

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

OFFICIAL NOTICE OF COUNCIL DECISION

In re the Appeal of the April 14, 2022, Decision of the Hearing Examiner, approving with conditions the project of Rivertsone Estates; a 26-lot Rural Cluster Subdivision; File No. 21-107364 PSD for property located at 14030 and 14106 Kenwanda Dr., Snohomish, WA.

NOTICE IS HEREBY GIVEN, that on June 8, 2022, and continued to June 13, 2022, closed record appeal hearing in this matter was held, and the County Council directed staff to draft a written motion affirming the Hearing Examiner's Decision and adopting the Examiner's findings and conclusions in the Decision.

FURTHER NOTICE IS GIVEN, that on June 15, 2022, the Snohomish County Council approved a written motion consistent with the oral direction provided on June 13, 2022, attached hereto as Council Motion No. 22-269.

FURTHER NOTICE IS GIVEN, that unless otherwise provided by law any person having standing who wishes to appeal this decision must do so by filing a land use petition in Superior Court in accordance with the provisions of Chapter 36.70C RCW and SCC 30.72.130.

FURTHER NOTICE IS GIVEN, that affected property owners may request the Snohomish County Assessor to make a change in valuation for property tax purposes notwithstanding any program of revaluation.

DATED this 16th day of June, 2022.



Debbie Eco, CMC
Clerk of the Council

E-Mailed: June 16, 2022
U.S. Mailed: June 17, 2022

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

MOTION NO. 22-269

AFFIRMING THE HEARING EXAMINER'S DECISION IN THE CLOSED RECORD
APPEAL OF RIVERSTONE ESTATES, FILE NO. 21-107364 PSD

WHEREAS, SSHI LLC doing business as DR Horton applied to Snohomish County for preliminary plat approval for a 26-lot rural cluster subdivision in unincorporated Snohomish County; and

WHEREAS, the Snohomish County Hearing Examiner Pro Tem ("Hearing Examiner") held an open record hearing on March 31, 2022; and

WHEREAS, the Hearing Examiner issued a decision on April 14, 2022, approving the preliminary plat application subject to conditions; and

WHEREAS, Party of Record Marshland Flood Control District appealed the decision of the Hearing Examiner to the County Council under SCC 30.72.070 on April 27, 2022; and

WHEREAS, the County Council held a closed record appeal hearing on June 8, 2022 to consider the appeal issues and continued the appeal hearing to June 13 for further deliberations without accepting further testimony; and

WHEREAS, after considering the appeal based upon the record and the argument of the appellants, the applicant, and several parties of record, the County Council approves a motion to affirm the Hearing Examiner's April 14, 2022 decision, with certain findings and conclusions described below.

NOW, THEREFORE, ON MOTION:

Section 1. The Snohomish County Council makes the following findings of fact and conclusions:

1. The County Council adopts the findings and conclusions of the Hearing Examiner in the April 14, 2022, decision regarding Riverstone Estates, File No. 21-107364 PSD.

Section 2. The County Council hereby affirms the decision of the Hearing Examiner dated April 14, 2022, in the matter of Riverstone Estates, File No. 21-107364 PSD.

DATED this 15th day of June, 2022.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



Council Chair

ATTEST:



Clerk of the Council