

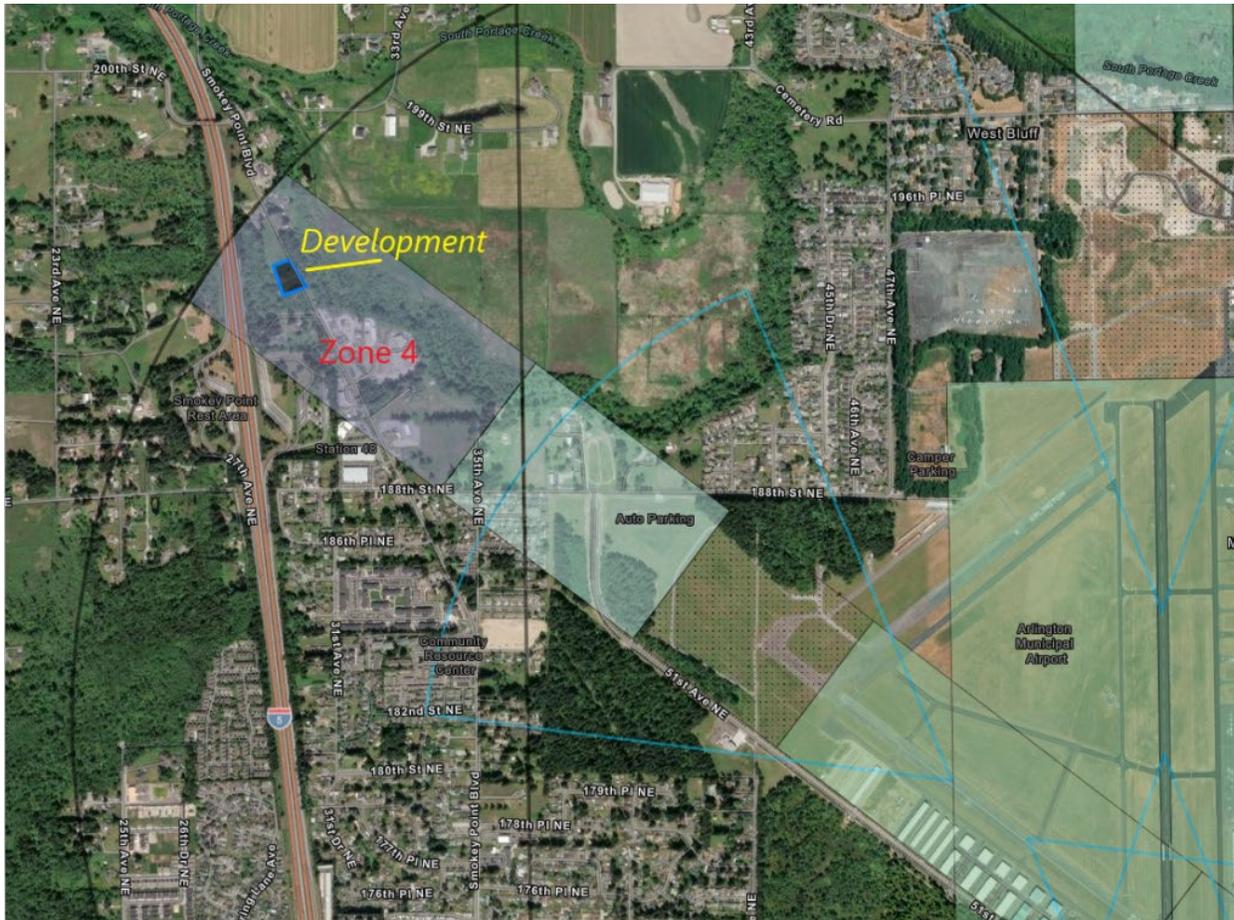
From: [WSDOT Aviation Land Use Inquiries and Application Submittals](#)
To: [Amy Rusko](#)
Subject: RE: [EXTERNAL] City of Arlington - Notice of Application and Notice of Neighborhood Meeting - Smokey Point Ridge Preliminary ULS PLN #1199
Date: Friday, March 22, 2024 10:11:46 AM
Attachments: [image002.png](#)
[image003.png](#)

This message is from an External Sender

This message came from outside the City of Arlington

Hi M Rusko,

This looks like it is next door to the review I just sent, the same applies here. WSDOT Aviation Division reviewed the provided documentation on 03/22/2024. The proposed development appears to be in Airport Compatibility Zone 4. Mixed-use development is permitted in this area, but high-density residential (15 units or more per acre) is not permitted. Depending upon the site plan, there may be some flexibility around this restriction. At a minimum, residents should be notified of the proximity of the airport via real estate transaction notices and recording the airport proximity on the property title. The project sponsor should confirm any requirements to notify the FAA of construction if cranes or other tall equipment is used during construction.



