

# Ludwig Road PRD

## Planned Residential Development Subdivision

### NOTICE OF PUBLIC HEARING

City File #16-18-PRD

**Description of Proposal:** Planned Residential Development subdivision of an approximately 9.4 acre site into 29 single-family lots. The proposal includes open space, landscaping, a new public roadway, utility and infrastructure improvements, stormwater facilities, and critical areas mitigation for proposed wetland fill and buffer impacts.

Additional details on this proposal can be found here: <http://www.snohomishwa.gov/179/Development-Projects>. Documents that describe and evaluate the proposal are available for public review at Snohomish City Hall, 116 Union Avenue, between 8:00 AM and 4:00 PM Monday through Thursday, except holidays.

**City Permits and/or Actions Required for the Development:**

- Preliminary Plat Approval
- Site/Civil Construction Approval
- Final Plat

**Location:** 820 and 8130 Ludwig Road (on tax parcel numbers 28051200301800, 28051200303700, and 28051200304900)

**Proponent:** GSC Development, Inc.

**Date of Application:** September 20, 2018

**Date of Complete Application:** October 15, 2018

**Date of Notice of Application:** October 25, 2018

**SEPA Threshold Determination:** January 9, 2019

**Public Hearing:** A public hearing on the application for the proposal described herein is scheduled for:

**Time/Date:** 1:00 PM on Tuesday, April 9, 2019

**Location:** Harvey Auditorium  
Snohomish Fire District #4  
1525 Avenue D

**Public Comment:** Any person wishing to submit written comments or receive notification of the final decision for this application may submit the comments or request for the decision to the Planning and Development Services Department at 116 Union Avenue, Snohomish, Washington 98290. Please include the project name or number on the comments or request to be a party-of-record.

**Public Comment Period:** Public comments submitted by 4 PM on Monday, April 8, 2019 will be forwarded to the Hearing Examiner. Written comments, in addition to oral comments, may also be submitted at the hearing.

**Lead Agency:** City of Snohomish Planning and Development Services Department

**Staff Contact:** For additional information, please contact Brooke Eidem, Associate Planner, at (360) 282-3167 or [eidem@snohomishwa.gov](mailto:eidem@snohomishwa.gov).

