

ORDINANCE NO. 2025-XXX

AN ORDINANCE of the City Council of the City of Arlington, Washington, establishing a planned action for Island Crossing pursuant to the State Environmental Policy Act

WHEREAS, the State Environmental Policy Act (SEPA) and implementing rules provide for the integration of environmental review with land use planning and project review through designation of “Planned Actions” by jurisdictions planning under the Growth Management Act (GMA); and

WHEREAS, Section 43.21C.440 of the Revised Code of Washington (RCW), Sections 197-11-164 through 172 of the Washington Administrative Code (WAC) allow for and govern the adoption and application of a planned action designation under SEPA; and

WHEREAS, designation of a Planned Action expedites the permitting process for subsequent, implementing projects whose impacts have been previously addressed in a Planned Action environmental impact statement (EIS), and thereby encourages desired growth and economic development; and

WHEREAS, a subarea of the city consisting of the Island Crossing Subarea as depicted on the map attached hereto as **Exhibit A** and incorporated herein by this reference, has been identified as a planned action area for future redevelopment (Planned Action Area); and

WHEREAS, the City held a public hearing on September 16, 2025 before the Hearing Examiner, and the Hearing Examiner considered public comment and recommended approval of the Island Crossing Subarea Plan, development regulations, and design guidelines; and

WHEREAS, to guide Island Crossing’s growth and redevelopment within the Planned Action Area, the City is adopting the Island Crossing Subarea Plan; and

WHEREAS, the City is adopting the Island Crossing zoning map, zoning code development standards, and design guidelines, to regulate development within the Planned Action Area; and

WHEREAS, the City desires to designate a Planned Action for the Island Crossing; and

WHEREAS, after public participation and coordination with affected parties, the City, as lead SEPA agency, issued the Island Crossing Subarea Plan Planned Action Final Environmental Impact Statement dated October 9, 2025 (FEIS), which identifies the impacts and mitigation measures associated with planned development in the Future Planned Action Area; and

WHEREAS, the City has adopted development regulations and ordinances which will help protect the environment; and

WHEREAS, the City's SEPA Rules, set forth in AMC 20.98.020 provide for Planned Actions within the City; and

WHEREAS, adopting a Planned Action for the Island Crossing Subarea Plan with appropriate standards and procedures will help achieve efficient permit processing and promote environmental quality protection; and

WHEREAS, the City Council of the City of Arlington finds that adopting this Ordinance and its Exhibits is in the public interest and will advance the public health, safety, and welfare.

THE CITY COUNCIL OF THE CITY OF ARLINGTON, WASHINGTON,
DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. *Purpose.* The City Council declares that the purpose of this ordinance is to:

- A. Combine environmental analysis, land use plans, development regulations, City codes and ordinances together with the mitigation measures in the Island Crossing Planned Action EIS to mitigate environmental impacts and process planned action development applications in the Planned Action Area;
- B. Designate the Island Crossing as a Planned Action Area for purposes of environmental review and permitting of subsequent, implementing projects pursuant to SEPA, RCW 43.21C.440;
- C. Confirm that the Planned Action EIS meets the requirements of a Planned Action EIS pursuant to SEPA;
- D. Establish criteria and procedures, consistent with state law, that will determine whether subsequent projects within the Planned Action Area qualify as Planned Actions;
- E. Provide clear definition as to what constitutes a Planned Action Project within the Planned Action Area, identify the criteria for Planned Action Project approval, and determine how development project applications that qualify as Planned Action Projects will be processed by the City;
- F. Streamline and expedite the land use permit review process by relying on the Planned Action EIS; and
- G. Apply the City's development regulations together with the mitigation measures described in the EIS and this Ordinance to address the impacts of future development contemplated by this Ordinance.

