex VanDuine](#); [Andrea Pellham](#); [Bob Hubenthal](#); [Brad Zahnow](#); [Brian Lewis](#); [Chris Holland](#); [Clarissa Stenstrom](#); [Claude Williams](#); [CNG Service](#); [Community Transit](#); [D Marks](#); [Dan Stonington](#); [Dawn Anderson](#); [Department of Fish and Wildlife](#); [DOC Review Team](#); [EFSEC](#); [Eric Heinitz](#); [Erika Harris](#); [Erin Kelly](#); [Haylie Miller](#); [Joseph Norris](#); [Julie Davis](#); [K Nelson](#); [Kelly Cooper](#); [Kelly McLain](#); [Kerry Lyste](#); [Larry Covey](#); [Lucas Larson](#); [Randy Kline](#); [Sam Barr](#); [SEPA Center](#); [SEPA DAHP](#); [SEPA PSCAA](#); [SEPA Review Team](#); [Snohomish County Public Works](#); [Snohomish County PUD](#); [Stacey Abbott](#); [Stephanie Jolivet](#); [Stephanie Suter](#); [Stephen Posner](#); [Steve Rice](#); [Stillaguamish Tribe](#); [Stillaguamish Tribe of Indians](#); [Todd Gray](#); [Waste Management](#); [WSDOT Aviation](#)
Cc: [Amy Rusko](#)
Subject: Allen Townhomes PLN#1000 - MDNS & NONM
Date: Wednesday, September 27, 2023 11:44:00 AM
Attachments: [20230927_PLN1000_Allen_NONM.pdf](#)
[image001.png](#)
[20230927_PLN1000_Allen_MDNS.pdf](#)

Dear Review Agencies,

The City of Arlington has issued a Notice of Mitigated Determination Non-Significance and a Notice of Neighborhood Meeting for the Allen Townhomes Conditional Use Permit PLN#1000.

The Notice of Mitigated Determination Non-Significance and a Notice of Neighborhood Meeting is attached and the project application documents are on the city's website at the following link: <https://www.arlingtonwa.gov/310/Public-Notices-Hearings>. Once you are on this webpage you will need to scroll down the page until you see the project listed as Allen Townhomes CUP.

If you have comments for this project, please provide them by the close of the comment period on October 11, 2023.

Sincerely,



Ameresia Lawlis

Arlington Community & Economic Development, Permit Technician I

18204 59th Ave NE, Arlington, WA 98223

O: 360.403.3548

alawlis@arlingtonwa.gov | www.arlingtonwa.gov

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