



# NOTICE OF APPLICATION

**File Name:** Pioneer Point  
**File Number:** PJ26-0082  
**Owner/Applicant:** Lavoy Inc  
**Contact:** Brian Kalab, Insight Engineering Co  
**Intersection:** East of 83<sup>rd</sup> Ave NE along 207<sup>th</sup> St NE  
**Parcel No.:** 31051200301000, 31051200301400 & 31051200301500  
**Date of Application:** January 22, 2026  
**Date of Completeness:** February 10, 2026  
**Date Notice of Application:** February 20, 2026  
**Date of Publication/Posting:** February 20, 2026

**PROJECT DESCRIPTION:** The applicant is proposing to construct residential units located within the Residential High-Capacity Zone. The proposal includes the need for a variance on private roads and density requirements due to the unusable portions of the property. The detached residential units would include garages, private open space, a minipark, additional guest parking and protection of onsite critical areas. Road and building sites would be cleared, graded and compacted as necessary to achieve proper grading transition, drainage, and structural stability. No more than 1,215 CY of material will be cut, and no more than 51,000 CY will be used for fill.

**APPROVALS REQUIRED:** City of Arlington: Special Use Permit, Design Review, SEPA Review, Civil Permit, Stormwater General Permit, Utility Permit, and Building Permit

**To View the Project:** The application submittal documents are available for review on the city's website at <https://www.arlingtonwa.gov/310/Public-Notices-Hearings> or at the Community and Economic Development Department, located at 18204 59<sup>th</sup> Avenue NE, Arlington, WA 98223.

**Notice of Application Public Comment Period:** Any person may comment on this application by writing to the mailing or email address below. Comments on this application must be received by **5:00 PM on Friday, March 6, 2026**

**Staff Contact:** Ameresia Lawlis, Associate Planner, [planning@arlingtonwa.gov](mailto:planning@arlingtonwa.gov), 360-403-3432

**Mailing Address:** Community & Economic Development Department,  
18204 59<sup>th</sup> Avenue NE, Arlington, WA 98223

# Proposed Site Plan



**This is a preliminary site plan/proposal and is subject to change with further submittals**