



NOTICE

NOTICE OF APPLICATION

File Name: Cedar Pointe **File Number:** 21 115349 SPA, 21 115355 LDA, 21 115357 FPA

Project Description: Development of 6.25 acres using the Single Family Detached Unit (SFDU) development process to create 41 SFR units.

Location: 18823, 18925, 18919, 18911 Larch Way, Lynnwood

Tax Account Number: 003728-013-006-04, 03728-013-006-01, 003728-013-006-02, 003728-013-006-05, 003728-013-007-02

Applicant: Pacific Ridge Homes

Date of application/Completeness Date: August 31, 2021

Approvals required: Site plan approval, land disturbing activity, forest practice activity, Threshold Determination, and all other associated construction permits.

Concurrency: This project will be evaluated to determine if there is enough capacity on county roads to accommodate the project's traffic impacts, and a concurrency determination will be made. Notice of the concurrency determination will be provided in the notice of project decision. The notice of decision will be provided to all parties of record for the project.

Comment Period: Submit written comments on or before **October 4, 2021**

Project Manager: Stacey Abbott, 425.262.2637

Date of Notice: September 12, 2021

HOW TO USE THIS BULLETIN

To learn more about a project:

- Call the planner assigned to the project.
- Review project file at Snohomish County Planning and Development Services (PDS) 2nd Floor Customer Service Center County Administration Building East
- Permit Center and Record Center Hours are
 - 8:00 AM to 4:00 PM - Monday, Tuesday, Wednesday, Friday
 - 10:00 AM to 4:00 PM - Thursday
 - Please call ahead to be certain the project file is available.

To comment on a project:

- Submit written comments to PDS at the address below or email the project manager listed above. All comments received prior to issuance of a department decision or recommendation will be reviewed. To ensure that comments are addressed in the decision or recommendation, they should be received by PDS before the end of the published comment period
- Comments on a project scheduled for a hearing before the hearing examiner, may be made by submitting them to PDS prior to the open record hearing.
- PDS only publishes the decisions that are required by Snohomish County Code. Persons will receive notice of all decisions that they have submitted written comment on, regardless of whether or not they are published.
- You may become a party of record for a project by: 1. submitting original written comments and request to become a party of record to the county prior to the hearing, 2. testifying at the hearing or 3. entering your name on a sign-up register at the hearing. NOTE: only parties of record may subsequently appeal the hearing examiner's decision or provide written or oral arguments to the county council if such an appeal is filed.

To appeal a decision:

- ☐ There is no appeal opportunity for this application at this point in the process. Additional notice will be provided of any future appeal opportunities.

HOW TO REACH US:

The Customer Service Center for the Snohomish County Planning and Development Services is located on the 2nd floor of the Robert J. Drewel Building, 3000 Rockefeller Avenue, M/S 604, Everett, WA 98201
425-388-3311 TTY.

More information can be reviewed online at snohomishcountywa.gov/PDSPostcard

ADA NOTICE: Accommodations for persons with disabilities will be provided upon request. Please make arrangements as soon as possible but no later than 48 hours before the hearing by contacting the Hearing Examiner's office at 425-388-3538, or Department of Planning and Development Services at 425-388-7119.

VERIFICATION OF NOTICE POSTING

A COPY OF THIS NOTICE SHALL BE RETURNED TO THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES WITHIN 14 DAYS OF APPLICATION

I hereby verify that on the _____ day of _____, 2021, I posted the above property in at least two (2) conspicuous places on the subject property in accordance with Snohomish County regulations. Said signs are posted at the following locations:

_____ and _____

I:

