

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

OFFICIAL NOTICE OF COUNCIL DECISION

In re the Appeal of the January 19, 2021, Decision of the Hearing Examiner, approving the project of Ironwood; a rezone of three of 11 parcels from R-9,600 to R-7,200; preliminary plat of 88 lots on 15.99 acres; Planned Residential Development (PRD) official site plan; Urban Residential Design Standards (URDS) administrative site plan; and landscaping modification; File No. 20-102399 PSD/SPA/REZO/WMD for property located at 17710, 17622 Clover Road; 17721 North Road; 109, 113, 117, 129, and 131 Bellflower Road, Bothell, Washington 98021.


NOTICE IS HEREBY GIVEN, that on March 17, 2021, a closed record appeal hearing, in this matter, was held and the County Council directed staff to draft a written motion upholding the Hearing Examiner's decision.

FURTHER NOTICE IS GIVEN, that on March 22, 2021, the Snohomish County Council approved a written motion consistent with the oral direction provided at the March 17, 2021, closed record appeal hearing, attached hereto as Council Motion No. 21-112.

FURTHER NOTICE IS GIVEN, that unless otherwise provided by law any person having standing who wishes to appeal this decision must do so by filing a land use petition in Superior Court in accordance with the provisions of Chapter 36.70C RCW and SCC 30.72.130.

FURTHER NOTICE IS GIVEN, that affected property owners may request the Snohomish County Assessor to make a change in valuation for property tax purposes notwithstanding any program of revaluation.

DATED this 22nd day of March, 2021.



Debbie Eco, CMC
Clerk of the Council

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

MOTION NO. 21-112

AFFIRMING THE HEARING EXAMINER'S DECISION IN THE CLOSED RECORD
APPEAL OF IRONWOOD, FILE NO. 20-102399 PSD/SPA/WMD/REZO

WHEREAS, Pacific Ridge – DRH, LLC applied to Snohomish County for approval of a rezone of three of eleven parcels from R-9,600 to R-7,200, a preliminary plat of 88 lots, a planned residential development official site plan, an urban residential design standards administrative site plan, and a landscaping modification on property located in unincorporated Snohomish County near 17721 North Road; and

WHEREAS, the Snohomish County Hearing Examiner held an open record hearing on December 22, 2020; and

WHEREAS, the Snohomish County Hearing Examiner issued a decision on January 19, 2021, denying the SEPA appeal, approving the requested rezone, approving the preliminary plat and planned residential development official and urban residential design standards administrative site plans subject to specific conditions, and approving the landscaping modification; and

WHEREAS, Sno-King Watershed Council appealed the decision of the Hearing Examiner to the County Council under SCC 30.72.070 on February 2, 2021; and

WHEREAS, through written argument dated February 23, 2021, Pacific Ridge – DRH, LLC requested summary dismissal of the appeal in its entirety based on the County Council's lack of jurisdiction over threshold determinations issued under the State Environmental Policy Act (SEPA); and

WHEREAS, the County Council granted the request to summarily dismiss the issue or issues raised by the Sno-King Watershed Council alleging error with the Hearing Examiner's Decision to affirm the Determination of Non-Significance issued under SEPA and denied the request to summarily dismiss the remaining appeal issues through oral motion on March 8, 2021; and

WHEREAS, through the County Council's oral motion on March 8, 2021, the summary dismissal request by Pacific Ridge – DRH, LLC was granted in part, and denied in part; and

WHEREAS, the County Council held a closed record appeal hearing on March 17, 2021, to consider the appeal on the remaining non-SEPA issues; and

WHEREAS, after considering the appeal based upon the record and the argument of the appellant, the applicant, and parties of record, the County Council directed council staff to prepare a written motion to affirm the Hearing Examiner's January 19, 2021, decision and adopt the findings and conclusions therein;

NOW, THEREFORE, ON MOTION:

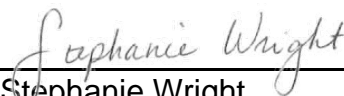
Section 1. The Snohomish County Council makes the following findings of fact and conclusions:

1. The County Council adopts the findings and conclusions of the Hearing Examiner in the January 19, 2021, decision regarding Ironwood, File No. 20-102399 PSD/SPA/WMD/REZO.

Section 2. The County Council affirms the decision of the Hearing Examiner dated January 19, 2021, regarding Ironwood, File No. 20-102399 PSD/SPA/WMD/REZO.

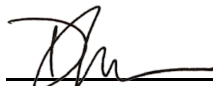
DATED this 22nd day of March, 2021.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



Stephanie Wright
Council Chair

ATTEST:



Debbie Eco, CMC
Clerk of the Council

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