



**COMMUNITY &
ECONOMIC
DEVELOPMENT
PLANNING & LAND USE
DIVISION**



ARLINGTON AIRPORT
OFFICE
18204 59th Ave NE
Arlington, WA 98223
8am - 5pm M-F
Closed 12 pm - 1 pm M-F
Closed Holidays

360.403.3551
arlingtonwa.gov

CITY AFFIDAVIT OF POSTING

I, Amy Rusko, do hereby certify that on November 9, 2022, I posted public notice for planning File No. PLN#1002 at the following locations:

- City Hall Smokey Point Post Office Arlington Library
 City Website On-Site

and to the following persons and agencies:

- Applicant Agencies with Jurisdiction Property Owners (w/in 500' radius)
 Parties of Record

Stating:

1) that a public hearing will be held by the

- Planning Commission City Council Hearing Examiner

Date:

OR 2) that a Neighborhood Meeting will be held on **December 6, 2022**

3) the City issued a SEPA Threshold Determination for this project

4) the City issued Notice of Application for this project

5) the City issued combined Notice of Application and SEPA Threshold Determination

Amy Rusko
Signature

November 9, 2022
Date

STATE OF WASHINGTON)

) ss.

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that Amy Rusko is the person who appeared before me, and said person acknowledge that ~~he~~/she posted the attached notice on the date specified and acknowledged it to be ~~his~~/her free and voluntary act for the uses and purposes mentioned in the instrument:



Raelynn M Jones
Notary Public in and for the State of
Washington residing at

Arlington
My appointment expires

5-1-2023



NOTICE OF APPLICATION, SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS) AND NOTICE OF NEIGHBORHOOD MEETING

File Name: Grandview North Smokey Point
File Number: PLN #1002
Applicant: Grandview North LLC
Location: 16517 and 16523 Smokey Point Boulevard
Parcel No.: 31052800201100 and 31052800204400
Date of Application: October 14, 2022
Date of Completeness: October 24, 2022
Date Notice of Application: November 7, 2022
Date SEPA Checklist Prepared: February 1, 2022
Date of Threshold Determination: November 7, 2022
Date Published: November 9, 2022
Lead Agency: City of Arlington
Lead Agency Contact: Amy Rusko, arusko@arlingtonwa.gov, 360-403-3550

PROJECT DESCRIPTION: The applicant is proposing to construct a mixed-use development with two buildings onsite consisting of 103 residential units and 3,984 square feet of commercial space. The three story building along Smokey Point Boulevard frontage will consist of commercial and tenant amenities with sixteen covered parking stalls on the ground floor with residential units on the upper floors. The three story building on the back of the south lot will consist of residential units on all floors. Onsite improvements include 133 parking stalls, pickleball court, sidewalks, open space, and landscaping. Frontage improvements along Smokey Point Boulevard will include a median, drive aisle, ten angle parking spaces, curb, gutter, sidewalk, and street trees. Additional offsite improvements will connect the onsite drive aisle, west of Building 2, to the existing drive aisle on parcel 31052800201500 to the south. Stormwater runoff from the proposed development will be managed through detention. All runoff will be conveyed to a detention facility located under the parking area.

APPROVALS REQUIRED: City of Arlington: Conditional Use Permit, SEPA Review, Civil Permit, Utility Permit, Complete Streets and Building Permits. Department of Ecology: Stormwater General Permit.

Notice of Application Public Comment Period: Any person may comment on this application by writing to the mailing or email address below. Comments on this application must be received by **5:00 PM on Wednesday, November 23, 2022.**

Notice of Neighborhood Meeting: A neighborhood meeting will be held at **6:00 PM on Tuesday, December 6, 2022,** via Zoom virtual meeting. To participate in the neighborhood meeting you may email the staff contact or log/call in to the Zoom meeting.

