





# NOTICE OF PUBLIC HEARING

<b>Publish Date:</b>	August 29, 2025
<b>Proposal Name:</b>	<b>Island Crossing Subarea Plan and Planned Action EIS</b>
<b>File Number:</b>	PLN #1366
<b>Applicant:</b>	City of Arlington Community and Economic Development Department
<b>Location:</b>	Island Crossing Subarea is located in northwest Arlington. It is a triangular area bounded by I-5 to the west and Smokey Point Boulevard and 27 <sup>th</sup> Avenue NE to the east, with the northern boundary running about 800 feet north of State Route 530.
<b>How to View and Documents Available:</b>	City of Arlington Public Notice Website: <a href="https://www.arlingtonwa.gov/310/Public-Notices-Hearings">https://www.arlingtonwa.gov/310/Public-Notices-Hearings</a> City of Arlington Subarea Plan Website: <a href="https://www.arlingtonwa.gov/867/Island-Crossing-Subarea-Plan">https://www.arlingtonwa.gov/867/Island-Crossing-Subarea-Plan</a> Community and Economic Development Department, 18204 59 <sup>th</sup> Avenue NE, Arlington, WA 98223
<b>Lead Agency:</b>	City of Arlington
<b>Contact Person:</b>	Amy Rusko, Director, 360-403-3550, <a href="mailto:arusko@arlingtonwa.gov">arusko@arlingtonwa.gov</a>
<b>SEPA Responsible Official:</b>	Amy Rusko, Community & Economic Development Director
<b>Public Hearing Body:</b>	Hearing Examiner
<b>Public Hearing Date/Time:</b>	<b>Tuesday, September 16, 2025 at 10:00 am</b>
<b>Public Hearing Location:</b>	Online Via Teams Meeting
<b>Written Comment Deadline:</b>	<b>Monday, September 15, 2025 at 5:00 p.m.</b>

**Online Teams Meeting:** To attend and/or participate in the public hearing you may log into the Teams Meeting. Phone Number: 1-323-676-6217 Phone Conference ID: 226 879 396#

Online Teams Meeting Link: [https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_MTgyZWRmOTUtZmE4NC00OTZiLTlhMTYtZGE4MmViYWU4ODI5%40thread.v2/0?context=%7b%22Tid%22%3a%223d163d08-e2b8-4ccd-9737-3c52fcd5c51d%22%2c%22Oid%22%3a%22c93406b3-2333-4d54-98b4-f8ab9892d3c3%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_MTgyZWRmOTUtZmE4NC00OTZiLTlhMTYtZGE4MmViYWU4ODI5%40thread.v2/0?context=%7b%22Tid%22%3a%223d163d08-e2b8-4ccd-9737-3c52fcd5c51d%22%2c%22Oid%22%3a%22c93406b3-2333-4d54-98b4-f8ab9892d3c3%22%7d)

