



NOTICE

NOTICE OF OPEN RECORD HEARING, THRESHOLD DETERMINATION AND CONCURRENCY AND TRAFFIC IMPACT FEE DETERMINATIONS

File Name: Panther Lake Ridge

File Number: 04-112029-SD

32 lot subdivision of approximately 107.5 acres utilizing the rural cluster subdivision provisions within Snohomish County Code.

Location: SW corner of the site is at north end of 151 s¹ Ave SE approx. 1/2 mile north of 3-Lakes Rd. SE property corner is 1/2 mile north & 1/4 mile west of 163rd Ave SE & 3-Lake [Rd. in](#) Section 3, Township 28 North, Range 6 East, W.M., Snohomish County, Washington.

Hearing specifics: Before the Snohomish County Hearing Examiner, November 9, 2004, 9:00 a.m., Earl Torgeson Hearing Room, 2802 Wetmore Avenue, Suite 220 Everett, WA. NOTE: if a valid SEPA appeal is filed, the hearing on the appeal will be combined with the hearing on the underlying project application.

Applicant: Cimarron West LLC

Date of application/Completeness date: April 20, 2004

Date Determined Complete: May 18, 2004

Approvals required: Preliminary Plat

SEPA Decision: On September 13, 2004, PDS determined that this project does not have a probable, significant adverse impact on the environment and has issued a Determination of Nonsignificance (DNS). An environmental impact statement (EIS) under RCW 43.21C.03(2)(c) is not required. This decision was made after review of a completed environmental checklist and other information on file with this agency.

SEPA Comment Period: Comments must be received 14 days from the date of publication of this notice in the Everett Herald.

SEPA Appeal Period: The DNS may be appealed pursuant to the requirements of Section 30.61.300 SCC and must be received no later than October 4, 2004

Forest Practices: For projects requiring a Forest Practice permit from the Washington State Department of Natural Resources (DNR) and where no valid SEPA appeal is filed, the applicant may request early release of county comments to DNR. Early release of county comments may enable DNR to issue a forest practice permit for tree removal prior to the project hearing or county approvals.

Concurrency: The Department of Public Works has evaluated the traffic impacts of this development under the provisions of Chapter 30.6613 SCC, and the development has been deemed concurrent. Any person aggrieved by the concurrency determination for this development may submit written documentation (refer to SCC 30.6613.180) at, or prior to, the public hearing explaining why the concurrency determination fails to satisfy the requirements of Chapter 30.6613 (Title 2613) SCC.

Traffic Mitigation: This development will be subject to payment of a Transportation Impact Fee to Snohomish County in an amount as listed in the project file. Any aggrieved person may appeal the decision applying an impact fee under Chapter 30.668 (Title 2613) SCC to the Snohomish County Hearing Examiner by submitting a written appeal to Planning and Development Services, in the manner and form prescribed by SCC 30.71.050, within 14 days of the date of this notice.

Project Manager: Ryan Larsen, 425-388-3311, ext. 2943

Project Manager [e-mail: Ryan.Larsen@co.snohomish.wa.us](mailto:Ryan.Larsen@co.snohomish.wa.us)

Date of Notice: September 19, 2004

HOW TO USE THIS BULLETIN

To learn more about a project:

- Call the planner assigned to the project.
- Review project file at Snohomish County Planning and Development Services (PDS) 5th Floor Customer Service Center.
- Permit Counter Hours: 8 - 5 p.m. M, T, W, F and 10 - 5 p.m. on Thursdays. Please call ahead to be certain the project file is available.

To comment on a project:

- Submit written comment^s to PDS at the address below. All comments received prior to issuance of a department decision or recommendation will be reviewed. To ensure that comments are addressed in the decision or recommendation, they should be received by PDS before the end of the published comment period.
- Comments on a project scheduled for a hearing before the hearing examiner, may be made by submitting them to PDS prior to the open record hearing.
- PDS only publishes the decisions that are required by Snohomish County Code. Persons will receive notice of all decisions that they have submitted written comment on, regardless of whether or not they are published.
- You may become a party of record for a project by: 1. submitting original written comments to the county prior to the hearing, 2. testifying at the hearing or 3. entering your name on a sign-up register at the hearing. NOTE: only parties of record may subsequently appeal the hearing examiner's decision or provide written or oral arguments to the county council if such an appeal is filed.

To appeal a decision:

- Department decisions (including SEPA threshold determinations): submit a written appeal and the \$500 filing fee to PDS prior to the close of the appeal period. Refer to SCC 30.71.050(5) for details on what must be included in a written appeal.
- A SEPA appeal also requires that an affidavit or declaration be filed with the hearing examiner within seven days of filing the appeal, pursuant to SCC 30.61.305(1).
- Hearing examiner decisions issued after a public hearing are appealable as described in the examiner's decision. Notice of those decisions is not published. You must have submitted written comments to PDS or written or oral comments at the public hearing in order to appeal a hearing examiner's decision.

HOW TO REACH US:

The Customer Service Center for the Snohomish County Planning and Development Services is located on the 5th floor of the County Administration Building, 3000 Rockefeller Avenue, M/S 604, Everett WA 98201 425-388-3311 TTY

www.co.snohomish.wa.us/pds

ADA NOTICE: Snohomish County facilities are accessible. Accommodations for persons with disabilities will be provided upon advance request. Please make arrangements one week prior to hearing by calling the Hearing Examiner's office, 425-388-3538 voice, or 388-3700 TDD

