



## 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 avigation 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

 <small>Marc Hayes (Apr 11, 2024 14:04 PDT)</small>	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



**CITY OF ARLINGTON**

**Notice of Application, Notice of Neighborhood Meeting and SEPA Determination of Non-Significance (DNS) Adoption of Existing Documents**

**Lot 1 at The District Preliminary Major Unit Lot Subdivision**

**File Number:** PLN #1207 **Parcel No.:** 31052400303000  
**Applicant:** Grandview North, LLC **Date Notice of Application:** April 11, 2024  
**Location:** NW of SR 9 & 172<sup>nd</sup> St **Notice Publication Date:** April 12, 2024  
**Date of Application:** March 13, 2024 **Date of Completeness:** April 4, 2024

**Written Comment Deadline:** April 26, 2024 @ 5:00 pm

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**How to View the Project:** View current project documents by accessing the city's website at <https://arlingtonwa.gov/310/Public-Notices-Hearings> or the file may be viewed at the Community & Economic Development Department.

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Meeting ID: 226 312 729 791 Passcode: 5pJDgw  
Phone No.: 1-323-676-6217 Phone Conference ID: 975 694 69#

**Special Accommodation:** Please call the staff contact listed if internet access is a concern.

**Contact Information:** Amy Rusko, Planning Manager, [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)



**CITY OF ARLINGTON**

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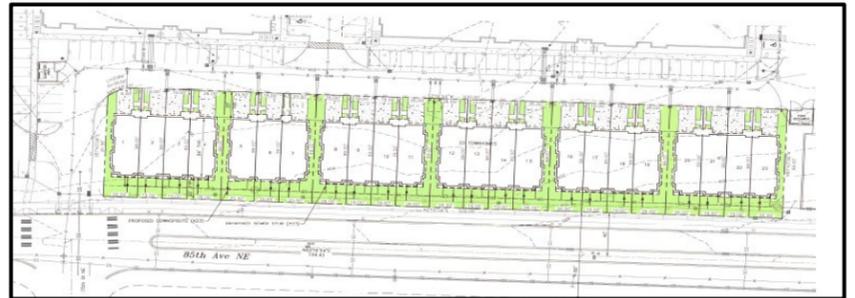
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**Contact Information:** Amy Rusko, Planning Manager, [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)



City of Arlington  
Community & Economic Development Department  
18204 59<sup>th</sup> Avenue NE  
Arlington, WA 98223



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City of Arlington  
Community & Economic Development Department  
18204 59<sup>th</sup> Avenue NE  
Arlington, WA 98223

For Publication in the Friday, April 12, 2024 edition of the Herald:

City of Arlington

Notice of Application, Notice of Neighborhood Meeting, and SEPA Determination of Non-Significance Adoption of Existing Documents

File Name: Lot 1 at The District

File Number: PLN #1207

Location: Northwest of the State Route 9 and 172<sup>nd</sup> Street Intersection

The City of Arlington has issued a Notice of Application, Notice of Neighborhood Meeting, and SEPA Determination of Non-Significance (DNS) Adoption of Existing Documents for the Lot 1 at The District Preliminary Major Unit Lot Subdivision – Conditional Use Permit.

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.

The Public Notices, DNS and project documents are available for review on the city's website at [www.arlingtonwa.gov](http://www.arlingtonwa.gov) under public notices or at the Community and Economic Development Department, located at 18204 59<sup>th</sup> 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 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. The Teams meeting log in information is listed on the Notice on City of Arlington's website at [www.arlingtonwa.gov](http://www.arlingtonwa.gov) under public notices.

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

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.

