



NOTICE OF PUBLIC HEARING
Site Development Application No. SPR-22-0003
Design Review Application DR-22-0004
SNO-VALLEY SENIOR HOUSING

NOTICE IS HEREBY GIVEN Notice is hereby given that the City of Carnation Hearing Examiner will hold an open record public hearing on Wednesday, May 31, 2023, at 10:00 AM or soon thereafter to receive and consider public testimony regarding the following application:

Application: Application for Site Development Review and Design Review for a 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.

When a primary proposal does not require a public hearing under Title 15 CMC, the utilization of density incentives under Chapter 15.50 CMC (Affordable Housing) shall, in addition to the requirements of this chapter, be subject to the decisional criteria for conditional use permits pursuant to Section 15.18.040 CMC and the Type III application procedures pursuant to Chapter 15.09 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

SEPA: This SEPA threshold mitigated determination of non-significance (MDNS) pursuant to WAC 197-11-340(2) and WAC 197-11-350 was issued effective March 10, 2023, with a 14-day comment period ending March 24, 2023. Following review of comments, a modified MDNS was issued on April 26, 2023.

Public Hearing: An open record public hearing for this proposal pursuant to Chapter 15.10 CMC is scheduled for 10:00 am on May 31, 2023. The hearing is open to the public. All interested persons are encouraged to listen and/or attend the public hearing and to provide oral and/or written comments. The public hearing will be conducted remotely and in person in the Council Chambers at Carnation City Hall located at 4621 Tolt Avenue in Carnation. Members of the public are invited to join the meeting in person in the Council Chambers or join the meeting remotely by visiting https://teams.microsoft.com/_#/modern-calling/, Meeting ID: 280 899 214 970, Passcode: SSghZE to join the online meeting.

Written comments should be submitted to Tim Woolett, Project Planner at tim.woolett@carnationwa.gov or mailed to Carnation City Hall, 4621 Tolt Avenue, PO Box 1238, Carnation, WA 98014. Written comments will be accepted up until the close of the open record public hearing. Any person attending online wishing to provide oral testimony at the hearing is encouraged to sign in at least fifteen (15) minutes before the start of the meeting by using the Chat tab in the Teams online meeting application.

For more information: Information on this proposal is contained in the official file available at City Hall, (425) 333-4192, and may be accessed under Development Projects at the City of Carnation website by visiting Departments/Planning/Development Projects.

May 4, 2023

This notice is issued pursuant to CMC 15.09.200 and 15.10.030, and is mailed to the owners of property within three hundred feet of the subject property.