



# 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

