



**REVISED NOTICE OF DECISION**  
**Site Development Application No. SPR-22-0003**  
**Design Review Application DR-22-0004**  
**Sno-Valley Senior Housing**

**Notice is hereby given** that on June 26, 2023, the City of Carnation Hearing Examiner issued a revised decision of Conditional Approval on the above referenced applications for Site Development Permit and Design Review Permit, which was brought to public hearing on May 31, 2023, at 10:00 AM, conducted in person and remotely from the Council Chambers at the Carnation City Hall. The purpose of the hearing was to evaluate and receive public testimony regarding the following proposal:

**Description of Proposal:** A proposed new 3-story affordable senior housing building consisting of 15 one-bedroom residential units with common areas, associated parking for 27 vehicles, and outdoor amenity spaces on 17,800 square feet of property in the Mixed Use (MU) zone. In addition to meeting the requirement for Affordable Housing in Chapter 15.50 CMC this proposal will utilize the density incentives offered in Section 15.50.030 CMC and 15.50.040 CMC.

**Project Location:** The subject property is located adjacent to the north side of the Snoqualmie Valley Senior Center at the intersection of Stephens Avenue and Commercial Street in Carnation, Washington, and identified as Assessor's Parcels No. 865830-2230 and 865830-2225.

**Applicant:** Roger Tucker, Environmental Works.  
**Property Owner:** Sno-Valley Senior Center

**Decision:** The Hearing Examiner issued a decision of APPROVAL for the requested Site Development Review Permit and Design Review Permit to new 3-story affordable senior housing building consisting of 15 one-bedroom residential units as described above subject to conditions as provided in the Decision signed June 26, 2023.

**Appeal Procedure:** The applicant for a project permit, owner of property to which a project permit decision is directed, and/or any other person aggrieved or adversely affected by the decision of the hearing examiner on a Type III permit application may file an appeal with the city clerk for a closed record appeal hearing before the city council. Said appeal must be filed within fourteen (14) calendar days following the date of issuance of this notice of decision. Appeals and the appeal fee, if applicable, shall be delivered to the planner or city clerk, as prescribed by Section 15.11.010, by mail or personal delivery before 5:00 p.m. on the last business day of the appeal period. A notice of the appeal must be filed with the City of Carnation Planning Department at 4621 Tolt Avenue, Carnation Washington by **5:00 P.M. on July 10, 2023**, and must be accompanied by a filing fee of \$780.00. A Statement of Appeal shall identify the decision being appealed, the grounds for appeal and the facts upon which the appeal is based.

**Further information:** The complete project file is available for review on the City's "Projects" webpage at [Sno-Valley Senior Housing - Development Projects - Carnation, WA \(carnationwa.gov\)](https://www.carnationwa.gov/projects), or at the Carnation City Hall, 4921 Tolt Avenue, Carnation, WA.

As provided in RCW 36.70B.130, affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation. Any request for a valuation change must be accompanied by sufficient sales information to support the requested change in assessed value. Requests must be made in the office of the King County Assessor.

A copy of the decision is attached and incorporated by reference. For more information, contact Tim Woolett, City Planner, at 425-333-4192 or [tim.woolett@carnationwa.gov](mailto:tim.woolett@carnationwa.gov).