SECTION 2. *Findings.* The City Council finds as follows:

- A. The procedural and substantive requirements of SEPA (RCW 43.21C) have been complied with.
- B. The procedural requirements of GMA (RCW 36.70A) have been complied with.
- C. The proposed action is consistent with the Arlington Comprehensive Plan.
- D. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State law and the City's municipal code.
- E. The Arlington City Council finds and determines that regulation of land use and development is subject to the authority and general police power of the City, and the City reserves its powers and authority to appropriately amend, modify, and revise such land use controls in accordance with applicable law.

F. An EIS has been prepared for the Planned Action Area, and the City Council finds that the EIS adequately identifies and addresses the probable significant environmental impacts associated with the type and amount of development planned to occur in the designated Planned Action Area.

G. The mitigation measures identified in the Island Crossing Planned Action EIS and attached to this ordinance as Exhibit B, incorporated herein by reference, together with adopted City development regulations, will adequately mitigate significant impacts from development within the Planned Action Area.

H. The Island Crossing Subarea Plan and Island Crossing Planned Action EIS identify the location, type and amount of development that is contemplated by the Planned Action.

I. Future projects that are implemented consistent with the Planned Action will protect the environment, benefit the public and enhance economic development.

J. The City provided several opportunities for meaningful public involvement and review in the Community Plan and Planned Action EIS processes, including a community meeting consistent with RCW 43.21C.440; has considered all comments received; and, as appropriate, has modified the proposal or mitigation measures in response to comments.

K. Essential public facilities as defined in RCW 36.70A.200 are excluded from the Planned Action as designated herein and are not eligible for review or permitting as Planned Action Projects unless they are accessory to or part of a project that otherwise qualifies as a Planned Action Project.

L. The designated Planned Action Area is located entirely within an Urban Growth Area and is smaller than the overall City boundaries.

M. Implementation of the mitigation measures identified in the Planned Action EIS will provide for adequate public services and facilities to serve the proposed Planned Action Area.

SECTION 3. Procedures and Criteria for Evaluating and Determining Planned Action Projects within Planned Action Area.

A. Planned Action Area. This Planned Action designation shall apply to the area shown in **Exhibit A**, incorporated herein by reference.

B. Environmental Document. A Planned Action determination for a site-specific project application within the Planned Action Area shall be based on the environmental analysis contained in the Planned Action EIS. The mitigation measures contained in **Exhibit B** of this Ordinance, are based upon the findings of the Planned Action EIS and shall, along with adopted City regulations, provide the framework that the City will use to apply appropriate conditions on qualifying Planned Action projects within the Planned Action Area.

C. Planned Action Projects Designated. Land uses and activities described in the Planned Action EIS, subject to the thresholds described in Subsection 3.D and the mitigation measures contained in **Exhibit B**, are designated Planned Action Projects pursuant to RCW 43.21C.440. A development application for a site-specific project located within the Planned Action Area that meets the criteria in Subsections 3.D and 3.E may be designated a Planned Action Project pursuant to the process in Subsection 3.G.

D. Planned Action Qualifications. The following thresholds shall be used to determine if a site-specific development proposed within the Planned Action Area was contemplated as a Planned Action Project and has had its environmental impacts evaluated in the Planned Action EIS:

- (1) Qualifying Land Uses.

(a) Planned Action Categories: The following general categories/types of land uses are defined in the Island Crossing Subarea Development Standards (AMC 20.119) and can qualify as Planned Actions:

- i. Commercial, retail, restaurant, services, open air markets
(consistent with zone requirements)
- ii. Hotels (varies by zone)
- iii. Vehicle and heavy equipment sales (varies by zone)
- iv. Industrial (varies by zone)
- v. Electric vehicle infrastructure, energy, and utility facilities
- vi. Open space, parks, trails, recreation, gathering spaces
- vii. Cultural, social, civic (consistent with zone requirements)
- viii. Street and non-motorized circulation improvements consistent with the Transportation evaluation in the Planned Action EIS, Subarea Plan, and Development Standards
- ix. Other uses allowed in the Zoning regulations applicable to the Island Crossing Subarea Plan Area that are similar to studied uses as determined by the responsible official or designee.
- x. Enlargement or intensification of uses existing at the time the Planned Action Area is approved, so long as such enlargement or intensification complies with the Zoning Code and Island Crossing Subarea Development Standards.