Staff Contact: Amy Rusko, Planning Manager, [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov), Community & Economic Development Department, 18204 59<sup>th</sup> Avenue NE, Arlington, WA 98223



# CITY AFFIDAVIT OF POSTING

I, Amy Rusko, do hereby certify that on April 12, 2024, I posted public notice for planning File No. PLN#1207 at the following locations:

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

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 **April 30, 2024 @ 5:00 pm**

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

4-12-2024  
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

5-1-2027

COMMUNITY &  
ECONOMIC  
DEVELOPMENT  
PLANNING & LAND USE  
DIVISION



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

360.403.3551  
arlingtonwa.gov

**From:** [Amy Rusko](#)  
**To:** [Amy Rusko](#)  
**Bcc:** [Dwight & Laura Kasinger](#); [Kim Harris](#); [sharisigh@gmail.com](#); [Shelly Wilson](#); [theyadons@me.com](#); [Anthony Mayer](#); [Chris Raef](#)  
**Subject:** City of Arlington Project Review for Lot 1 at The District - PLN#1207  
**Date:** Friday, April 12, 2024 11:46:00 AM  
**Attachments:** [20240411\\_PLN1207\\_NOA\\_NONM\\_DNS\\_Signed.pdf](#)  
[image001.png](#)

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Dear Party of Record –

You are receiving this email as a Party of Record for the Zahradnik Binding Site Plan or other lots within this proposed development. This email provides information for the development of Lot 1 of the Binding Site Plan, now known as Lot 1 at The District. The Notice of Application, Notice of Neighborhood Meeting, and Notice of SEPA Determination of Non-Significance (DNS) Adoption of Existing Documents is attached. The project documents can be found on the City's website at the following link: <https://www.arlingtonwa.gov/310/Public-Notices-Hearings>

Sincerely,  
*Amy Rusko*



Amy Rusko | Planning Manager  
Phone: 360-403-3550  
Email: [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)  
Website: [www.arlingtonwa.gov](http://www.arlingtonwa.gov)  
18204 59<sup>th</sup> Ave NE, Arlington, WA 98223

**From:** [Amy Rusko](#)  
**To:** [Alex VanDuine](#); [Andrea Pellham](#); [Antonia Weiss](#); [Bob Hubenthal](#); [Brad Ball](#); [Brad Zahnow](#); [Brian Lewis](#); [Chris Holland](#); [Clarissa Stenstrom](#); [CNG Service](#); [Community Transit](#); [Corinna Ong](#); [D Marks](#); [Dan Stonington](#); [Darin Klein](#); [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](#); [Krista Gessner](#); [Larry Covey](#); [Lucas Larson](#); [Randy Kline](#); [Sam Barr](#); [SEPA Center](#); [SEPA DAHP](#); [SEPA PSCAA](#); [SEPA Review Team](#); [Snohomish County Public Works](#); [Snohomish County PUD](#); [Stacey Abbott](#); [Stephanie Jolivet](#); [Steve Rice](#); [Stillaguamish Tribe](#); [Stillaguamish Tribe of Indians](#); [Todd Gray](#); [Waste Management](#); [WSDOT Aviation](#)  
**Subject:** City of Arlington Project Review for Lot 1 at The District - PLN#1207  
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[image001.png](#)

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Dear Review Agencies –

The City of Arlington has issued a Notice of Application, Notice of Neighborhood Meeting, and Notice of SEPA Determination of Non-Significance (DNS) Adoption of Existing Documents for Lot 1 at The District, PLN #1207. This project is Lot 1 of the Zahradnik Binding Site Plan project that completed full SEPA Review for Lots 1, 2, 3 and 7. The documents pertaining to this project and the information from the Binding Site Plan can be found on the City’s website at the following link: <https://www.arlingtonwa.gov/310/Public-Notices-Hearings>

The City invites affected agencies, tribes, and special districts to review the attached documents for potential environmental impacts and provide the City Staff Contact with any comments by the close of the comment period as indicated on the SEPA Threshold Determination. Agency comments are to be submitted to the City Staff Contact via email or through the postal service. Regardless of the method, the City asks that SEPA comments be provided on their respective agency’s formal letterhead.

Once received, comments will be made part of the official record on file with the City. After the close of the comment period, the City will review all comments received, and may, at its discretion, modify, or add conditions to mitigate for newly identified environmental impacts. Please note that the City will only accept *written* SEPA comments. Following City review, all SEPA comments received within the comment period will be forwarded directly to the project applicant.

Comments received (or post-marked, if mailed) outside of the comment period will not be considered or made part of the record.