Meeting ID: 216 186 530 275 0

Passcode: Tw6PW33p

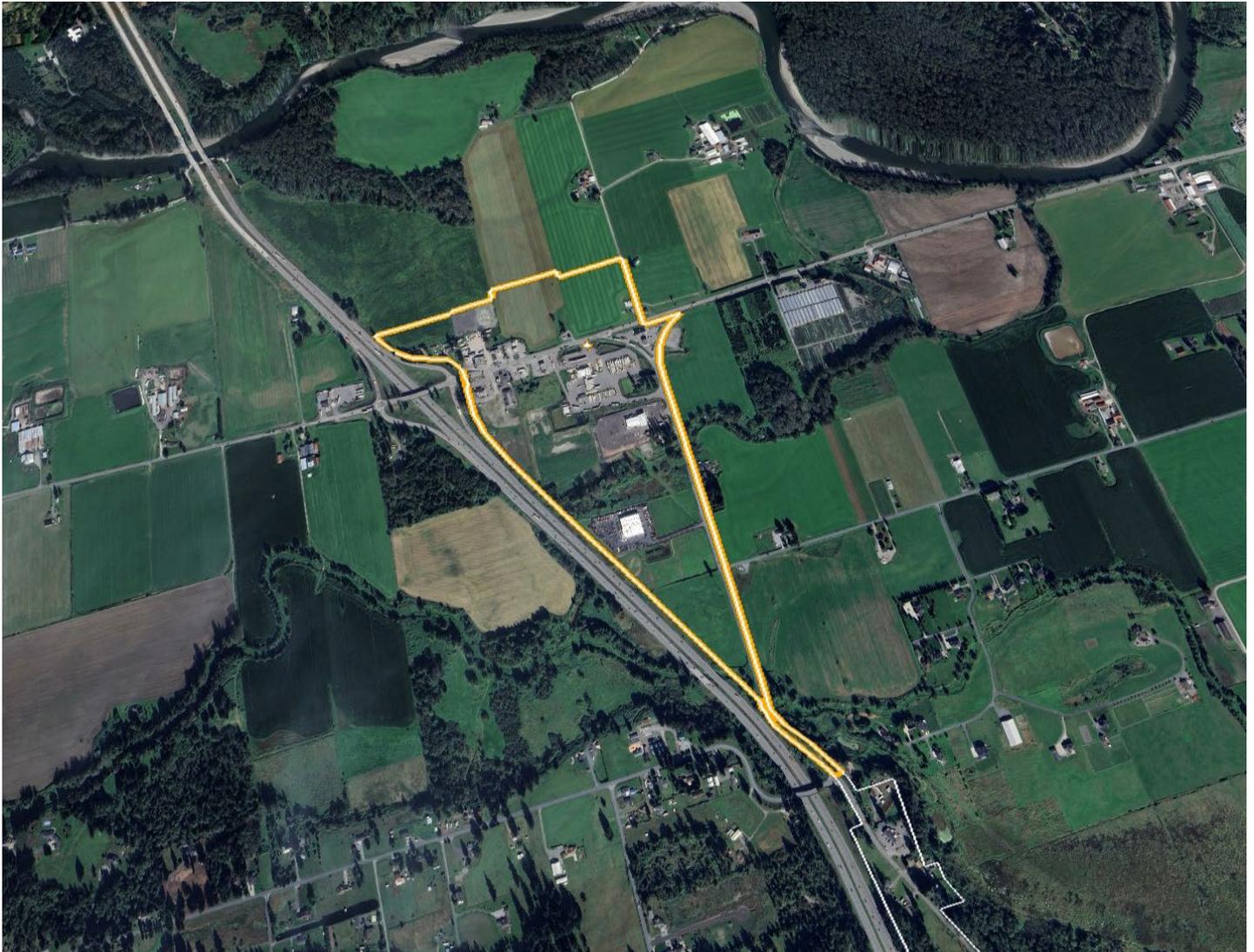
**Description:** The Island Crossing Subarea Plan is a proactive effort to build on existing assets and shape Island Crossing's future, guiding its transformation from a convenience stop into a celebrated, safe, and well-connected gateway to the Stillaguamish Valley. The plan identifies a long-term vision and strategies for resilience to flooding, identify-strengthening and better-connected development, an SR 530 design concept that celebrates Island Crossing as a gateway and improves flooding resilience, and economic development strategies that respect its agricultural roots, natural resources, and cultural significance.

Arlington will foster Island Crossing's transformation into a celebrated gateway by focusing on four key priorities: 1) adopt zoning and design standards to ensure new development reflects community values and strengthens neighborhood identity, 2) coordinate with property owners and set funding strategy for a regional compensatory storage facility to support flood resilience, 3) coordinate with WSDOT to secure funding and implement SR 530 improvements, and 4) attract desired businesses through proactive relationship building with developers, property owners, and businesses.

**How to Comment:** You may comment on the proposed Subarea Plan, Planned Action EIS, and AMC Chapter 20.119 by attendance, letter, or email. Any person wishing to comment on this non-project action zoning code amendment may do so at the public hearing on the above-referenced date, place and time. You may also comment and become a party of record by sending written testimony by email or mail to the contact listed below on or before the written comment deadline stated above. Only persons who submit written or oral testimony to the permit issuing authority may appeal the decision.

**Special Accommodations:** Please contact the staff contact listed above if internet access is a concern.

## Subarea Boundary





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



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



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



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



For Publication in the Friday, August 29, 2025, edition of the Herald:

City of Arlington  
Notice of Public Hearing

File Name: Island Crossing Subarea Plan, Planned Action EIS, and  
2024 AMC Chapter 20.119 Zoning Code Amendment

File Number: PLN #1366

Applicant: City of Arlington Community & Economic Development Department

Location: Island Crossing Subarea is located in northwest Arlington. It is a triangular area bounded by I-5 to the west and Smokey Point Boulevard and 27<sup>th</sup> Avenue NE to the east, with the northern boundary running about 800 feet north of State Route 530.

The City of Arlington has issued a Notice of Public Hearing for the Island Crossing Subarea Plan, Planned Action EIS, and 2024 AMC Chapter 20.119 Zoning Code Amendment.

