



CITY OF LAKE STEVENS NOTICE OF LAND USE APPLICATIONS Site Plan Review, Design Review and Planned Action Certification

PROJECT NAME/ FILE NUMBER: Costco / LUA2019-0080, LUA2019-0081 and LUA2019-0082

APPLICANT: Steve Bullock of MG2 Architects on behalf of Costco Wholesale

PROJECT LOCATION: Southwest corner of the SR-9 & 20th St. SE Intersection, Lake Stevens, WA 98258 / APNS # 00457000002102, 00457000002201, 00457000002304, 00457000002401, 00457000002501, 00457000002502, 00457000002503

DATE OF APPLICATION: April 30, 2019

NOTICE OF APPLICATION ISSUED: June 5, 2019

END OF COMMENT PERIOD: **June 19, 2019**

Proposed Project Description: Applicant proposes a 170,000 square-foot wholesale/retail warehouse with 850 parking stalls and a 30-pump fueling facility located in the Commercial District zone and 20th Street Subarea on seven parcels totaling 36.71 acres. The construction plans for the project will include the new public roads (91st Ave SE, 24th St SE, and S. Lake Stevens Road), a roundabout at the SR-9/24th St. SE/S. Lake Stevens Rd. intersection, and a stormwater detention pond.

Permits Required/Review Process: Site plan review, design review, planned action certification, binding site plan or boundary line adjustment, development agreement, construction plan approval and building permits. Site plan review is a Type II administrative decision. A planned action certification is a Type II administrative decision with public noticing. Design review is a Type I administrative decision. The project requires a public meeting to inform citizens about the proposal. Public notice will be provided prior to the public meeting.

SEPA Environmental Review: The property is within the Lake Stevens 20th Street SE Corridor Sub Area for which a Planned Action EIS exists. A Planned Action Certificate is included with the application for review by city staff. Adjacent related roads were reviewed separately for SEPA compliance. This proposal qualifies as a planned action under the Lake Stevens 20th St. SE Corridor Subarea EIS adopted via Ordinance No. 878 and pursuant to Lake Stevens Municipal Code (LSMC) 14.38.120. It is within the development thresholds established for the 20th St. SE Corridor Planned Action EIS. Under the Planned Action development thresholds, this project uses 170,000 square feet of retail and will generate 799-new PM peak hour trips.

PUBLIC REVIEW AND COMMENT:

Interested parties may submit written comments on the proposal within 14 days of this Notice by sending them to City Hall, Attn: Melissa Place, PO Box 257, Lake Stevens, WA 98258 or by email at mplace@lakestevenswa.gov. Upon publication of the Notice of Application, there is a 14-day period comment period. The deadline for public comments is **5:00 PM, June 19, 2019**.



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The project file, including a site map is available for review at City Hall, Monday-Friday 9:00 am- 4:00 pm. Limited materials are available at:

https://apps.lakestevenswa.gov/Citizen/Web_Public/CitizenConn_Connections.aspx?ReturnUrl=%2fcitizen

For additional information please contact the Department of Community Development at 425-622-9430.

It is the City's goal to comply with the American with Disabilities Act. The City offers its assistance to anyone with special needs, including the provision of TDD services.

Distribution: Applicant
Posted at City Hall, Subject Property, and Website
Mailed to property Owners within 300 feet of project site
Emailed to NOA Distribution List (Agencies, Tribes, Utilities, etc.)
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