RET

Exhibit 1

21 115349 SPA

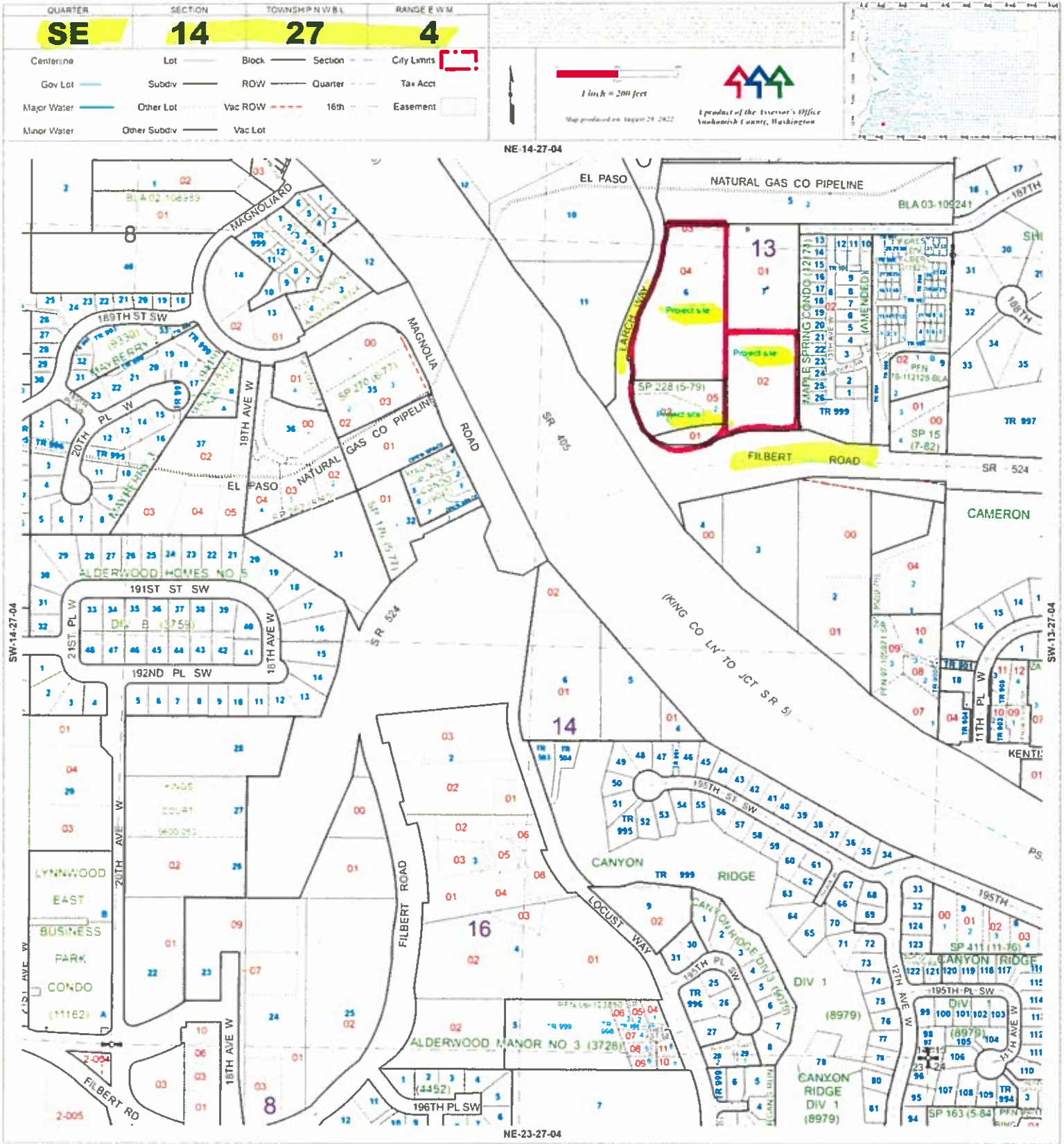
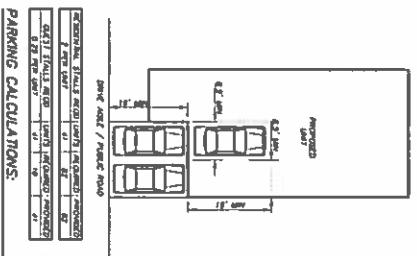