(b) Planned Action Project Land Uses: A land use shall be considered a Planned Action Project Land Use when:

- i. it is within the Planned Action Area as shown in Exhibit A;
- ii. it is within one or more of the land use categories described in the Island Crossing Zones in subsection D(1)(a) above; and
- iii. it is listed in development regulations applicable to the zoning classifications applied to properties within the Planned Action Area.

A Planned Action may be a single Planned Action use or a combination of Planned Action uses together in a mixed use development. Planned Action uses include accessory uses.

(c) Public Services: The following public services, infrastructure and utilities are also Planned Action Projects: Multi-modal transportation improvements, water and sewer improvements, and stormwater improvements, considered in capital plans associated with the Island Crossing Subarea Plan.

i. Applicants for public services, infrastructure and utilities projects shall demonstrate consistency with all applicable city, county, state, and federal laws, regulations, and permitting requirement, including but not limited to the Island Crossing Subarea Plan, Arlington Shoreline Master Program, Arlington Critical Areas Ordinance, and Floodplain Development Regulations.

ii. Essential public facilities defined in RCW 47.06.140 are excluded from the Planned Action and not eligible for review or permitting as Planned Actions unless they are accessory to or part of a project that otherwise qualifies as a planned action.

(2) Development Thresholds:

(a) Land Use: The following maximum amounts of new land uses are contemplated by the Planned Action:

Table D2a-1. Planned Action Development Limits 2025-2044: Preferred Alternative Net Growth and Total

	Existing (2025)*	Net Change	Total
Jobs	215	610	825
Dwelling	5	-3**	2

* Existing jobs source: 2019 Snohomish County Buildable Lands Report with modifications to account for recent development; MAKERS, 2025.

** Represents the loss of existing legal non-conforming residential dwellings as redevelopment occurs.

(b) Shifting development amounts between land uses in Subsection 3(D)(2)(a) may be permitted when the total build-out is less than the aggregate amount of development reviewed in the EIS; the traffic trips for the preferred alternative are not exceeded; and, the development impacts identified in the Planned Action EIS are mitigated consistent with Exhibit B.

(c) Further environmental review may be required pursuant to WAC 197-11-172, if any individual Planned Action or combination of Planned Actions exceed the development thresholds specified in this Ordinance and/or alter the assumptions and analysis in the Planned Action EIS.

(3) Transportation Thresholds:

(a) Trip Ranges & Thresholds. The maximum number of PM peak hour trips anticipated in the Planned Action Area and reviewed in the EIS is as follows:

Table D3a-1. PM Peak Hour Vehicle Trips Generated, Preferred Alternative

Land Use	No Action Total Trips	Preferred Alternative Total Trips
Residential	3	2
Office	27	0
Retail	1,228	3,507
Total	1,258	3,509

Source: Transpo Group, 2025.

(b) Concurrency. All Planned Actions shall meet the transportation concurrency requirements and the level of service (LOS) thresholds established in the Arlington Comprehensive Plan and AMC Chapter 20.56.

(c) Traffic Impact and Mitigation. The responsible City official shall require documentation by Planned Action Project applicants demonstrating that the total trips identified in Subsection 3.D(3)(a) are not exceeded, that the project meets the concurrency standards of Subsection 3.D(3)(b), and that the project has mitigated impacts consistent with **Exhibit B**. Planned action applicants shall provide the following documentation at a minimum unless otherwise required to address standards of AMC 20.04.120 and AMC 20.56:

(i) Trip generation and total trips in relation to the trip bank in Subsection 3.D(3)(a) and (d).