<https://arlingtonwa.zoom.us/j/86186142230?pwd=NUN3RzdVb3ZvUUxWZHFzcGdkdW5vUT09>

Join by phone: 1-253-215-8782

Meeting ID: 861 8614 2230

Passcode: 529173

SEPA THRESHOLD DETERMINATION: The City has determined that with the mitigation measures identified herein, this proposal would not have a probable and unavoidable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. However, we have identified impacts by the proposed project that requires mitigation. In addition to the requirement that the development must comply with all City of Arlington zoning and development regulations, the following conditions of approval of the permit decision apply:

(B)(1) Earth: In order to mitigate for potential earth impacts, the Applicant shall implement Best Management Practices per Department of Ecology for Stormwater Pollution Prevention and TESC Controls to prevent erosion during and after construction.

(B)(2) Air: In order to mitigate for potential air impacts, the Applicant shall implement dust control measures to reduce fugitive dust emissions during construction. A Construction Management Plan shall be submitted to the City prior to commencement of construction to ensure these measures. Construction equipment emissions shall comply with all State and Federal regulations for emissions.

(B)(3)(b) Ground Water: In order to mitigate for potential impacts to ground water the Applicant shall employ best design practices meeting the current Department of Ecology's Stormwater Management Manual for Western Washington.

(B)(3)(c) Water Runoff: In order to mitigate for potential impacts to water runoff the Applicant shall follow the current edition of the Department of Ecology's Stormwater Management Manual for Western Washington and Best Management Practices used to protect groundwater.

(B)(7)(A) Environmental Health: Applicant shall comply with current codes to reduce or control environmental health hazards. A spill prevention plan shall be in place according to local, State and Federal policies.

(B)(7)(b)(1) Noise: The project is located next to a Snohomish County Public Utility District #1 substation. The applicant shall work with the City of Arlington and Snohomish County PUD to create a sound barrier between the existing substation and the proposed mixed-use development.

(B)(7)(b)(2) Noise: City of Arlington noise standards found in AMC 9.20.060 shall be complied with. Specifically, in section 9.20.060(8) noises resulting from any construction or development activity or the operation of heavy equipment from 7:00pm to 7:00am Monday through Saturday shall be prohibited. The project will generate short term noise associated with construction activities. Construction hours will conform to City requirements. Noise from light vehicle traffic will be generated during business hours at project completion.

(B)(10) Aesthetics: The proposal is required to meet the City of Arlington Development Design Standards of AMC 20.110, as part of this submittal.

(B)(11)(a) Light and Glare: To mitigate for potential light pollution, the Applicant will be required to install light fixtures that are down shielded. The property is located within the Arlington Airport Protection District – Subdistrict C – that is comprised of the Federal Aviation Regulations (FAR) parts 77 Imaginary surfaces.

(B)(12)(c) Recreation: To mitigate the impacts on recreation, the applicant shall pay Community Park Impact Fees in the amount of \$1,497.00 per multi-family dwelling unit.

(B)(13) Historic and Cultural Preservation: If historical, cultural, or archaeological sites or artifacts are discovered in the process of development, work on that portion of the site shall be stopped immediately, the site secured, and the find reported as soon as possible to the planning director. The property owner also shall notify the Washington State Department of Archaeology and Historic Preservation and affected tribes. The applicant shall notify the Stillaguamish Tribe and submit an Unanticipated Discovery Plan prior to ground disturbance.

(B)(14)(d) Transportation: The proposal is required to construct frontage improvements and dedicate right-of-way along Smokey Point Boulevard.

(B)(14)(f) Transportation: Trip generation has been calculated by Gibson Traffic Consultants through a Traffic Impact Analysis. The report references land use code 220 for low rise multi-family and 822 for Retail Plaza per the ITE Trip Generation Manual, 10th Edition. The project proposes 103 multi-family units and 3,984 square feet of commercial space, which results in 64 PM Peak Hour Trips. The Applicant is required to pay Traffic Mitigation fees in the amount of \$214,720.00 to the City of Arlington. City traffic mitigation fees shall be paid prior to building permit issuance and may be split between buildings.

(B)(15) Public Services: The applicant shall pay Lakewood School District Mitigation Fees in the amount of \$445 per one bedroom multi-family dwelling unit and \$1,641 per two/+ bedroom multi-family dwelling unit. The applicant shall provide proof of payment prior to building permit issuance.

