



# NOTICE OF APPLICATION

**File Name:** Braaten 2-Lot Preliminary Minor Plat  
**File Number:** PLN #944  
**Applicant:** Darrin Braaten  
**Location:** 7817 190<sup>th</sup> Place NE  
**Parcel No.:** 31051400402300  
**Date of Application:** April 27, 2022  
**Date of Completeness:** May 12, 2022  
**Date Notice of Application:** May 16, 2022

**PROJECT DESCRIPTION:** The applicant is proposing a 2-lot preliminary minor plat to divide the subject parcel into two separate lots. The total site consists of 5 acres and is located within the Arlington Terrace neighborhood. The parcels are not served with city services and each lot must provide their own water and septic service. The existing home is located on the southeast 1-acre of the overall property. The existing home has a community water service and a septic drain field. The property is served by the private road system. A powerline easement runs across the west 2.5 acres of the total 5-acre lot. The proposal includes the creation of a 1-acre lot for the existing home and a 4-acre lot for the remainder. Due to the powerline easement occupying the west 2.5 acres, the building areas need to be on the east side of the parcel. The existing house has a driveway connecting to the private road. The new 4-acre lot has an existing driveway to the future building site. The 4-acre lot has a satisfactory drain field location in the north portion. The new house will be centrally located in the northeast corner of the 5-acre parcel. The new home will be located on higher ground along the east property line. This proposal includes the adaption of a full dispersion drainage system. The fully vegetated powerline easement area allows a natural dispersion area for the new house and driveway areas. The new house will require removal of certain trees. To offset the tree removal the applicant intends on planting trees between the powerline easement and the existing driveway.

**APPROVALS REQUIRED:** City of Arlington: Preliminary Minor Plat, Final Minor Plat, Building Permits, Department of Health, and Department of Ecology.

**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 Tuesday, May 31, 2022.**

**Staff Contact:** Amy Rusko, Planning Manager, [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov), 360-403-3550

**Mailing Address:** Community & Economic Development Department, c/o Amy Rusko,  
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