



## NOTICE OF APPLICATION, NOTICE OF NEIGHBORHOOD MEETING, AND SEPA DETERMINATION OF NONSIGNIFICANCE (DNS) ADOPTION OF EXISTING DOCUMENT

**File Name:** Lot 1 at The District  
**File Number:** PLN #1207  
**Applicant:** Grandview North LLC  
**Location:** Northwest of the State Route 9 and 172<sup>nd</sup> Street Intersection  
**Parcel No.:** 31052400303000  
**Date of Application:** March 13, 2024  
**Date of Completeness:** April 4, 2024  
**Date Notice of Application:** April 11, 2024  
**Date Published:** April 12, 2024  
**Lead Agency:** City of Arlington  
**Lead Agency Contact:** Amy Rusko, [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov), 360-403-3550

**Project Description:** The applicant is proposing to construct 23 townhome units on Lot 1 of the Zahradnik Binding Site Plan, as amended and recorded under AFN202303025002. The project consists of five 4-unit buildings and one 3-unit building, with 3-bedrooms each on 1.18 acres. The townhome buildings provide a garage and living area on the first floor, two bedrooms and an office area on the second floor, and one bedroom on the third floor. The onsite improvements include parking, open space, mini parks, landscaping and sidewalks throughout the site and are connected to the entire area of the Binding Site Plan.

**Approvals Required:** City of Arlington: Preliminary Major Unit Lot Subdivision Conditional Use Permit, Civil Permit, Utility Permit, 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 Friday, April 26, 2024.**

**Notice of Neighborhood Meeting:** A neighborhood meeting will be held at **5:00 PM on Tuesday, April 30, 2024,** via Teams virtual meeting. To participate in the neighborhood meeting you may email the staff contact or log/call in to the Teams meeting.

[JOIN TEAMS MEETING ONLINE](#)

Meeting ID: 226 312 729 791

Passcode: 5pJDgw

Join by phone: 1-323-676-6217

Phone Conference ID: 975 694 69#

**Title of Document Being Adopted:** Mitigated Determination of Non-Significance (MDNS)  
**Adopted Document is Available At:** <https://arlingtonwa.gov/310/Public-Notices-Hearings>  
**Date Adopted Document Was Prepared:** August 16, 2022

**Description of Document Being Adopted:** Mitigated Determination of Non Significance issued by the City of Arlington on January 4, 2023 for the Zahradnik Binding Site Plan (PLN#941). This MDNS included all impacts and mitigation for the residential and mixed-use areas of the binding site plan. There was no appeal on the Mitigated Determination of Non Significance.

The City has identified and adopted this document as being appropriate for this proposal after independent review. The document meets the environmental review needs for the current proposal and will accompany the proposal to the decision makers.

The City of Arlington has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This determination is based on the following findings and conclusions:

1. The original permit decision and amended Zahradnik Binding Site Plan have not been changed for this permit. The amended Zahradnik Binding Site Plan is recorded under AFN202303025002.
2. The conditions of the Mitigated Determination of Non Significance and the Zahradnik Binding Site Plan decision apply to this project and have addressed all environmental elements of the site including: soils (cut and fill onsite), air, surface water wetlands, wetland buffer, establishment of the native growth protection area, conceptual mitigation plan, ground water, stormwater, spill prevention, Department of Ecology stormwater management requirements, noise, removal of significant trees, planting of trees and landscaping, aesthetics, light and glare, airport aviation easement, open space, onsite recreation and trail system, ground disturbance notification requirements, unanticipated discovery plan, transportation public road and intersection improvements, private roadway system, right of way dedication, transportation impact fees, community park impact fees, school impact fees, water and sewer extension, public utility improvements, and underground public and private utilities.
3. The review of the environmental impacts and mitigation have been reviewed by all affected agencies. Comments received were incorporated into the MDNS and Binding Site Plan decision.

This DNS is issued under WAC 197-11-340(2) and the comment period will end on April 26, 2024 at 5:00 PM.

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

<u>Marc Hayes</u> Marc Hayes (Apr 11, 2024 14:04 PDT)	4/11/24
Signature of SEPA Responsible Official	Date

**Appeal Process:** An agency or person may appeal the City’s procedural compliance with WAC Chapter 197-11 (SEPA) for issuance of this DNS. The DNS is appealable to the Hearing Examiner. An appeal shall be considered filed when a written notice of appeal, specifying the grounds and arguments, therefore, is delivered to the Department of Community and Economic Development by 5:00 PM on April 26, 2024, and the appeal fee as set by resolution is paid.

Date Issued: April 11, 2024  
Date Published: April 12, 2024

# Proposed Lot 1 - Site Plan and Elevations