(B)(16)(a) Utilities: The applicant shall receive approval from and connect to the City of Marysville water and wastewater systems, extend utility lines as necessary and pay water and sewer connection fees. All improvements shall be installed during the Site Civil Construction phase of the project. The applicant shall provide proof of payment prior to building permit issuance. All utilities shall be installed underground.

DISCLAIMER: The determination that an environmental impact statement does not have to be filed does not mean there will be no adverse environmental impacts. The City of Arlington codes governing noise control, land use performance standards, construction, and improvements of roads, off site road improvement obligations, drainage control, traffic, school, park, stormwater, and utility mitigations, fire protection; and building practices will provide substantial mitigation of the aforementioned impacts.

The issuance of this MDNS should not be interpreted as acceptance or approval of this proposal as presented. The City of Arlington reserves the right to deny or approve said proposal subject to conditions if it is determined to be in the best interest of the city and/or necessary for the general health, safety, and welfare of the public to do so.

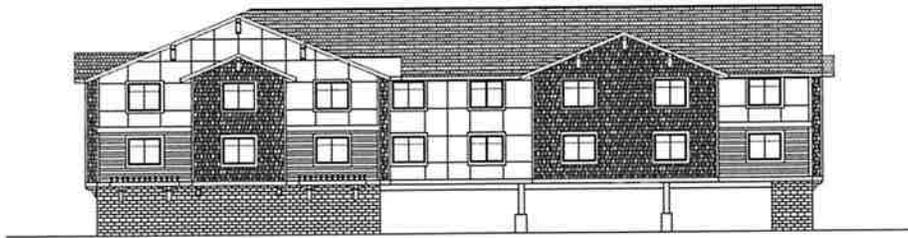
Public SEPA Threshold Determination Comment Period: There is a 14-day comment period for this MDNS. If you would like to comment on this Threshold Determination, written comments must be received by **5:00 PM on Wednesday, November 23, 2022**. The Responsible Official may incorporate any substantial comments into the MDNS. If the MDNS is substantially modified, it will be reissued for further public review.

SEPA Responsible Official: Marc Hayes, Director of Community and Economic Development

<u>November 7, 2022</u>	
DATE	SIGNATURE OF SEPA RESPONSIBLE OFFICIAL

TO APPEAL A DECISION: An agency or person may appeal the City's procedural compliance with WAC 197-11. The appeal shall meet the requirements of AMC 20.98.210, AMC 20.20, and AMC 20.24. The fourteen (14) day appeal period commences on the date of publication of notice. Any appeal to the Hearing Examiner must be addressed to the City Hearing Examiner, accompanied by an application, written findings, a filing fee (plus the actual cost of the Hearing Examiner), and be filed in writing at the City of Arlington, Community and Economic Development Department, 18204 59th Avenue NE, Arlington, WA 98223. An appeal hearing of the MDNS shall combined with the Public Hearing for the project. The appeal must be received by **5:00 PM on Wednesday, November 23, 2022**.

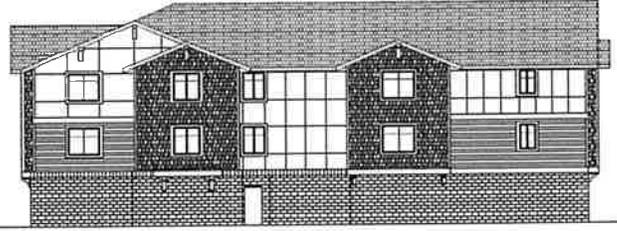
Proposed Elevations



EAST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
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WEST ELEVATION
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WEST ELEVATION
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NORTH ELEVATION
SCALE: 1/8"=1'-0"

For Publication in the Wednesday, November 9, 2022 edition of the Herald:

City of Arlington
Notice of Application, SEPA Mitigated Determination of Non-Significance and Notice of
Neighborhood Meeting

File Name: Grandview North Smokey Point
File Number: PLN #1002

The City of Arlington has issued a Notice of Application, SEPA Mitigated Determination of Non-Significance and a Notice of Neighborhood Meeting for the Grandview North Smokey Point Conditional Use Permit.