Exhibit 2



Exhibit 3



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Exhibit 4 Page 2

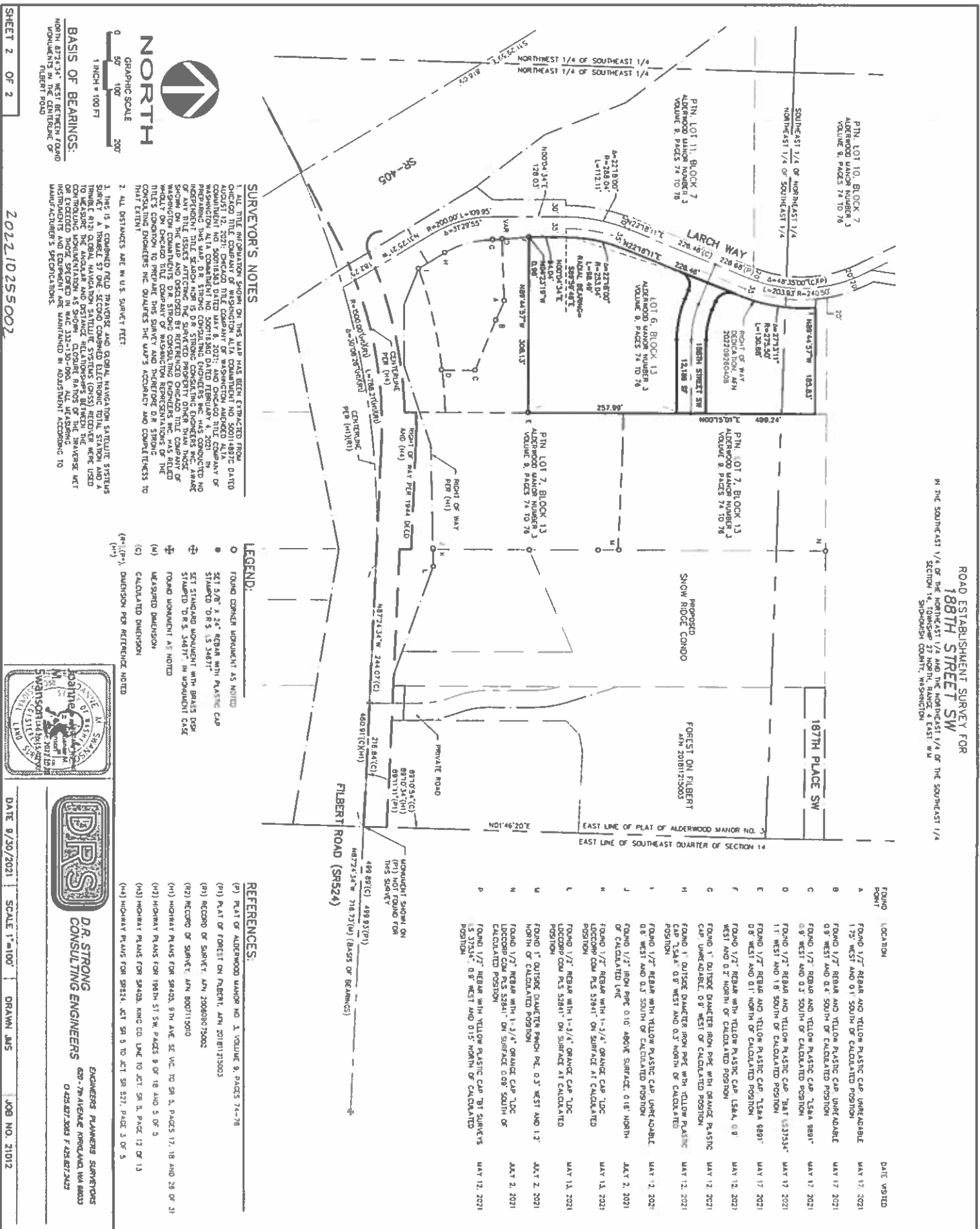
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Submittal to County Planning Development Services
APPROVED FOR CONSTRUCTION
By _____
for Harold H. Siepl, P.E., P.L.S.
H/H Permit No. _____

DRAFTED BY: ASK DESIGNED BY: ASK PROJECT ENGINEER: MAJ DATE: 06-07-2021 PROJECT NO.: 21012	DATE: _____ REVISION: _____ ALL PG 2021 COUNTY COMMENTS 06 06 2021 COUNTY COMMENTS	APR MAY JUN		PACIFIC RIDGE HOMES 17921 BOTHELL-EVERETT HWY SUITE 100, BOTHELL, WA 98012 425.939.1186	CEDAR POINTE URDS & ADMINISTRATIVE SITE PLAN (2 OF 2) 18823 & 18925 LARCH WAY LYNNWOOD, WA	D.A. STRONG CONSULTING ENGINEERS 800 7th Avenue, Everett, WA 98203 425 336 7200 Fax 425 336 7201
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Exhibit 5



752845170 | 21-119218

Title 13 Right of Way Performance Bond

BOND NO. 7901083433

We further agree that in the event the real property upon which the work secured by this security device is annexed into an incorporated municipality, the County, pursuant to SCC 30.84.020(2)(b), shall have the right, at its option and in its sole discretion, to assign the County's interest in this security device to the annexing municipality without the necessity of obtaining a re-issuance of the security device. Should the County assign its interest in this security device to a municipality, the County shall promptly deliver written notice of the assignment to the Surety and the Principal.