- (ii) Site-specific access design and consistency with City standards.
- (iii) Implementation of required frontage improvements consistent with applicable City engineering standards.
- (iv) Share of cost on areawide mitigation per Exhibit B-2.

(d) Discretion. The City Engineer or his/her designee shall have discretion to determine incremental and total trip generation, consistent with the Institute of Traffic Engineers (ITE) Trip Generation Manual (latest edition) or an alternative manual accepted by the City Engineer at his or her sole discretion, for each project permit application proposed under this Planned Action.

(4) Elements of the Environment and Degree of Impacts. A proposed project that would result in a significant change in the type or degree of adverse impacts to any element(s) of the environment analyzed in the Planned Action EIS, would not qualify as a Planned Action.

(5) Changed Conditions. Should environmental conditions change significantly from those analyzed in the Planned Action EIS, the City's SEPA Responsible Official may determine that the Planned Action designation is no longer applicable until supplemental environmental review is conducted.

(6) Substantive Authority. Pursuant to SEPA Substantive Authority at AMC 20.98.200 and Comprehensive Plan Policies, impacts shall be mitigated through the measures included in **Exhibit B**.

E. Planned Action Review Criteria.

(1) The City's SEPA Responsible Official may designate as "planned actions", pursuant to RCW 43.21C.030, applications that meet all of the following conditions:

- (a) The proposal is located within the Planned Action area identified in **Exhibit A** of this ordinance;
- (b) The proposed uses and activities are consistent with those described in the Planned Action EIS and Subsection 3.D of this ordinance;
- (c) The proposal is within the Planned Action thresholds and other criteria of Subsection 3.D of this ordinance;
- (d) The proposal is consistent with the City of Arlington Comprehensive Plan and the Island Crossing Subarea Plan;
- (e) The proposal's significant adverse environmental impacts have been identified in the Planned Action EIS;
- (f) The proposal's significant impacts have been mitigated by application of the measures identified in **Exhibit B**, and other applicable City regulations, together with any modifications or variances or special permits that may be required;
- (g) The proposal complies with all applicable local, state and/or federal laws and regulations, and the SEPA Responsible Official determines that these constitute adequate mitigation; and
- (h) The proposal is not an essential public facility as defined by RCW 36.70A.200(1), unless the essential public facility is accessory to or part of a development that is designated as a planned action under this ordinance.

(2) The City shall base its decision on review of a Planned Action SEPA checklist (**Exhibit B**), or an alternative form approved by state law, and review of the application and supporting documentation.

(3) A proposal that meets the criteria of this section shall be considered to qualify and be designated as a planned action, consistent with the requirements of RCW 43.21C.030, WAC 197-11-164 et seq., and this ordinance.

F. Effect of Planned Action.

(1) Designation as a Planned Action Project by the SEPA Responsible Official means that a qualifying proposal has been reviewed in accordance with this Ordinance and found to be consistent with the development parameters and thresholds established herein, and with the environmental analysis contained in the Planned Action EIS.

(2) Upon determination by the City's SEPA Responsible Official that the proposal meets the criteria of Subsection 3.D and qualifies as a planned action, the proposal shall not require a SEPA threshold determination, preparation of an EIS, or be subject to further review pursuant to SEPA.

G. Planned Action Permit Process. Applications for planned actions shall be reviewed pursuant to the following process:

(1) Development applications shall meet all applicable requirements of the Arlington Municipal Code (AMC). Applications for planned actions shall be made on forms provided by the City and shall include the Planned Action SEPA checklist (Exhibit B).

(2) The City's SEPA Responsible Official shall determine whether the application is complete as provided in AMC Chapter 20.98.

(3) If the application is for a project within the Planned Action Area defined in Exhibit A, the application will be reviewed to determine if it is consistent with the criteria of this ordinance and thereby qualifies as a Planned Action project.

