



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.

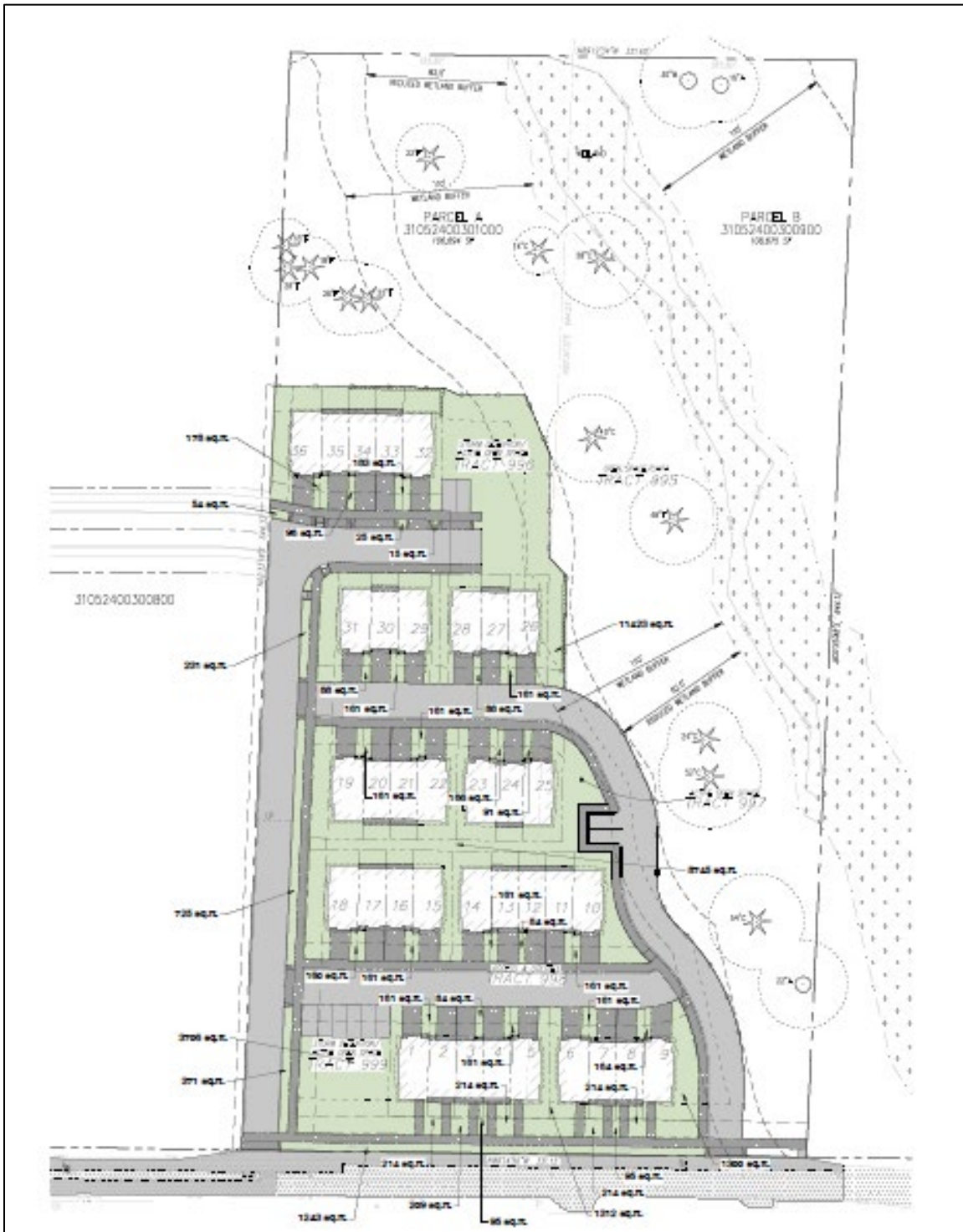
Project improvements to the site include frontage improvements along both public and private roads, landscaping, park and open space, critical area protection, and the extension of city water and sewer.

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.

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 above or to the following mailing address, 18204 59th Avenue NE, Arlington, WA 98223 on or before the written comment deadline stated above.

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

Proposed Site Layout





CITY OF ARLINGTON

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Location: 8927 172nd Street
Parcel No.: 31052400301000 & 31052400300900

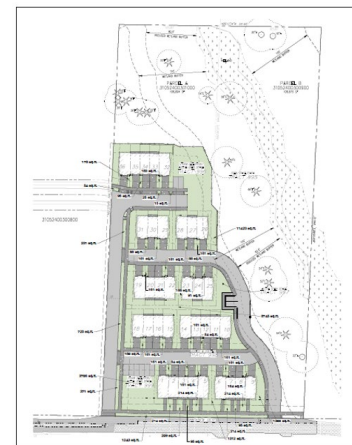
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Contact Information: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov, 18204 59th Avenue NE, Arlington, WA 98223



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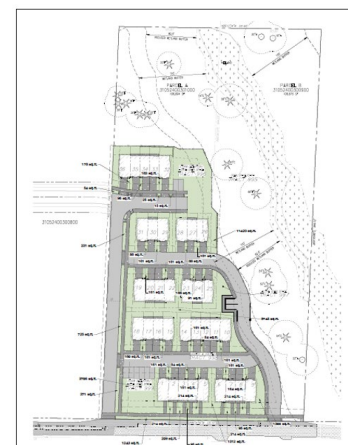
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Special Accommodations: Please call the staff contact listed above if internet access is a concern.

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