If you have any questions, please let me know.

Cheers,

David Ison, PhD | Aviation Planner
Emerging Aviation Technologies & Land Use Compatibility
Washington State Department of Transportation
david.ison@wsdot.wa.gov C: 360-890-5258

From: Amy Rusko <arusko@arlingtonwa.gov>
Sent: Tuesday, March 19, 2024 2:56 PM
To: Alex VanDuine <avanduin@lwsd.wednet.edu>; Andrea Pellham <apellham@snohd.org>; Antonia Weiss <antonia.weiss@co.snohomish.wa.us>; Bob Hubenthal <Robert.hubenthal@dshs.wa.gov>; Brad Ball <brad.ball@co.snohomish.wa.us>; Brad Zahnow <bzahnow@marysvillewa.gov>; Brian Lewis <blewis@asd.wednet.edu>; Chris Holland <cholland@marysvillewa.gov>; Clarissa Stenstrom <clarissa.stenstrom@snoco.org>; CNG Service <service@cngc.com>; Community Transit <sepa@commtrans.org>; Corinna Ong <corinna.ong@co.snohomish.wa.us>; Marks, Derek <dmarks@tulaliptribes-nsn.gov>; Stonington, Daniel (PSP) <daniel.stonington@psp.wa.gov>; Klein, Darin M. (DOC) <darin.klein@doc1.wa.gov>; Anderson, Dawn <AnderDM@wsdot.wa.gov>; Department of Fish and Wildlife

<R4Cplanning@dfw.wa.gov>; DOC Review Team <reviewteam@commerce.wa.gov>; EFSEC <efsec@utc.wa.gov>; Eric Heinitz <efheinitz@doc1.wa.gov>; Erika Harris <eharris@psrc.org>; Erin Kelly <erin.kelly@bnsf.com>; Haylie Miller <hmillier@marysvillewa.gov>; Joseph Norris <joseph.norris@usps.gov>; Julie Davis <jdavis@marysvillewa.gov>; Nelson, Kurt <knelson@tulaliptribes-nsn.gov>; Cooper, Kelly (DOH) <Kelly.Cooper@DOH.WA.GOV>; Kelly McLain <kmclain@agr.wa.gov>; Kerry Lyste <klyste@stillaguamish.com>; Krista Gessner <kgessner@marysville.gov>; Covey, Larry (DSHS/FFA) <larry.covey@dshs.wa.gov>; Lucas Larson <llarson@snohd.org>; Alam, Nazmul <AlamN@wsdot.wa.gov>; Kline, Randy (PARKS) <Randy.Kline@parks.wa.gov>; Sam Barr <sbarr@stillaguamish.com>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA DAHP <sepa@dahp.wa.gov>; SEPA PSCAA <sepa@pscleaseair.org>; SEPA Review Team <sepa.reviewteam@doh.wa.gov>; Snohomish County Public Works <SPW-ExternalRFR@snoco.org>; Snohomish County PUD <cmurphy@snopud.com>; Stacey Abbott <stacey.abbott@snoco.org>; Jolivet, Stephanie (DAHP) <stephanie.jolivet@dahp.wa.gov>; Steve Rice <srice@snohd.org>; Stillaguamish Tribe <sepa@stillaguamish.com>; Stillaguamish Tribe of Indians <permitting@stillaguamish.com>; Todd Gray <toddgray@tulaliptribes-nsn.gov>; Waste Management <enigidula@wm.com>; WSDOT Aviation Land Use Inquiries and Application Submittals <AviationLandUse@WSDOT.WA.GOV>

Subject: [EXTERNAL] City of Arlington - Notice of Application and Notice of Neighborhood Meeting - Smokey Point Ridge Preliminary ULS PLN #1199

WARNING: This email originated from outside of WSDOT. Please use caution with links and attachments.