(a) The decision of the City's SEPA Responsible Official regarding qualification of a project as a Planned Action is an administrative decision. The SEPA Responsible Official shall notify the applicant of his/her decision. Notice of the determination on zoning permit decisions per AMC 20.16.100 involving a planned action shall also be mailed or otherwise verifiably delivered to federally recognized tribal governments and to agencies with jurisdiction over the planned action project, pursuant to RCW 43.21C.440.

(b) If the project is determined to qualify as a Planned Action, it shall proceed in accordance with the applicable permit review procedures specified in AMC Chapter 20.16, except that no SEPA threshold determination, EIS or additional SEPA review shall be required.

(c) Notice of the application for a planned action project shall be consistent with Chapter 20.98 AMC.

(4) If notice is otherwise required for the underlying permit, the notice shall state that the project has qualified as a Planned Action. If notice is not otherwise required for the underlying permit, no special notice is required by this ordinance. See Subsection 3.G(3)(a) regarding notice of the zoning permit decision.

(5) To provide additional certainty about applicable requirements, the City or applicant may request consideration and execution of a development agreement for a Planned Action project, consistent with RCW 36.70B.170 et seq.

(6) If a project is determined to not qualify as a Planned Action, the SEPA Responsible Official shall so notify the applicant and prescribe a SEPA review procedure consistent with the City's SEPA regulations and the requirements of state law. The notice shall describe the elements of the application that result in failure to qualify as a Planned Action.

(7) Projects that fail to qualify as Planned Actions may incorporate or otherwise use relevant elements of the Planned Action EIS, as well as other relevant SEPA documents, to meet their SEPA requirements. The SEPA Responsible Official may limit the scope of SEPA review for the non-qualifying project to those issues and environmental impacts not previously addressed in the Planned Action EIS.

SECTION 4. Monitoring and Review.

A. The City should monitor the progress of development in the designated Planned Action area as deemed appropriate to ensure that it is consistent with the assumptions of this ordinance and the Planned Action EIS regarding the type and amount of development and associated impacts, and with the mitigation measures and improvements planned for the Planned Action Area.

B. This Planned Action Ordinance shall be reviewed by the SEPA Responsible Official no later than five years from its effective date. The review shall determine the continuing relevance of the Planned Action assumptions and findings with respect to environmental conditions in the Planned Action area, the impacts of development, and required mitigation measures. The SEPA Responsible Official shall also consider the implementation of Public Agency Actions and Commitments in Exhibit C. Based upon this review, the City may propose amendments to this ordinance and/or may supplement or revise the Planned Action EIS.

SECTION 5. Conflict. In the event of a conflict between this Ordinance or any mitigation measures imposed thereto, and any Ordinance or regulation of the City, the provisions of this Ordinance shall control, except that the provision of any International Building Code shall supersede.

SECTION 6. Severability. If any one or more sections, subsections, or sentences of this Ordinance are held to be unconstitutional or invalid such decision shall not affect the validity of the remaining portions of this Ordinance and the same shall remain in full force and effect.

SECTION 7. Effective Date. This ordinance shall take effect and be in force ten (10) days from and after its passage, approval and publication as provided by law.

PASSED by the City Council the _____ day of _____, 2025

Approved this _____ day of _____, 2025

Donn Vanney, Mayor

ATTEST:

APPROVED AS TO FORM:

Wendy Van Der Meersche, City Clerk

Oskar E. Rey, City Attorney

PUBLISHED the _____ day of _____, 2025

EFFECTIVE the _____ day of _____, 2025

ORDINANCE NO. _____

Exhibit A: Island Crossing Planned Action Area



Source: MAKERS, 2025.