The due date for this review is 5:00 pm on April 26, 2024.

Sincerely,  
*Amy Rusko*



Amy Rusko | Planning Manager  
Phone: 360-403-3550  
Email: [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)  
Website: [www.arlingtonwa.gov](http://www.arlingtonwa.gov)  
18204 59<sup>th</sup> Ave NE, Arlington, WA 98223



**From:** [Amy Rusko](#)  
**To:** [Scott Wammack](#); [Randy Devoir](#)  
**Subject:** Lot 1 at The District - PLN#1207 - Public Notice  
**Date:** Friday, April 12, 2024 11:46:00 AM  
**Attachments:** [20240411\\_PLN1207\\_NOA\\_NONM\\_DNS\\_Signed.pdf](#)  
[image001.png](#)

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Scott or Randy –

Attached is the Notice of Application, Notice of Neighborhood Meeting, and Notice of SEPA Determination of Non-Significance (DNS) Adoption of Existing Documents for Lot 1 at The District.

The public notice comment period ends on April 26, 2024 and the Neighborhood Meeting will be held on April 30, 2024 at 5:00 pm.

Sincerely,  
*Amy Rusko*



Amy Rusko | Planning Manager  
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**CITY OF ARLINGTON**

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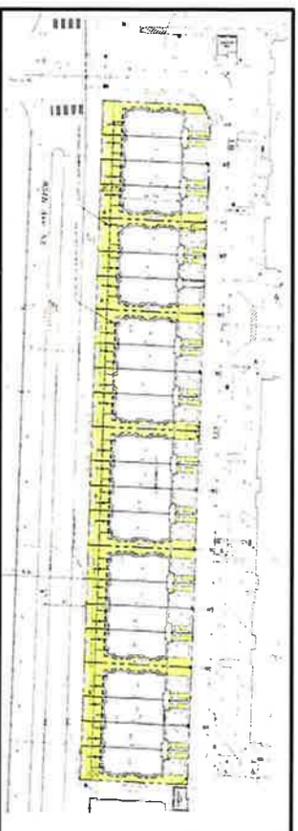
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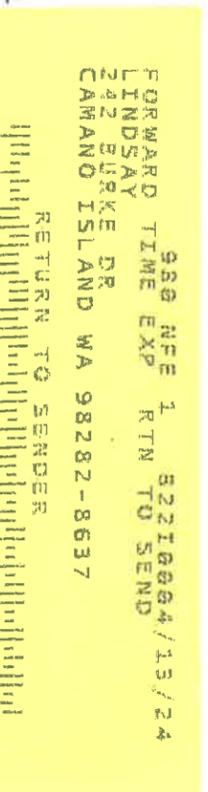
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Arlington, WA 98223

William Lindsay  
21422 87Th Ave NE  
Arlington WA 98223

98223 98223 8701



City of Arlington  
Community & Economic Development Department  
18204 59<sup>th</sup> Avenue NE  
Arlington, WA 98223

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Lindsay William  
8326 172nd St NE  
Arlington WA 98223

FORWARD TIME EXP 1 RTN TO SEND LINDSAY 242 BURKE DR

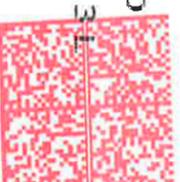
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 Community & Economic Development Department  
 18204 59th Avenue NE  
 Arlington, WA 98223

Joseph Lagattolia  
 2020 Lake Heights Dr #K103  
 Everett WA 98208

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City of Arlington  
 Community & Economic Development Department  
 18204 59th Avenue NE  
 Arlington, WA 98223

Dobyns Family LLC  
 1801 Grove St Unit B  
 Marysville WA 98270

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**CITY OF ARLINGTON**

**Notice of Application, Notice of Neighborhood Meeting and SEPA Determination of Non-Significance (DNS) Adoption of Existing Documents**

**Lot 1 at The District Preliminary Major Unit Lot Subdivision**

**File Number:** PLN #1207 **Parcel No.:** 31052400303000  
**Applicant:** Grandview North, LLC **Date Notice of Application:** April 11, 2024  
**Location:** NW of SR 9 & 172nd St **Notice Publication Date:** April 12, 2024  
**Date of Application:** March 13, 2024 **Date of Completeness:** April 4, 2024