Dear Review Agencies –

Dear Review Agencies,

The City of Arlington has issued a Notice of Application and Notice of Neighborhood Meeting for the Smokey Point Ridge Preliminary Unit Lot Subdivision – Conditional Use Permit, PLN #1199. The notice is attached, and the project documents are located on the city’s website at the following link: <https://www.arlingtonwa.gov/310/Public-Notices-Hearings>, under 2024 Projects. The documents provided on the city’s website are the initial application documents. The city will be issuing written review comments to the applicant after full review of the project. Once a resubmittal of the requested changes and revised plans are made, then a SEPA Determination will be issued for the site, and you will receive another notice for review and comment period.

The City invites affected agencies, tribes, and special districts to review the documents and provide the City Staff Contact with any comments by the close of the comment period as indicated in the Notice of Application. 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 project 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. Comments received (or post-marked, if mailed) outside of the comment period will not be considered or made part of the record.

Project Comment Deadline: April 2, 2024.

Sincerely,

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: [WSDOT Aviation Land Use Inquiries and Application Submittals](#)
To: [Amy Rusko](#)
Subject: RE: [EXTERNAL] City of Arlington Project Review for Smokey Point Ridge Binding Site Plan - PLN# 1198
Date: Tuesday, April 16, 2024 4:09:08 PM
Attachments: [image002.png](#)
[image003.png](#)

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This message came from outside the City of Arlington

Hi M Rusko,

This looks like it is next door to the review I just sent, the same applies here. WSDOT Aviation Division reviewed the provided documentation on 03/22/2024. The proposed development appears to be in Airport Compatibility Zone 4. Mixed-use development is permitted in this area, but high-density residential (15 units or more per acre) is not permitted. Depending upon the site plan, there may be some flexibility around this restriction. At a minimum, residents should be notified of the proximity of the airport via real estate transaction notices and recording the airport proximity on the property title. The project sponsor should confirm any requirements to notify the FAA of construction if cranes or other tall equipment is used during construction.



If you have any questions, please let me know.

Cheers,

David Ison, PhD | Aviation Planner
Emerging Aviation Technologies & Land Use Compatibility
Washington State Department of Transportation
david.ison@wsdot.wa.gov C: 360-890-5258

From: Amy Rusko <arusko@arlingtonwa.gov>
Sent: Friday, April 12, 2024 11:47 AM
To: Alex VanDuine <avanduin@lwsd.wednet.edu>; Andrea Pellham <apellham@snohd.org>; Antonia Weiss <antonia.weiss@co.snohomish.wa.us>; Bob Hubenthal <Robert.hubenthal@dshs.wa.gov>; Brad Ball <brad.ball@co.snohomish.wa.us>; Brad Zahnow <bzahnow@marysvillewa.gov>; Brian Lewis <blewis@asd.wednet.edu>; Chris Holland <cholland@marysvillewa.gov>; Clarissa Stenstrom <clarissa.stenstrom@snoco.org>; CNG Service <service@cngc.com>; Community Transit

<sepa@commtrans.org>; Corinna Ong <corinna.ong@co.snohomish.wa.us>; Marks, Derek <dmarks@tulaliptribes-nsn.gov>; Stonington, Daniel (PSP) <daniel.stonington@psp.wa.gov>; Klein, Darin M. (DOC) <darin.klein@doc1.wa.gov>; Anderson, Dawn <AnderDM@wsdot.wa.gov>; Department of Fish and Wildlife <R4Cplanning@dfw.wa.gov>; DOC Review Team <reviewteam@commerce.wa.gov>; EFSEC <efsec@utc.wa.gov>; Eric Heinitz <efheinitz@doc1.wa.gov>; Erika Harris <eharris@psrc.org>; Erin Kelly <erin.kelly@bnsf.com>; Haylie Miller <hmliller@marysvillewa.gov>; Joseph Norris <joseph.norris@usps.gov>; Julie Davis <jdavis@marysvillewa.gov>; Nelson, Kurt <knelson@tulaliptribes-nsn.gov>; Cooper, Kelly (DOH) <Kelly.Cooper@DOH.WA.GOV>; Kelly McLain <kmclain@agr.wa.gov>; Kerry Lyste <klyste@stillaguamish.com>; Krista Gessner <kgessner@marysville.gov>; Covey, Larry (DHS/FFA) <larry.covey@dshs.wa.gov>; Lucas Larson <llarson@snohd.org>; Randy Kline <randy.kline@parks.wa.gov>; Sam Barr <sbarr@stillaguamish.com>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA DAHP <sepa@dahp.wa.gov>; SEPA PSCAA <sepa@pscleaseair.org>; SEPA Review Team <sepa.reviewteam@doh.wa.gov>; Snohomish County Public Works <SPW-ExternalRFR@snoco.org>; Snohomish County PUD <cmmurphy@snopud.com>; Stacey Abbott <stacey.abbott@snoco.org>; Jolivette, Stephanie (DAHP) <stephanie.jolivette@dahp.wa.gov>; Steve Rice <srice@snohd.org>; Stillaguamish Tribe <sepa@stillaguamish.com>; Stillaguamish Tribe of Indians <permitting@stillaguamish.com>; Todd Gray <toddgray@tulaliptribes-nsn.gov>; Waste Management <eniguidula@wm.com>; WSDOT Aviation Land Use Inquiries and Application Submittals <AviationLandUse@WSDOT.WA.GOV>

