

LAND USE APPLICATION



**CONDITIONAL USE PERMIT
COMMUNITY & ECONOMIC DEVELOPMENT**

18204 59th Avenue NE • Arlington, WA 98223 • Main Line 360.403.3551

FOR AGENCY USE		Date:	File:	Fee: \$	
PERMIT TYPE					
Type of Special Use Permit	<input type="checkbox"/> Cottage (> 49 Units) <input checked="" type="checkbox"/> Multi-Family (> 49 Units) <input checked="" type="checkbox"/> Site Plan Review (≥4 ac.)		Required Submittals (Check All That Apply)	<input checked="" type="checkbox"/> Conditional Use Submittal Requirements Checklist <input checked="" type="checkbox"/> Required Submittal Items <input type="checkbox"/> Shoreline Substantial <input type="checkbox"/> Design Review – Admin. <input type="checkbox"/> Design Review – Board	
	SITE INFORMATION				
Site Address (Use block # if no bldg. #)	21117 59th Ave NE, Arlington, WA		Tax Parcel ID Number(s)	31051000402700	
Property Acreage	8.86		Zoning Classification	General Commercial, Mixed-Use Overlay	
Property Square Feet	386,030		Use Classification No.	General Commercial, Horiz. Mixed-Use Overlay	
Water Supply	Current	Proposed	Sewer Supply	Current	Proposed
	city from 59th	city from 59th		none	city from SR530 extension
Existing Use of Property	pasture				
On-Site Critical Areas?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Critical Area Type (e.g. wetland, steep slope, etc.)	wetland	
Has Site Been Logged in Past 6 years?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Will Site Be Logged as Part of This Project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
OWNER		APPLICANT		CONTACT	
Name	Lane Properties, LLC		Quarterra Multifamily Communities	Brad Machat	
Full Address	10515 Evergreen Way		1325 4th Ave, #1300	same as Applicant	
	Everett, WA 98204		Seattle, WA 98101	same as Applicant	
Phone Number	-		206-708-2294	same as Applicant	
E-mail	-		peter.vanoverbeek@quarterra.com	same as Applicant	
Relationship of Applicant to Property (check one)	<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Contract Purchaser	<input type="checkbox"/> Lessee	<input type="checkbox"/> Other: _____	
PROJECT ARCHITECT		PROJECT ENGINEER		PROJECT SURVEYOR	
Name	Ron Metzker / LPAS		Jeremy Febus, PE / KPFF	Colin Palmer, PLS / Terrane	
Full Address	723 S St.		1601 Fifth Ave, #1600	11235 SE 6th St, #130	
	Sacramento, CA 95811		Seattle, WA 98101	Bellevue, WA 98004	
Phone Number	916.669.3431		206.795.8953	425.458.4488	
E-mail	rmetzker@lpas.com		jeremy.febus@kpff.com	colinp@terrane.net	

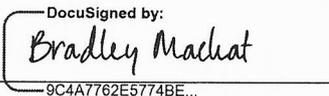
PROJECT DETAILS		
Project Name	Arlington Garden Apartments	
Total Number of Existing Lots	3	
Total Number of Proposed Units	223	
By Dwelling Use Type	Single Family	-
	Duplex	-
	Townhouse	-
	Multi-Family	216
	Other	-
By Non-Residential Use Type	Commercial	7
	Industrial	-
	Other	-
Has this property been subdivided?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, Provide Applicant Name & Plat Name	n/a	
SHORELINE DEVELOPMENT ONLY (Required for all Development Within or Adjacent to a Shoreline)		
Will this Proposal be a Substantial Development as Defined in AMC §20.92.010?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Shoreline Environmental Designation (if yes)	n/a	
Are you requesting a Shoreline Variance as allowed under AMC §20.92.130?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
All projects subject to a Shoreline Substantial Development Permit are required to be processed concurrently.		
FOREST PRACTICE (For Clearing >10,000sf) <u>AND</u> MITIGATION FOR SIGNIFICANT TREE REMOVAL (All Applications)		
Associated Land Use Permit No		
Number of Significant Trees to be Harvested		
Total Acreage to be Harvested		
Is there a Current Development Moratorium on the Site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Type of Forest Land Conversion	<input type="checkbox"/> Class IV – General <input type="checkbox"/> Class IV – Special _____	
Significant Tree Mitigation Options (A, B, or C)		
Will Significant Trees be Removed During any Phase of this Proposed Project?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If, no, then no mitigation is required)	
A) Number of Trees to be Replanted On-Site (3:1 Ratio)	8 removed so 24 will be replanted	
<u>OR</u> Date Completed	(For Agency Use Only)	
B) Number of Trees to be Replanted Off-Site (3:1 Ratio)	Location: N/A	
<u>OR</u> Date Completed	(For Agency Use Only)	
C) Tree Mitigation In-Lieu Fee	(# of Harvested Trees) <u>N/A</u> X (3) X (Tree Cost) = <u>N/A</u>	
Date Paid	N/A	
Receipt No	N/A	

APPLICANT CERTIFICATION

I certify that I am the Owner or Owner's authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owners agent regarding the property at the above referenced address for the purpose of filing applications for permits or review under the Arlington Municipal Code and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I do hereby declare under penalty of perjury under the laws of the state of Washington that I have familiarized myself with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my knowledge and belief.

DATED AT Seattle, Washington on this date: 10/21/2024

Applicant's Signature:  9C4A7762E5774BE...

REAL PROPERTY OWNER CERTIFICATION

I do hereby declare under penalty of perjury under the laws of the state of Washington that I am the owner of the subject property or an officer/member of the entity owning the subject property, that it is my desire to seek the subject land use permit, and that I will abide by any requirements and conditions that may be part of the approval of this request. I also hereby grant permission for City employees, agents of the City and/or other agency officials to enter the subject property, if necessary, for the purpose of site inspections.

DATED AT Everett, Washington on this date: 10/22/24

Owner's Signature: 

All other property owners of the subject property must also sign below (attach additional sheets if necessary):

1) Name: _____ Signature: _____

Address: _____ Phone: _____

2) Name: _____ Signature: _____

Address: _____ Phone: _____

3) Name: _____ Signature: _____

Address: _____ Phone: _____