The applicant is proposing to construct a mixed-use development with two buildings onsite consisting of 103 residential units and 3,984 square feet of commercial space. The three story building along Smokey Point Boulevard frontage will consist of commercial and tenant amenities with sixteen covered parking stalls on the ground floor with residential units on the upper floors. The three story building on the back of the south lot will consist of residential units on all floors. Onsite improvements include 133 parking stalls, pickleball court, sidewalks, open space, and landscaping. Frontage improvements along Smokey Point Boulevard will include a median, drive aisle, ten angle parking spaces, curb, gutter, sidewalk, and street trees. Additional offsite improvements will connect the onsite drive aisle, west of Building 2, to the existing drive aisle on parcel 31052800201500 to the south. Stormwater runoff from the proposed development will be managed through detention. All runoff will be conveyed to a detention facility located under the parking area.

The Public Notices, MDNS and project documents are available for review on the city's website at www.arlingtonwa.gov under public notices or at the Community and Economic Development Department, located at 18204 59th Avenue NE, Arlington, WA 98223.

Notice of Application Public Comment Period: Any person may comment on this application by writing to the mailing or email address below. Comments on this application must be received by 5:00 PM on Wednesday, November 23, 2022.

Notice of Neighborhood Meeting: A neighborhood meeting will be held at 6:00 PM on Tuesday, December 6, 2022, via Zoom virtual meeting. To participate in the neighborhood meeting you may email the staff contact or log/call in to the Zoom meeting. The Zoom meeting log in information is listed on the Notice on City of Arlington's website at www.arlingtonwa.gov under public notices.

Public SEPA Threshold Determination Comment Period: This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the date of the published decision. Written comments must be submitted no later than 5:00 PM on Wednesday, November 23, 2022. The Responsible Official may incorporate any substantial comments into the MDNS. If the MDNS is substantially modified, it will be reissued for further public review.

Appeal Process: An agency or person may appeal the City's procedural compliance with WAC 197-11. The appeal shall meet the requirements of AMC 20.98.210, AMC 20.20, and AMC 20.24. The fourteen (14) day appeal period commences on the date of publication of notice. Any appeal to the Hearing Examiner must be addressed to the City Hearing Examiner, accompanied by an application, written findings, a filing fee (plus the actual cost of the Hearing Examiner), and be filed in writing at the City of Arlington, Community and Economic Development Department, 18204 59th Avenue NE, Arlington, WA 98223. An appeal hearing of the MDNS shall combined with the Public Hearing for the project. The appeal must be received by 5:00 PM on Wednesday, November 23, 2022.

Staff Contact: Amy Rusko, Planning Manager, 360-403-3550, arusko@arlingtonwa.gov,
Community & Economic Development Department, 18204 59th Avenue NE, Arlington, WA 98223

From: [Amy Rusko](#)
To: [Scott Wammack](#); [Randy Devoir](#); [Josh Hogan](#)
Cc: [Ameresia Lawlis](#)
Subject: Grandview North Smokey Point - Public Notice
Date: Monday, November 7, 2022 9:44:00 AM
Attachments: [image001.png](#)
[Grandview North Smokey Point NOA MDNS NONM.pdf](#)

Randy,

Please see the attached Notice of Application, SEPA Mitigated Determination of Non-Significance, and Notice of Neighborhood Meeting for the Grandview North Smokey Point project.

The Notice is issued as of November 7, 2022, with publication on November 9, 2022. The comment period ends on November 23, 2022.