Title 13 Right of Way Performance Bond

Project Name: Cedar Ridge Estates

Project File Number: 21-115349SPA (21 115355 LDA)

We further agree that the Principal and the Surety shall promptly notify Snohomish County Planning and Development Services of any change of address. Change of addresses notices shall be in writing and shall be mailed to Snohomish County Planning and Development Services, 3000 Rockefeller Ave., M/S 604, Everett, WA 98201. The County will mail only to the last known address of Principal and Surety.


Signed this 4th day of November, 2021.

Pacific Ridge - DRH, LLC
Principal

17921 Bothell Everett Highway
Address

Bothell, WA 98012
City, State, Zip

Phone Number: 425-939-1158


By: 
Signature of Principal
BARBARA RODGERS
V.P. LAND DEVELOPMENT
Please Print Name & Title

Nationwide Mutual Insurance Company
Name of Surety

One West Nationwide Blvd., FRAP SOLUTIONS
Address

Columbus, OH 43215
City, State, Zip

Phone Number: 630-468-5600

By: 
Signature of Surety Official
James I. Moore, Attorney-in-Fact
Please Print Name & Title



Accepted by Snohomish County:  Date: 11-15-21

Exhibit 7 Page 2

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS THAT:

Nationwide Mutual Insurance Company, an Ohio corporation

hereinafter referred to severally as the "Company" and collectively as "the Companies" does hereby make, constitute and appoint:

James I. Moore

each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf any and all bonds and undertakings, and other obligatory instruments of similar nature, in penalties not exceeding the sum of: Unlimited

Surety Bond Number: 7901083433
Principal: Pacific Ridge - DRH, LLC
Obligee: Snohomish County Planning and Development Services

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

This power of attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the board of directors of the Company:

"RESOLVED, that the president, or any vice president be, and each hereby is, authorized and empowered to appoint attorneys-in-fact of the Company, and to authorize them to execute and deliver on behalf of the Company any and all bonds, forms, applications, memorandums, undertakings, recognizances, transfers, contracts of indemnity, policies, contracts guaranteeing the fidelity of persons holding positions of public or private trust, and other writings obligatory in nature that the business of the Company may require; and to modify or revoke, with or without cause, any such appointment or authority; provided, however, that the authority granted hereby shall in no way limit the authority of other duly authorized agents to sign and countersign any of said documents on behalf of the Company."

"RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto; provided, however, that said seal shall not be necessary for the validity of any such documents."

This power of attorney is signed and sealed under and by the following bylaws duly adopted by the board of directors of the Company.

Execution of Instruments. Any vice president, any assistant secretary or any assistant treasurer shall have the power and authority to sign or attest all approved documents, instruments, contracts, or other papers in connection with the operation of the business of the company in addition to the chairman of the board, the chief executive officer, president, treasurer or secretary; provided, however, the signature of any of them may be printed, engraved, or stamped on any approved document, contract, instrument, or other papers of the Company.

IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the 20th day of August, 2021.



Antonio C. Albanese, Vice President of Nationwide Mutual Insurance Company

ACKNOWLEDGMENT

STATE OF NEW YORK COUNTY OF NEW YORK: ss

On this 20th day of August, 2021, before me came the above-named officer for the Company aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Company aforesaid, that the seal affixed hereto is the corporate seal of said Company, and the said corporate seal and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Company.



Stephanie Rubino McArthur
Notary Public, State of New York
No. 02MC6270117
Qualified in New York County
Commission Expires October 19, 2024



Notary Public
My Commission Expires
October 19, 2024

CERTIFICATE

I, Laura B. Guy, Assistant Secretary of the Company, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Antonio C. Albanese was on the date of the execution of the foregoing power of attorney the duly elected officer of the Company, and the corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I
November 2022

Assistant Secretary, and affixed the corporate seal of said Company this 4th day of



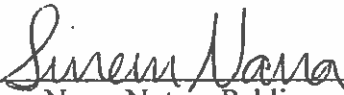
Assistant Secretary

State of Illinois }
 } ss.
County of DuPage }

On November 4, 2021, before me, Sinem Nava, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared James I. Moore known to me to be Attorney-in-Fact of Nationwide Mutual Insurance Company the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires August 28, 2025


Sinem Nava, Notary Public



Commission No. 859777