Description: The Island Crossing Subarea Plan is a proactive effort to build on existing assets and shape Island Crossing's future, guiding its transformation from a convenience stop into a celebrated, safe, and well-connected gateway to the Stillaguamish Valley. The plan identifies a long-term vision and strategies for resilience to flooding, identify-strengthening and better-connected development, an SR 530 design concept that celebrates Island Crossing as a gateway and improves flooding resilience, and economic development strategies that respect its agricultural roots, natural resources, and cultural significance.

Arlington will foster Island Crossing's transformation into a celebrated gateway by focusing on four key priorities: 1) adopt zoning and design standards to ensure new development reflects community values and strengthens neighborhood identity, 2) coordinate with property owners and set funding strategy for a regional compensatory storage facility to support flood resilience, 3) coordinate with WSDOT to secure funding and implement SR 530 improvements, and 4) attract desired businesses through proactive relationship building with developers, property owners, and businesses.

How to View: The Notice and proposed code amendment documents are available for review on the City's Public Notice website at <https://www.arlingtonwa.gov/310/Public-Notices-Hearings> or Subarea Plan website at [www.arlingtonwa.gov/867/Island-Crossing-Subarea-Plan](http://www.arlingtonwa.gov/867/Island-Crossing-Subarea-Plan) or at the Community and Economic Development Department, located at 18204 59<sup>th</sup> Avenue NE, Arlington, WA 98223.

Public Hearing Body: Hearing Examiner

Public Hearing Date & Time: Tuesday, September 16, 2025 at 10:00 am

Public Hearing Location: Online Via Teams Meeting

Public Hearing Written Comment Deadline: Monday, September 15, 2025 at 5:00 pm

Public Hearing How to Comment: You may comment on the proposed Subarea Plan, Planned Action EIS, and AMC Chapter 20.119 by attendance, letter, or email. Any person wishing to comment on this non-project action zoning code amendment may do so at the public hearing on the above-referenced date, place and time. You may also comment and become a party of record by sending written testimony by email or mail to the contact listed below on or before the written comment deadline stated above. Only persons who submit written or oral testimony to the permit issuing authority may appeal the decision.

Special Accommodations: Please contact the staff contact listed above if internet access is a concern.

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

**From:** [Amy Rusko](#)  
**Bcc:** [Paul Ellis](#); [cls-ctarmsevidence@wolterskluwer.com](#); [Jen Haugen](#); [Thad Newport](#); [Raelynn Jones](#); [mdavis@uswest.net](#); [navdeephehar@hotmail.com](#); [fnuritu@hotmail.com](#); [ps.kazen@yahoo.com](#); [kevin.crawford@pilottravelcenters.com](#); [ced@arlingtonwa.gov](#); [efile1234@incfile.com](#); "Balbir Singh"; [donna.afscorp@gmail.com](#); [harmeet925@hotmail.com](#); [awashga@igbackoffice.com](#); [margery.henken@yahoo.com](#); [dhenken@hotmail.com](#); [Ron Henken](#); [dothompson@tecequipment.com](#); [cmarine@dwaynelanes.com](#); [mpati@pape.com](#); [Russell, Evan](#); [D Marks](#); [Jason Griffith](#); [Chris Simmons](#); [Kathryn Boris](#); [Sophie Luthin](#); "Anderson, Dawn"; [andrew.park@bp.com](#); [timothy.fehr@bp.com](#); [huikezeng2015@gmail.com](#); [drysdaleks@aol.com](#); [andrews4hay@gmail.com](#); [tobystrotz@gmail.com](#); [christiejacobs@msn.com](#); [kglover1599@gmail.com](#); [Brian Kooy](#); [skumar.hamari@gmail.com](#); [santkum77@gmail.com](#); [linda.neunzig@snoco.org](#); [edsapples@frontier.com](#); [thewholetree@gmail.com](#); [timknibbe@me.com](#); [skumarmd43@gmail.com](#); [becky.goodell@gmail.com](#); [stu@thesteewardshipco.com](#); [pskazen@gmail.com](#); [David Toyer](#); [dpetkunas@stillaguamish.com](#); [Eric Weden](#); [sthiti@stillaguamish.com](#); [Eric White](#); [smith\\_ds@msn.com](#); [alyson.rae@wsdot.wa.gov](#); [srockwell@stillaguamish.com](#)  
**Subject:** City of Arlington - Notice of Public Hearing - Island Crossing Subarea Plan - PLN #1366 & AMC Chapter 20.119 - PLN #1184  
**Date:** Friday, August 29, 2025 2:44:00 AM  
**Attachments:** [image001.png](#)  
[20250829\\_IslandCrossingSubareaPlan\\_PLN1366\\_NOPH.pdf](#)  
[20250829\\_AMC-Chapter-20.119\\_PLN1184\\_NOPH.pdf](#)

---

Dear Party of Record –

You are receiving this email as a Party of Record for the Island Crossing Subarea Plan and Planned Action DEIS – PLN #1366 and AMC Chapter 20.119 – Island Crossing Subarea Development Standards – PLN #1184

Please see the two attached Notice of Public Hearing Documents for both public hearings regarding the Island Crossing Subarea.

