



# CITY AFFIDAVIT OF POSTING

I, Amy Rusko, do hereby certify that on December 5, 2023, I posted public notice for planning File No. PLN#1000 at the following locations:

- City Hall
- City Website
- Smokey Point Post Office
- On-Site
- Arlington Library

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: December 20, 2023 @ 3:00 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

Amy Rusko  
Signature

12-5-2023  
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 Jones  
Notary Public in and for the State of Washington residing at

Arlington  
My appointment expires  
5-1-2027

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



## NOTICE OF PUBLIC HEARING (Rescheduled)

<b>Publish date:</b>	December 5, 2023
<b>Proposal name:</b>	Allen Townhomes Preliminary Unit Lot Subdivision
<b>Applicant:</b>	JM1 Holdings, LLC
<b>File number:</b>	PLN#1000 Conditional Use Permit
<b>Location:</b>	8927 172 <sup>nd</sup> Street NE
<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>Wednesday, December 20, 2023 at 3:00 pm</b>
<b>Public hearing location:</b>	Online via Zoom Meeting
<b>Written comment deadline:</b>	<b>Tuesday, December 19, 2023 at 5:00 pm</b>

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

<https://arlingtonwa.zoom.us/j/86160323742?pwd=U2N1T051NWFwWcis2TEZBR24zUTh5dz09>

Meeting ID: 861 6032 3742      Passcode: 431296      Local Number: 1-253-215-8782

**Proposal 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 5-unit buildings, three 4-unit buildings, and three 3-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 172<sup>nd</sup> 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:** 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.





**CITY OF ARLINGTON**

**Notice of Public Hearing (Rescheduled)**  
Allen Townhomes Preliminary Unit Lot Subdivision

**File Number:** PLN #1000  
**Applicant:** JM1 Holdings, LLC  
**Location:** 8927 172<sup>nd</sup> Street  
**Parcel No.:** 31052400301000  
& 31052400300900  
**Lead Agency:** City of Arlington  
**Public Hearing Body:** Hearing Examiner  
**Public Hearing Location:** Online via Zoom Meeting  
**Public Hearing Date:** December 20, 2023  
**Public Hearing Time:** 3:00 pm  
**Written Comment Deadline:** December 19, 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 5-unit buildings, three 4-unit buildings, and three 3-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 172<sup>nd</sup> Street NE.

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Link:  
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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 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, [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov), 18204 59<sup>th</sup> Avenue NE, Arlington, WA 98223



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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 5-unit buildings, three 4-unit buildings, and three 3-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 172<sup>nd</sup> Street NE.

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**Contact Information:** Amy Rusko, Planning Manager, [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov), 18204 59<sup>th</sup> Avenue NE, Arlington, WA 98223



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

For Publication in the Tuesday, December 5, 2023, edition of the Herald:

City of Arlington  
Notice of Public Hearing

**Proposal Name:** Allen Townhomes Preliminary Unit Lot Subdivision

**File Number:** PLN #1000

**Applicant:** JM1 Holdings, LLC

**How to View the Project:** All materials pertaining to this project may be examined online at [www.arlingtonwa.gov](http://www.arlingtonwa.gov) under Public Notices. 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.

**Lead Agency:** City of Arlington

**Contact Person:** Amy Rusko, Planning Manager, [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)

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

**Public Hearing Body:** Hearing Examiner

**Public Hearing Date & Time:** Wednesday, December 20, 2023 at 3:00 pm

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

**Written Comment Deadline:** Tuesday, December 19, 2023 at 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 5-unit buildings, three 4-unit buildings, and three 3-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 172<sup>nd</sup> Street NE.

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

**From:** [Legal Advertising EDH](#)  
**To:** [Amy Rusko](#)  
**Subject:** Re: [edh legals] City of Arlington Public Notice - Allen Townhomes  
**Date:** Friday, December 1, 2023 11:37:33 AM  
**Attachments:** [image001.png](#)

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**This message is from an External Sender**

This message came from outside the City of Arlington

Amy,  
I will schedule the notice to publish December 5, 2023.  
Thank you,  
Karen

**Herald Legals**

The Daily Herald | 1800 41st Street, S-300 | Everett, WA 98203  
425-339-3089 | [legals@heraldnet.com](mailto:legals@heraldnet.com) | [www.heraldnet.com](http://www.heraldnet.com)



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

On Fri, Dec 1, 2023 at 11:31 AM Amy Rusko <[arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)> wrote:

Legals,

Please publish the attached Notice of Public Hearing in the Tuesday, December 5, 2023 edition of The Herald.

Sincerely,

Amy Rusko



Amy Rusko | Planning Manager

Phone: 360-403-3550

Email: [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)

Website: [www.arlingtonwa.gov](http://www.arlingtonwa.gov)

18204 59<sup>th</sup> Ave NE, Arlington, WA 98223

**From:** [Ryan Larsen](#)  
**To:** [Amy Rusko](#)  
**Subject:** RE: Allen Townhomes ULS - Rescheduled Notice of Public Hearing  
**Date:** Tuesday, December 5, 2023 10:40:23 AM  
**Attachments:** [image003.png](#)

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**This message is from an External Sender**

This message came from outside the City of Arlington

Thank you very much.

**Ryan C. Larsen**

*Vice President of Land Development*

10515 20<sup>th</sup> Street SE, Suite 202

Lake Stevens, WA 98258

Cell: (360) 631-1820

Email: [rlarsen@landprogrp.com](mailto:rlarsen@landprogrp.com)

Website: [www.landprogrp.com](http://www.landprogrp.com)



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**From:** Amy Rusko <[arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)>  
**Sent:** Tuesday, December 5, 2023 10:36 AM  
**To:** Ryan Larsen <[rlarsen@landprogrp.com](mailto:rlarsen@landprogrp.com)>  
**Subject:** Allen Townhomes ULS - Rescheduled Notice of Public Hearing

Ryan,

Attached is the rescheduled Notice of Public Hearing and the Revised Staff Report. The only things I changed in the staff report revolve around the rescheduled public hearing and dates.

Sincerely,

Amy Rusko



Amy Rusko | Planning Manager  
Phone: 360-403-3550  
Email: [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)  
Website: [www.arlingtonwa.gov](http://www.arlingtonwa.gov)

18204 59<sup>th</sup> Ave NE, Arlington, WA 98223

**From:** [Amy Rusko](#)  
**To:** [Kerry Lyste](#); [Todd Gray](#)  
**Cc:** [Ameresia Lawlis](#)  
**Subject:** City of Arlington - Allen Townhomes ULS - Rescheduled Notice of Public Hearing  
**Date:** Tuesday, December 5, 2023 10:40:00 AM  
**Attachments:** [PLN1000\\_NOPH.pdf](#)  
[image001.png](#)  
[Exhibit 1 - Revised Allen Townhomes Preliminary ULS HE Staff Report.pdf](#)

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Dear Party of Record,

I apologize in advance that I am sending this to you again, but the City had an issue with the Public Hearing that was scheduled for this project on November 29, 2023. We had to reschedule the Public Hearing for December 20, 2023, therefore having to resend it to all parties of record on the project. I have attached the Reschedule Notice of Public Hearing and the Revised Staff Report.

Sincerely,

Amy Rusko



Amy Rusko | Planning Manager  
Phone: 360-403-3550  
Email: [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)  
Website: [www.arlingtonwa.gov](http://www.arlingtonwa.gov)  
18204 59<sup>th</sup> Ave NE, Arlington, WA 98223