**Written Comment Deadline:** April 26, 2024 @ 5:00 pm

**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. **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.

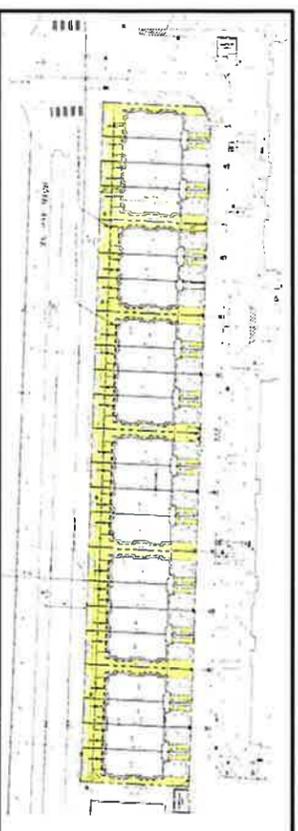
**How to View the Project:** View current project documents by accessing the city's website at <https://arlingtonwa.gov/310/Public-Notices-Hearings> or the file may be viewed at the Community & Economic Development Department.

**How to Comment:** You may comment on the proposed project by attendance, letter, or email. You may also comment and become a party of record by sending written testimony by email or mail to the project contact listed on or before the written comment deadline.



City of Arlington  
Community & Economic Development Department  
18204 59th Avenue NE  
Arlington, WA 98223

Clayton Conway  
8320 172nd Pl NE  
Arlington WA 98223



**Notice of Application and SEPA DNS 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.

**Online Zoom Meeting:** To attend and/or participate in the meeting you may log in or call into the Teams meeting. The link can be accessed from the online notice or with the information below:

Meeting ID: 226 312 729 791      Passcode: 5pDgw  
Phone No.: 1-323-676-6217      Phone Conference ID: 975 694 69#

**Special Accommodation:** Please call the staff contact listed if internet access is a concern.

**Contact Information:** Amy Rusko, Planning Manager, [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)

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City of Arlington  
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Eagle Heights LLC  
8419 172nd St NE  
Arlington WA 98223

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**CITY OF ARLINGTON**

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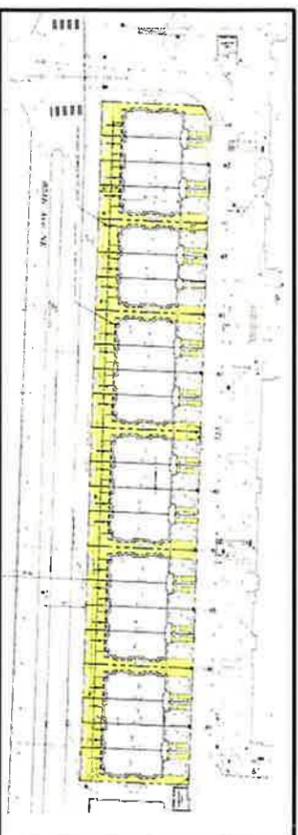
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City of Arlington  
Community & Economic Development Department  
18204 59th Avenue NE  
Arlington, WA 98223

Jennifer Street  
17225 84Th Ave NE  
Arlington WA 98223



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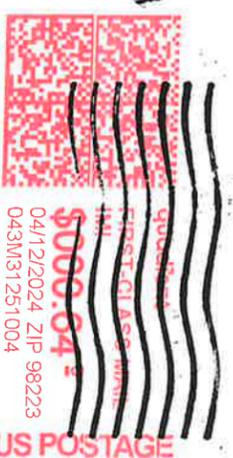
**Contact Information:** Amy Rusko, Planning Manager, [arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)

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City of Arlington  
Community & Economic Development Department  
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Tami Kreil  
17619 83Rd Dr NE  
Arlington WA 98223

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City of Arlington  
 Community & Economic Development Department  
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Hpa Borrower 2016-1 LLC  
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 Chicago IL 60601

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