Exhibit B. SEPA Checklist and Mitigation Measures

Exhibit B: Example Environmental Checklist and Required Mitigation Document

INTRODUCTION

The State Environmental Policy Act (SEPA) requires environmental review for project and non-project proposals that are likely to have adverse impacts upon the environment. In order to meet SEPA requirements, the City of Arlington issued the Island Crossing Draft Environmental Impact Statement (EIS) on August 1, 2025, and the Final EIS was issued on October 9, 2025. The Draft and the Final EIS together are referenced herein as the “EIS”. The EIS has identified significant beneficial and adverse impacts that are anticipated to occur with future development, along with measures to mitigate those significant adverse impacts in the Planned Action Area

On October 20, 2025, the City of Arlington adopted **Ordinance No. 2025-XXX** establishing a planned action designation for the Island Crossing Subarea studied as Planned Action in the EIS (see **Exhibit A**). SEPA Rules indicates review of a project proposed as a planned action is intended to be simpler and more focused than for other projects (WAC 197-11-172). In addition, SEPA allows an agency to utilize a modified checklist form that is designated within the planned action ordinance (see RCW 43.21c.440). This **Exhibit B-1** provides a modified checklist form adopted in the Island Crossing Planned Action Ordinance.

MITIGATION MEASURES

The Mitigation Measures are provided in **Exhibit B-2**, and also summarized in the environmental checklist. The mitigation measures shall apply to future development proposals which are consistent with the Planned Action scenarios reviewed in the EIS, and which are located within the Island Crossing Planned Action Area (see **Exhibit A**).

APPLICABLE PLANS AND REGULATIONS

The EIS identifies specific regulations that act as mitigation measures. These are summarized in **Exhibit B-3** by EIS topic, and are advisory to applicants. All applicable federal, state, and local regulations shall apply to Planned Actions, including the regulations that are adopted with the Preferred Alternative. Planned Action applicants shall comply with all adopted regulations where applicable including those listed in the EIS and those not included in the EIS.

INSTRUCTIONS TO APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. The City of Arlington will use this checklist to determine whether the project is consistent with the analysis in the Island Crossing Planned Action EIS and qualifies as a planned action or would otherwise require additional environmental review under SEPA. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information. In most cases, you should be able to answer the questions from your own project plans and the Planned Action EIS without the need to hire experts.

Exhibit B-1 Modified SEPA Checklist

A. PROPOSAL DESCRIPTION

Date:		
Applicant:		
Property Owner:		
Property Address	Street:	City, State, Zip Code:
Parcel Information	Assessor Parcel Number:	Property Size in Acres:
Give a brief, complete description of your proposal.		
Property Zoning	District Name:	Building Type:
Permits Requested (list all that apply)	Land Use:	Engineering:
	Building:	Other:
	All Applications Deemed Complete? Yes ___ No ___	
	Explain:	
Existing Land Use	Describe Existing Uses on the Site:	
Proposed Land Use – Check All That Apply	<input type="checkbox"/> Commercial, retail, restaurant, services, open air markets <input type="checkbox"/> Hotels <input type="checkbox"/> Vehicle and heavy equipment sales <input type="checkbox"/> Industrial <input type="checkbox"/> Electric vehicle infrastructure, energy, and utility facilities	<input type="checkbox"/> Open space, parks, trails, recreation, gathering spaces <input type="checkbox"/> Cultural, social, civic <input type="checkbox"/> Street and non-motorized circulation improvements <input type="checkbox"/> Other
Non-residential Uses: Building Square Feet	Existing:	Proposed:
	Net Change Employment in Ordinance: 610	Job Remainder as of 20__
	Total Employment in Ordinance: 825	Building square feet: Jobs:

Building Height	Existing Stories: Existing Height in feet	Proposed Stories: Proposed Height in feet:	
Parking Spaces	Existing:	Proposed:	
Impervious Surfaces	Existing Square Feet:	Proposed Square Feet:	
PM Peak Hour Weekday Vehicle Trips	Existing Estimated Trips Total:	Future Estimated Trips Total:	Net New Trips:
	Source of Trip Rate: ITE Manual ___ Other ___	Transportation Impacts Determined Consistent with AMC 20.04.120 and Chapter 20.56. Yes ___ No ___	
Proposed timing or schedule (including phasing).			
Describe plans for future additions, expansion, or further activity related to this proposal.			
List any available or pending environmental information directly related to this proposal.			

