



CITY AFFIDAVIT OF POSTING

I, Ameresia Lawlis, do hereby certify that on November 9, 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

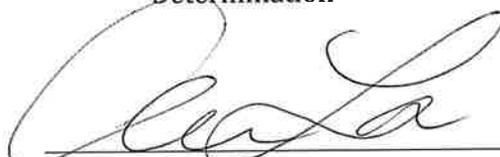
Stating:

- 1) that a public hearing will be held by the
 - Planning Commission
 - City Council
 - Hearing Examiner

Date:

OR 2) that a Neighborhood Meeting will be held on **November 29, 2023 @ 2:30 pm**

- 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

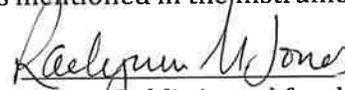
11/9/2023

 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:




 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

Publish date:	November 9, 2023
Proposal name:	Allen Townhomes Preliminary Unit Lot Subdivision
Applicant:	JM1 Holdings, LLC
File number:	PLN#1000 Conditional Use Permit
Location:	8927 172 nd Street NE
Documents available at:	City of Arlington website at www.arlingtonwa.gov , under Public Notices
Lead Agency:	City of Arlington
Contact Person:	Amy Rusko, Planning Manager, 360-403-3550, arusko@arlingtonwa.gov
SEPA Responsible Official:	Marc Hayes, Community Development Director
Public hearing body:	Hearing Examiner
Public hearing date/time:	Wednesday, November 29, 2023 at 2:30 pm
Public hearing location:	Online via Zoom Meeting
Written comment deadline:	Tuesday, November 28, 2023 at 5:00 pm

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

<https://arlingtonwa.zoom.us/j/81858600030?pwd=bDdGdG5WMW1aVmhvTXNnT2t2djNJdz09>

Meeting ID: 818 5860 0030 Passcode: 912929 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 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: All materials pertaining to this project may be examined online at www.arlingtonwa.gov/310/Public-Notices-Hearings. The files are also available for viewing at the Community & Economic Development Department, located at 18294 59th Avenue NE, Arlington, WA 98223.



CITY OF ARLINGTON

Notice of Public Hearing

Allen Townhomes Preliminary Unit Lot Subdivision

File Number: PLN #1000
Applicant: JM1 Holdings, LLC
Location: 8927 172nd 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: November 29, 2023
Public Hearing Time: 2:30 pm
Written Comment Deadline: November 28, 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 172nd Street NE.

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 Link:
<https://arlingtonwa.zoom.us/j/81858600030?pwd=bDdGdG5WMW1aVmhvTXNnT2t2djNjdz09>

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, 18204 59th Avenue NE, Arlington, WA 98223



CITY OF ARLINGTON

Notice of Public Hearing

Allen Townhomes Preliminary Unit Lot Subdivision

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Parcel No.: 31052400301000 & 31052400300900

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Public Hearing Body: Hearing Examiner
Public Hearing Location: Online via Zoom Meeting
Public Hearing Date: November 29, 2023
Public Hearing Time: 2:30 pm
Written Comment Deadline: November 28, 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 172nd Street NE.

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Notice of Public Hearing

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Applicant: JM1 Holdings, LLC
Location: 8927 172nd 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: November 29, 2023
Public Hearing Time: 2:30 pm
Written Comment Deadline: November 28, 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 172nd Street NE.

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

Contact Information: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov, 18204 59th Avenue NE, Arlington, WA 98223



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



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

For Publication in the Thursday, November 9, 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 under Public Notices. The files are also available for viewing at the Community & Economic Development Department, located at 18294 59th Avenue NE, Arlington, WA 98223.

Lead Agency: City of Arlington

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

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

Public Hearing Body: Hearing Examiner

Public Hearing Date & Time: Wednesday, November 29, 2023 at 2:30 pm

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

Written Comment Deadline: Tuesday, November 28, 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 172nd 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 Public Hearing
Date: Tuesday, November 7, 2023 12:31:49 PM
Attachments: [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 November 9, 2023.
Thank you,
Karen

There will be no legal notices on November 11, 2023 as it is the Veterans Day holiday and will be an online-only edition for Everett Herald

Legal Notices for Methow Valley and Okanogan for Thanksgiving, pub dates 11/22 and 11/23 will be due FRIDAY, November 17 before NOON

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, Nov 7, 2023 at 11:06 AM Amy Rusko <arusko@arlingtonwa.gov> wrote:

Legals,

Please publish the attached Notice of Public Hearing in the Thursday, November 9, 2023 edition of The Herald.

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 NOPH
Date: Thursday, November 9, 2023 9:02:00 AM
Attachments: [20230909_PLN1000_NOPH.pdf](#)
[image001.png](#)

Good morning,

Attached is the Notice of Public Hearing for Allen Townhomes.

Sincerely,



Ameresia Lawlis

Arlington Community & Economic Development, Planner I

18204 59th Ave NE, Arlington, WA 98223

☎: 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 PLN1000 NOPH
Date: Thursday, November 9, 2023 9:06:00 AM
Attachments: [20230909_PLN1000_NOPH.pdf](#)
[image001.png](#)

Review Agencies –

The City has issued a Notice of Public Hearing for the Allen Townhomes Unit Lot Subdivision

You can find the project application documents on the city's website at the following link: <https://www.arlingtonwa.gov/310/Public-Notices-Hearings>. This project older and will be listed under the 2022 Permits on the public notice page.

If you have comments for this project, please provide them by the close of the comment period on November 28, 2023 at 5:00pm.

Sincerely,



Ameresia Lawlis

Arlington Community & Economic Development, Planner I

18204 59th Ave NE, Arlington, WA 98223

O: 360.403.3548

alawlis@arlingtonwa.gov | www.arlingtonwa.gov

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From: [Ameresia Lawlis](#)
To: klyste@stillaguamish.com; THPO@stillaguamish.com; [Todd Gray](#)
Subject: Allen Townhomes PLN1000 NOPH
Date: Thursday, November 9, 2023 9:09:00 AM
Attachments: [20230909_PLN1000_NOPH.pdf](#)
[image001.png](#)

Good afternoon –

You are receiving this email as a Party of Record for the Arlington Townhomes Unit Lot Subdivision project.

Sincerely,



Ameresia Lawlis

Arlington Community & Economic Development, Planner I

18204 59th Ave NE, Arlington, WA 98223

O: 360.403.3548

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