



CITY OF LAKE STEVENS NOTICE OF LAND USE APPLICATIONS

Binding Site Plan, Site Plan, & Administrative Design Review

PROJECT NAME/ FILE NUMBER:	North Village Townhouses/ LUA2020-0191, LUA2021-0067, and LUA2021-0068
APPLICANT:	L.S. Village Townhouses, LLC
PROJECT LOCATION:	2309 and 2311 123 rd Ave NE, Lake Stevens WA 98258 / APNs # 00562200000904, 00562200000901, and 00562200000906
DATE OF APPLICATION:	April 8, 2021 and December 10, 2020
DATE OF COMPLETENESS:	May 11, 2021
NOTICE OF APPLICATION ISSUED:	May 19, 2021
END OF COMMENT PERIOD:	June 3, 2021

Proposed Project Description: The applicant proposes a 15-unit townhome development on 1.16 acres on three parcels in the Multifamily Residential zoning district. The proposed layout consists of five multifamily townhouse buildings accessed from a new private internal drive aisle with one point of access off 123rd Ave NE. Parking for the units is provided on-site via garages and parking pads. The project requires the construction of new sidewalk, curb, gutter, pavement widening, and the dedication of property to the ROW. The stormwater system consists of a detention vault as well as a bioretention pond.

This project had previous approvals for design review and site plan review, but the permits expired. The applicant is now submitting new permits for approvals including a binding site plan for condo townhomes with a similar site layout as previous.

Permits Required: Binding site plan approval, administrative design review, site plan review, construction plan approval, and building permits.

Review Process: Binding Site Plan is a Type II decision requiring public notice and an administrative decision. Administrative design review and site plan review are Type I decisions. The binding site plan, site plan, and design review will be reviewed and processed collectively under LSMC 14.16A.220(g) - consolidated permit process. A design review meeting may be requested to the city in writing within 14 days of this notice.

SEPA Environmental Review: A SEPA Determination of Non-Significance (DNS) was issued for the previous project approvals on October 31, 2018. As a SEPA determination does not expire and the new applications are very similar to the previous and do not increase the amount of environmental impact previously analyzed, the existing SEPA Determination stands unless otherwise determined.

PUBLIC REVIEW AND COMMENT:

Interested parties may submit written comments on the proposal within 14 days of this Notice by



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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 **4:00 PM, June 3, 2021**.

Limited materials are available at the link below by searching using the file name or number above:
https://apps.lakestevenswa.gov/Citizen/Web_Public/CitizenConn_Connections.aspx.

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.)
 Published in Everett Herald