



# CITY OF LAKE STEVENS NOTICE OF PUBLIC HEARING Preliminary Plat

**PROJECT NAME/ FILE NUMBER:** Tyler Preliminary Plat / LUA2016-0117  
**APPLICANT/PROPERTY OWNER:** C47-1 Tyler LLC  
**PROJECT LOCATION:** 10009 South Lake Stevens Road, Lake Stevens, WA / APN 00457000003001  
**DATE OF APPLICATION:** August 15, 2016  
**DATE OF COMPLETENESS:** August 25, 2016  
**NOTICE OF APPLICATION ISSUED:** September 1, 2016  
**PUBLIC HEARING DATE / TIME:** Thursday, November 10, 2016 / 5:00 p.m.  
**LOCATION:** Lake Stevens Community Center, 1820 Main Street, Lake Stevens, WA 98258

**Project Description:** Applicant proposes a 66-lot residential subdivision with associated improvements located in the High Urban Residential zoning district and 20<sup>th</sup> Street Subarea on one parcel totaling 9.6 acres. The plat is proposed to be accessed via connections with South Lake Stevens Road.

**Permits Required:** Preliminary plat approval, design review, clearing permit, grading permit, construction plan approval, and final plat approval.

**Permit Type/Process:** Per the Lake Stevens Municipal Code (LSMC) 14.16C.090, a preliminary plat is a Type III review with a public hearing and final decision before the Hearing Examiner.

## **PUBLIC REVIEW AND COMMENT:**

Interested parties may submit written comments before the public hearing or provide verbal comments at the public hearing. Comments can be submitted to City Hall, Attn: Melissa Place, PO Box 257, Lake Stevens, WA 98258 or by email at [mplace@lakestevenswa.gov](mailto:mplace@lakestevenswa.gov). Persons who submit written or oral testimony may appeal the decision.

The project file, including the staff report, site map and recommendations is available for review at the Permit Center, located behind City Hall, Monday-Friday 9 am- 4 pm. Limited materials are available at: <http://www.ci.lake-stevens.wa.us/index.aspx?nid=380>.

***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 Permit Center, City Hall, Subject Property and Website  
Mailed to property Owners within 300 feet of project site  
Published in Everett Herald