Thank you,
Amy Rusko



Amy Rusko | Planning Manager
Phone: 360-403-3550
Email: arusko@arlingtonwa.gov
Website: www.arlingtonwa.gov
18204 59th Ave NE, Arlington, WA 98223

From: [Amy Rusko](#)
To: [Alex VanDuine](#); [Andrea Pellham](#); [Bob Hubenthal](#); [Brad Zahnow](#); [Brian Lewis](#); [Chris Holland](#); [Clarissa Stenstrom](#); [Claude Williams](#); [CNG Service](#); [Community Transit](#); [D Marks](#); [Dan Stonington](#); [Dawn Anderson](#); [Department of Fish and Wildlife](#); [DOC Review Team](#); [EFSEC](#); [Eric Heinitz](#); [Erika Harris](#); [Erin Kelly](#); [Haylie Miller](#); [Joseph Norris](#); [Julie Davis](#); [K Nelson](#); [Kelly Cooper](#); [Kelly McLain](#); [Kerry Lyste](#); [Larry Covey](#); [Lucas Larson](#); [Randy Kline](#); [Sam Barr](#); [SEPA Center](#); [SEPA DAHP](#); [SEPA PSCAA](#); [SEPA Review Team](#); [Shannon Fleming](#); [Snohomish County Public Works](#); [Snohomish County PUD](#); [Stacey Abbott](#); [Stephanie Jolivet](#); [Stephanie Suter](#); [Stephen Posner](#); [Steve Rice](#); [Stillaguamish Tribe of Indians](#); [Todd Gray](#); [Waste Management](#); [WSDOT Aviation](#)
Cc: [Ameresia Lawlis](#)
Subject: City of Arlington Review for Grandview North Conditional Use Permit
Date: Wednesday, November 9, 2022 9:46:00 AM
Attachments: [image001.png](#)
[Grandview North Smokey Point NOA MDNS NONM.pdf](#)

Review Agencies –

The City of Arlington has issued a Notice of Application, SEPA MDNS Decision, and the Notice of Neighborhood Meeting for the Grandview North Smokey Point Conditional Use Permit, PLN #1002.

You can find the project application documents on the city's website at the following link:

<https://www.arlingtonwa.gov/310/Public-Notices-Hearings>

If you have comments for this project, please provide them by the close of the comment period on **November 23, 2022**.

Thank you,
Amy Rusko



Amy Rusko | Planning Manager
Phone: 360-403-3550
Email: arusko@arlingtonwa.gov
Website: www.arlingtonwa.gov
18204 59th Ave NE, Arlington, WA 98223

From: [Legal Advertising EDH](#)
To: [Amy Rusko](#)
Subject: Re: [edh legals] City of Arlington Public Notices
Date: Monday, November 7, 2022 4:02:00 PM
Attachments: [image001.png](#)

This message is from an External Sender

This message came from outside the City of Arlington

Amy,
I will schedule the notices to publish November 9, 2022.
Thank you,
Karen

Holiday Deadlines for Legal Notices

In Observance of the Thanksgiving Day Holiday Our Office will be Closed Thursday and Friday, November 24, 25, 2022

Methow Valley News and Okanogan Valley Gazette-Tribune:

Legal Notices for November 23, 24 will be due Friday, November 18 before 2:00 p.m.

Daily Herald:

11/23 and 11/24 are due Monday 11/21/22 before 3:00 p.m.

11/25 and 11/26 are due Tuesday 11/22/22 before 3:00 p.m.

11/27, 11/28 and 11/29 are due Wednesday 11/23/22 before 3:00 p.m.

Herald Legals

The Daily Herald | 1800 41st Street, S-300 | Everett, WA 98203
425-339-3089 | legals@heraldnet.com | www.heraldnet.com



[Map](#) [Media Kit](#) [Sound Info](#)

On Mon, Nov 7, 2022 at 3:03 PM Amy Rusko <arusko@arlingtonwa.gov> wrote:

Legals –

Please publish the attached public notices in the Wednesday, November 9, 2022 edition of The Herald.

- SmartCap Arlington Airport North BSP NOA
- Allen Townhomes NOA
- Grandview North Smokey Point NOA-MDNS-NONM
- Cascade Mixed Use MDNS

Thank you,

Amy Rusko



Amy Rusko | Planning Manager

Phone: 360-403-3550

Email: arusko@arlingtonwa.gov

Website: www.arlingtonwa.gov

18204 59th Ave NE, Arlington, WA 98223

Grandview

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Leadwyn Capital LLC
11007 36th St NE
Arlington WA 98223

City of Arlington
18204 59th Ave NE
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City of Arlington
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