Subject: [EXTERNAL] City of Arlington Project Review for Smokey Point Ridge Binding Site Plan - PLN#1198

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Dear Review Agencies –

The City of Arlington has issued a Notice of SEPA Mitigated Determination of Non-Significance (MDNS) Adoption of Existing Documents for Smokey Point Ridge Binding Site Plan, PLN #1198. The documents pertaining to this project and information from the previously issued SEPA Determination 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
Website: www.arlingtonwa.gov
18204 59th Ave NE, Arlington, WA 98223

<R4Cplanning@dfw.wa.gov>; DOC Review Team <reviewteam@commerce.wa.gov>; EFSEC <efsec@utc.wa.gov>; Eric Heinitz <efheinitz@doc1.wa.gov>; Erika Harris <eharris@psrc.org>; Erin Kelly <erin.kelly@bnsf.com>; Haylie Miller <hmillier@marysvillewa.gov>; Joseph Norris <joseph.norris@usps.gov>; Julie Davis <jdavis@marysvillewa.gov>; Nelson, Kurt <knelson@tulaliptribes-nsn.gov>; Cooper, Kelly (DOH) <Kelly.Cooper@DOH.WA.GOV>; Kelly McLain <kmclain@agr.wa.gov>; Kerry Lyste <klyste@stillaguamish.com>; Krista Gessner <kgessner@marysville.gov>; Covey, Larry (DSHS/FFA) <larry.covey@dshs.wa.gov>; Lucas Larson <llarson@snohd.org>; Alam, Nazmul <AlamN@wsdot.wa.gov>; Kline, Randy (PARKS) <Randy.Kline@parks.wa.gov>; Sam Barr <sbarr@stillaguamish.com>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA DAHP <sepa@dahp.wa.gov>; SEPA PSCAA <sepa@pscaneair.org>; SEPA Review Team <sepa.reviewteam@doh.wa.gov>; Snohomish County Public Works <SPW-ExternalRFR@snoco.org>; Snohomish County PUD <cmurphy@snopud.com>; Stacey Abbott <stacey.abbott@snoco.org>; Jolivet, Stephanie (DAHP) <stephanie.jolivet@dahp.wa.gov>; Steve Rice <srice@snohd.org>; Stillaguamish Tribe <sepa@stillaguamish.com>; Stillaguamish Tribe of Indians <permitting@stillaguamish.com>; Todd Gray <toddgray@tulaliptribes-nsn.gov>; Waste Management <enigidula@wm.com>; WSDOT Aviation Land Use Inquiries and Application Submittals <AviationLandUse@WSDOT.WA.GOV>

Subject: [EXTERNAL] City of Arlington - Notice of Application - Smokey Point Ridge BSP PLN #1198

WARNING: This email originated from outside of WSDOT. Please use caution with links and attachments.

Dear Review Agencies –

The City of Arlington has issued a Notice of Application for the Smokey Point Ridge Binding Site Plan, PLN #1198. The notice is attached, and the project documents are located on the city's website at the following link: <https://www.arlingtonwa.gov/310/Public-Notices-Hearings>, under 2024 Projects. The documents provided on the city's website are the initial application documents. The city will be issuing written review comments to the applicant after full review of the project. Some of these documents may change pending the review comments.

The City invites affected agencies, tribes, and special districts to review the documents and provide the City Staff Contact with any comments by the close of the comment period as indicated in the Notice of Application. 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 project 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. Comments received (or post-marked, if mailed) outside of the comment period will not be considered or made part of the record.

Project Comment Deadline: April 2, 2024.

Sincerely,
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