



CITY OF LAKE STEVENS NOTICE OF PUBLIC HEARING and NOTICE OF APPLICATION Preliminary Plat, Design Review, and Conditional Use Permit (CUP)

PROJECT NAME/ FILE NUMBER: Smith Townhomes Development / LUA2019-0190, LUA2020-0012, LUA2020-0041

APPLICANT: Steve and Jozette Smith

PROJECT LOCATION: 9929 S. Lake Stevens Road, Lake Stevens, WA 98258
APN: 00457000002914, 00457000002915, and 00457000002901

DATE OF APPLICATION: March 12, 2020 (CUP only)

NOTICE OF APPLICATION ISSUED: June 24, 2020

PUBLIC HEARING DATE / TIME July 9, 2020 at 2:00pm

LOCATION: **Zoom** - Meeting ID: 897 5553 7041
[Join Zoom Meeting](#)
<https://us02web.zoom.us/j/89755537041>
To dial in please use the phone # +1 253 215 8782

PROPOSED PROJECT DESCRIPTION:

- Applicant proposes a 15-unit townhome development using the unit lot subdivision provisions of the Lake Stevens Municipal Code. The proposed development is in the High Urban Residential zoning district and 20th Street Subarea on three parcels totaling 1.96 acres. The development is proposed to be accessed via a private drive from South Lake Stevens Road. A boundary line adjustment (LUA2019-0189) is associated with this development and was applied for prior to the subdivision. A Notice of Application for the Preliminary Plat and Design Review was issued on February 10, 2020. This notice combines both the Notice of Application for the CUP and the Notice of Public Hearing before the Hearing Examiner.
- **Permits Required:** Subdivision approval, design review, planned action certification, construction plan approval, building permits and final subdivision approval.
- **Review Process:** Subdivision approval is a Type III decision which is a quasi-judicial decision by the Hearing Examiner. A planned action certification is a Type II administrative decision with public noticing. Design review is a Type I administrative decision. A public hearing before the Hearing Examiner to consider approval of the preliminary plat, design review, and CUP, will be held on **July 9, 2020 at 2:00 p.m.** on Zoom (online). Please see the details for the public hearing date/location listed above.
- **SEPA Environmental Review:** The city issued a Planned Action Certification for the project on February 10, 2020.

PUBLIC REVIEW AND COMMENT:

Interested parties may submit written comments before the hearing or testify in person on Zoom. Comments can be submitted to City Hall, Attn: Melissa Place, PO Box 257, Lake Stevens, WA 98258 or



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by email at mplace@lakestevenswa.gov. Persons who submit written or oral testimony may appeal the decision.

The project file is available for review at City Hall, Monday-Friday 9am to 4pm. Limited materials are available at: <https://apps.lakestevenswa.gov/Citizen> and search for the permit number(s).

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 and Interested Parties list
 Published in Everett Herald