**Date of Posting and Publication of Notice:** March 22, 2019

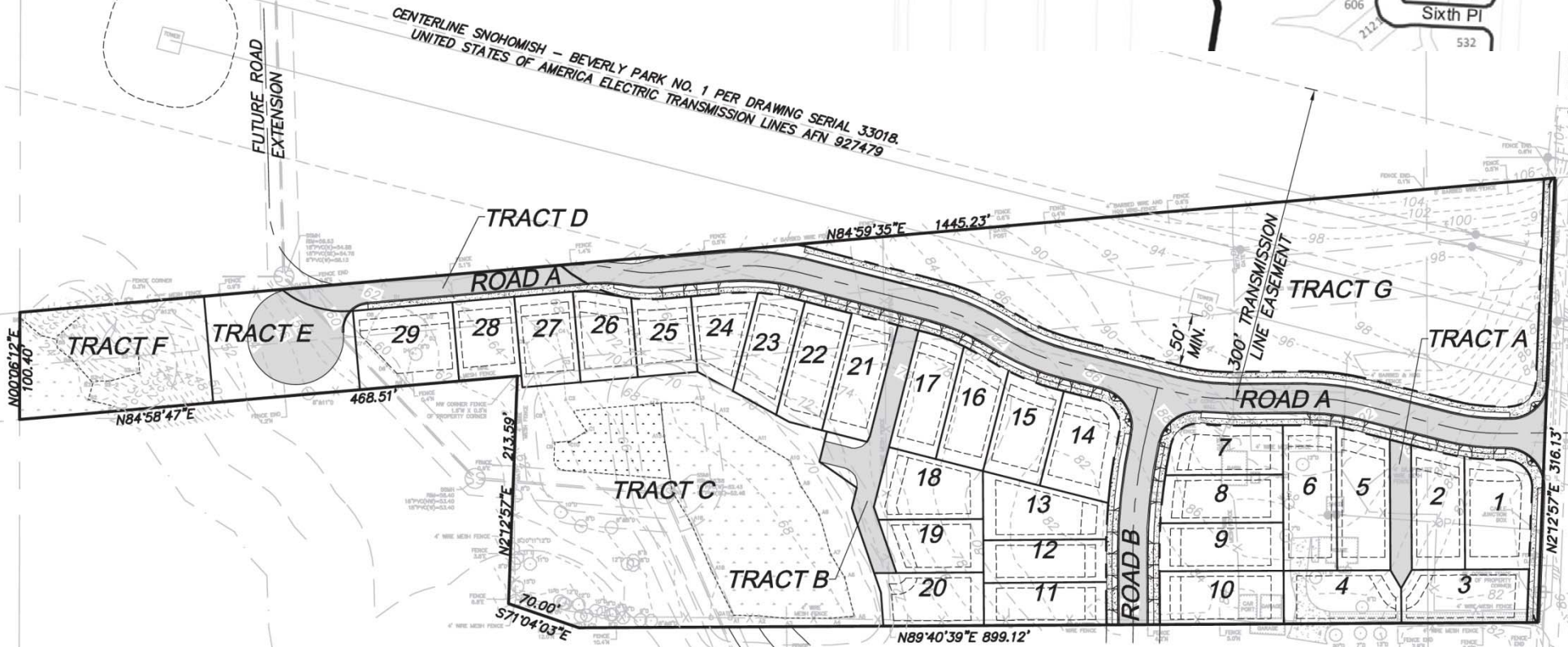
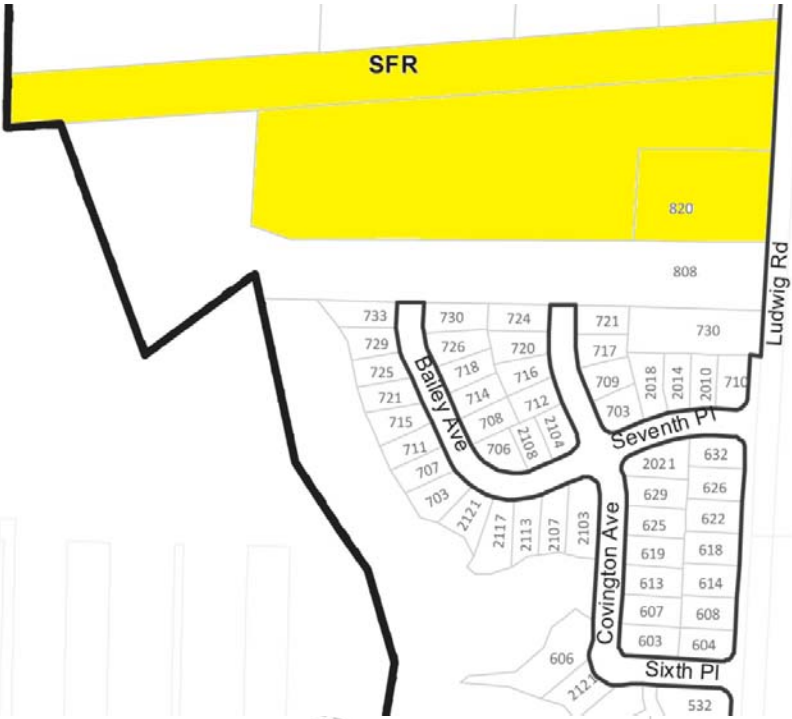
The Hearing Examiner Chambers are ADA accessible. Specialized accommodations will be provided with 5 days advanced notice.

Contact the City Clerk's Office at (360) 568-3115



## CITY OF SNOHOMISH

116 UNION AVENUE · SNOHOMISH, WASHINGTON 98290 · (360) 568-3115 · [WWW.SNOHOMISHWA.GOV](http://WWW.SNOHOMISHWA.GOV)



LUDWIG ROAD

Ludwig Rd

SFR

820

808

733

729

725

721

715

711

707

703

730

726

718

714

708

706

2108

2109

2107

2113

2117

2103

724

720

716

712

2108

2109

2107

2113

2117

2103

721

717

709

703

2018

2014

2010

710

Seventh Pl

Covington Ave

Sixth Pl

CENTERLINE SNOHOMISH - BEVERLY PARK NO. 1 PER DRAWING SERIAL 33018.  
UNITED STATES OF AMERICA ELECTRIC TRANSMISSION LINES AFN 927479

FUTURE ROAD  
EXTENSION

TRACT D

ROAD A

TRACT F

TRACT E

29

28

27

26

25

24

23

22

21

17

16

15

14

18

13

12

11

19

20

TRACT G

TRACT A

ROAD A

ROAD B

TRACT C

TRACT B

7

8

6

5

2

1

9

10

4

3

3

N00°06'12"E  
100.40'

N84°58'47"E

468.51'

N2°12'57"E  
213.59'

70.00'

S71°04'03"E

N84°59'35"E

1445.23'

N89°40'39"E 899.12'

N2°12'57"E 316.13'

50'  
MIN.

300' TRANSMISSION  
LINE EASEMENT