

17711 Spruce Way
ARIANNA PLACE PRELIMINARY FORMAL SUBDIVISION
(File No. PLT-003243-2015, ERC-003245-2015, BLA-003244-2015)

Project Description:

The applicant, Best Harbour Development, LLC is proposing to formally subdivide (long plat) the property into a total of ten (10) single family residential building lots. The property is 2.5 acres (109,009 SF) and is zoned RS-8 Residential 8,400 SF. There are no critical areas on this site. The project site is currently developed with a church in the western portion. The new single family homes are proposed to be constructed in the eastern portion of this site. The church and its accessory buildings will remain.

Location:

The site is located at 17711 Spruce Way. The Assessor's Parcel Numbers are 00372700301200 and 00372700301202.

Preliminary Formal Subdivision Approval:

The proposal will be reviewed for compliance with Title 19 Subdivisions and Title 17 Environment of the Lynnwood Municipal Code (LMC).

Public Hearing:

A Public Hearing before the Lynnwood Hearing Examiner will be held at the **Lynnwood Civic Center, Council Chambers** at **19100 44th Ave. W, Lynnwood, WA** at **2:00 PM** on **Thursday, January 21, 2016**. At the Hearing any interested party may appear and give testimony.

**Appeal of Hearing Examiner Decision:**

Only persons who:

- Appear and give testimony at the public hearing; or
- Submit written comments to the Community Development Department; or
- Submit a written request for a copy of the Examiner's decision may appeal the Decision. Only comments and testimony received at or prior to the Hearing may be considered at the Hearing, or at any Appeal proceeding.

Additional Information:

There are occasions when meetings may be postponed or items removed from an agenda. It is therefore advised that you confirm the meeting is going to be held and that this item is on the agenda. The public is invited to attend and participate. Parking and meeting rooms are accessible for persons with disabilities. Contact the City Clerk at 425-670-5161 with 24-hours advance notice for special accommodations.

Comments / Contact:

The file on this project is maintained in the Community Development Department office and is available for review at 4400 198th St. SW. If you have questions or would like to provide comments, please contact Chanda Emery, AICP, Senior Planner, at 425-670-5411 or cemery@ci.lynnwood.wa.us. Applicable documents are available on the at the City website at www.ci.lynnwood.wa.us → City Services → Planning and Development → Public Land Use Notices.

Date of this Notice: December 21, 2015

Public Hearing Date: January 21, 2016

**THIS NOTICE IS NOT TO BE REMOVED, MUTILATED OR CONCEALED
BY ANY UNAUTHORIZED PERSON**