



## CITY OF LAKE STEVENS NOTICE OF LAND USE APPLICATIONS

### Administrative Conditional Use Permit & Administrative Design Review

**PROJECT NAME/ FILE NUMBER:** ARCO ampm / LUA2021-0092 and LUA2021-0093  
**APPLICANT:** BP Fuels  
**PROJECT LOCATION:** 2731 Soper Hill Road, Lake Stevens WA 98258 / APN # 29051200200600  
**DATE OF APPLICATION:** May 27, 2021  
**DATE OF COMPLETENESS:** June 22, 2021  
**NOTICE OF APPLICATION ISSUED:** June 24, 2021  
**END OF COMMENT PERIOD:** **July 9, 2021**

**Proposed Project Description:** The applicant proposes a fuel facility, convenience store, and car wash on 0.86 acres on one parcel in the Local Business zoning district. The applicant proposes to construct a 2,900 square-foot convenience store with a 42- by 84-foot fuel canopy with six (6) multi-product dispensers, a 48-foot-long car wash, 21 parking stalls, one ADA stall, pedestrian amenities, and associated landscaping and circulation area. The project is part of the Soper Hill Commercial development that will be constructing additional commercial uses to the north.

**Permits Required:** Administrative conditional use permit, administrative design review, construction plan approval, and building permits.

**Review Process:** An administrative conditional use permit is a Type II decision requiring public notice and an administrative decision. Administrative design review is a Type I decision. A design review meeting may be requested to the city in writing within 14 days of this notice.

**SEPA Environmental Review:** A SEPA Mitigated Determination of Non-Significance (MDNS) was issued for the greater Soper Hill Commercial binding site plan development on August 21, 2019. As a SEPA determination does not expire, the existing SEPA Determination stands unless otherwise determined by the city.

#### **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](mailto: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, July 9, 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](https://apps.lakestevenswa.gov/Citizen/Web_Public/CitizenConn_Connections.aspx).

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



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*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.*

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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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