Notice of Public Hearing for a public hearing before the Hearing Examiner on **Tuesday, September 16, 2025 at 10:00 am via Teams**. This public hearing will address the Island Crossing Subarea Plan and Planned Action EIS. You may comment on anything within these documents during this Public Hearing.

Notice of Public Hearing for a public hearing before the Planning Commission on **Tuesday, September 16, 2025 at 6:30 pm, in person**. This public hearing will only address AMC Chapter 20.119 Island Crossing Subarea Development Standards Zoning Code Amendment. The Planning Commission has authority over the zoning code, but not the general Island Crossing Subarea Plan and Planned Action EIS. You may only comment on the AMC Chapter 20.119 Zoning Code Amendment at this public hearing, comments regarding the other documents will not be taken.

Written comments for both hearings have a deadline of **Monday, September 15, 2025 at 5:00 pm**. If you have already provided written comments they will be included with the Hearing Examiner Staff Report and as an Exhibit.

All hearing information can be found within the attached notices as well as on the City's

website under two webpages (the same information will be on both pages). The links to these pages are below:

City of Arlington Public Notice Website: <https://www.arlingtonwa.gov/310/Public-Notices-Hearings>

City of Arlington Subarea Plan Website: <https://www.arlingtonwa.gov/867/Island-Crossing-Subarea-Plan>

If you would like view or receive a printed copy of the Notice(s) and/or materials you are welcome to come to the Community and Economic Development Department located at 18204 59<sup>th</sup> Avenue NE, Arlington, WA 98223 between the hours of 8:00 am to 5:00 pm (closed for lunch from 12-1 pm). Printed copies are charged \$0.15 per page per the City of Arlington Fee Resolution. You may view the documents at no charge. The documents will be available upon demand and may not leave the office.

If you own property within the subarea or within 500' of the subarea properties, you will also receive two postcard public hearing notices (one for each hearing) in the mail.

Sincerely,  
Amy Rusko



Amy Rusko, AICP, CNU-A  
Community & Economic Development Director  
18204 59<sup>th</sup> Ave NE, Arlington, WA 98223  
O: 360-403-3550  
[arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov) | [www.arlingtonwa.gov](http://www.arlingtonwa.gov)

*Note: Emails and attachments sent to and from the City of Arlington are public records and may be subject to disclosure pursuant to the Public Records Act.*

**From:** [alicia.jones@heraldnet.com](mailto:alicia.jones@heraldnet.com) on behalf of [Legals Everett](#)  
**To:** [Amy Rusko](#)  
**Subject:** Re: City of Arlington Public Notices  
**Date:** Tuesday, August 26, 2025 8:44:07 AM  
**Attachments:** [image001.png](#)

---

**This message is from an External Sender**

This message came from outside the City of Arlington

Your 3 notices have been received and will all be scheduled for August 29, 2025.

Thanks,

Lia

**Our office will be closed on Monday, September 1st for Labor Day. Early Deadline for Labor Day: Friday at Noon for Tuesday & Wednesday - September 2nd and 3rd.**

**Herald Legals**

The Daily Herald | 1800 41st Street, S-300 | Everett, WA 98203  
425-339-3089 | [legals@heraldnet.com](mailto:legals@heraldnet.com) | [www.heraldnet.com](http://www.heraldnet.com)



On Mon, Aug 25, 2025 at 9:44 PM Amy Rusko <[arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov)> wrote:

Legals –

Please publish the attached 3 notices in the Friday, August 29, 2025 edition of The Herald.

1. Notice of Application (NOA) – Quail Ridge Tract 999 Re-Plat Preliminary Short Plat – PLN #1308
2. Notice of Public Hearing (NOPH) – AMC Chapter 20.119 – PLN #1184
3. Notice of Public Hearing (NOPH) – Island Crossing Subarea Plan and Planned Action EIS – PLN #1366

Sincerely,

Amy Rusko



Amy Rusko, AICP, CNU-A

Community & Economic Development Director

18204 59<sup>th</sup> Ave NE, Arlington, WA 98223

O: 360-403-3550

[arusko@arlingtonwa.gov](mailto:arusko@arlingtonwa.gov) | [www.arlingtonwa.gov](http://www.arlingtonwa.gov)

*Note: Emails and attachments sent to and from the City of Arlington are public records and may be subject to disclosure pursuant to the Public Records Act.*