

# City of Gold Bar

EST. 1910



107 – 5<sup>th</sup> Street, Gold Bar, WA 98251

## NOTICE OF APPLICATION

RE: Land Use - Subdivision – Application No. LS-001-2023  
XXXXX Ley Road  
Tax Parcel No. (s): 27090500200300, 27090500200400, 27090500201100

The following information is provided in accordance with Gold Bar Municipal Code 19.02.040.

1. Date of Application: December 15, 2022  
  
Date of the Notice of Completeness: January 5, 2023  
  
Date of the Notice of Application: January 9, 2023
2. Project Description: The applicant seeks a subdivision of three lots into thirty nine (39) lots and four (4) tracts for the purpose of installing a public roads, utility extensions, and R12500 residential structures.
3. No other permits are included in the application.
4. A Preliminary Plat Application was submitted with a SEPA Checklist, Preliminary Stormwater Report, and Critical Areas Report.
5. **Public comments will be taken from January 10, 2023 through February 17th, 2023, 5:00PM.** It is the right of any person to comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made, and any appeal rights. Written comments may be mailed to City of Gold Bar, 107-5th Street, Gold Bar, WA 98251.
6. An **Open Record Public Hearing** will be held before the Hearing Examiner at a date to be determined later. Contact City Hall to be notified of the date.
7. A preliminary determination of consistency has been made at the time of this notice. In accordance with GBMC 19.40.010, the determination of consistency shall include the following:
  - a. The type of land use permitted at the site, including uses that may be allowed under certain circumstances, if the criteria for their approval have been satisfied;  
**The proposed action location is designated as residential development and is an allowed use.**
  - b. The level of development, such as units per acre, density of residential development in urban growth areas, or other measures of density;

**The 2015 City of Gold Bar Comprehensive Plan R-12,500. The lot sizes of the proposal meet existing minimum square foot requirements. The parcel is located next to existing single family residences and some vacant property.**

- c. Availability and adequacy of infrastructure and public facilities identified in the comprehensive plan, if the plan or development regulations provide for funding of these facilities as required by RCW Chapter 36.70A; and

**Infrastructure and public facilities are located adjacent to the proposed land use action. Public potable water is located on the SE corner of the proposal. Snohomish County Health septic designs will be approved before any building permit will be issued.**

- d. Character of the development, such as development standards.

**City of Gold Bar Municipal Code Title 16 outlines the requirements for a subdivision. The proposed subdivision application was submitted based on those requirements. The proposal includes the creation of a new public street, sidewalks, curbing, stormwater facilities, additional water main, fire protection, and R12500 residential lots.**

- 8. A SEPA checklist was submitted with the application. Based on information in the submitted SEPA checklist and a site visit, city staff has made a **Determination of Non- Significance**.

Please contact Rich Norris or Denise Beaston at (360)793-1101 for more information.