B. ENVIRONMENTAL CHECKLIST AND MITIGATION MEASURES

Earth Checklist and Mitigation Measure

<p>Earth Checklist and Mitigation Measures</p> <p>Find help answering earth questions¹</p>	
<p>a. General description of the site:</p> <p>Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:</p>	<p>Staff Comments:</p>
<p>b. What is the steepest slope on the site (approximate percent slope)?</p>	
<p>c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)?</p>	
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</p>	
<p>e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.</p>	
<p>f. Could erosion occur because of clearing, construction, or use? If so, generally describe.</p>	
<p>g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p>	
<p>h. Proposed Measures to control impacts including Exhibit B-2 and B-3 regarding Mitigation Measures and Applicable Regulations and Notes, respectively (check all that apply):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Temporary erosion and sediment controls <input type="checkbox"/> Compliance with grading and fill standards <input type="checkbox"/> Compliance with critical area regulations <p>Explain:</p>	

¹ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

Air Checklist and Mitigation Measure

Air Checklist and Mitigation Measures

[Find help answering air questions²](#)

<p>a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.</p>	<p>Staff Comments:</p>
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</p>	
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p>	

Water Checklist and Mitigation Measure

Water Checklist and Mitigation Measures

[Find help answering water questions³](#)

<p>d. Surface:</p> <p>Find help answering surface water questions⁴</p> <ol style="list-style-type: none"> 1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. 2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. 3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. 4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known. 5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. See AMC 20.64 Floodplain Development Regulations. 	<p>Staff Comments:</p>
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² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

Water Checklist and Mitigation Measures

[Find help answering water questions](#)³

<p>6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.</p>	
<p>b. Ground:</p> <p>Find help answering ground water questions⁵</p> <p>1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.</p>	
<p>c. Water Runoff (including stormwater):</p> <p>1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p> <p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p>	
<p>d. Proposed Measures to control impacts including Exhibit B-2 and B-3 regarding Mitigation Measures and Applicable Regulations and Notes, respectively (check all that apply):</p> <ul style="list-style-type: none"><input type="checkbox"/> Compliance with floodplain development requirements<input type="checkbox"/> Compliance with critical areas regulations<input type="checkbox"/> Compliance with construction-related stormwater requirements, including temporary erosion and sediment control, and development and implementation of a stormwater pollution and spill prevention plan.<input type="checkbox"/> Determination of necessary permanent, long-term water quality treatment requirements.<input type="checkbox"/> Implementation of on-site or street frontage green infrastructure<input type="checkbox"/> Low Impact Development (LID) techniques employed, consistent with AMC 13.28?<input type="checkbox"/> Impact fee and SEPA mitigation fee for fair share of capital improvements<input type="checkbox"/> Fee for regional floodwater compensatory storage facility<input type="checkbox"/> Other: <p>Explain:</p>	

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

Plants Checklist and Mitigation Measure

Plants Checklist and Mitigation Measures

[Find help answering plants questions](#)⁶

See the Island Crossing Planned Action FEIS Section 3.4.1 Affected Environment for information about species and vegetation found in Island Crossing.

<p>a. Check the types of vegetation found on the site:</p> <ul style="list-style-type: none"> <input type="checkbox"/> deciduous tree: alder, maple, aspen, other <input type="checkbox"/> evergreen tree: fir, cedar, pine, other <input type="checkbox"/> shrubs <input type="checkbox"/> grass <input type="checkbox"/> pasture <input type="checkbox"/> crop or grain <input type="checkbox"/> orchards, vineyards, or other permanent crops. <input type="checkbox"/> wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other <input type="checkbox"/> water plants: water lily, eelgrass, milfoil, other <input type="checkbox"/> other types of vegetation 	<p>Staff Comments:</p>
<p>b. What kind and amount of vegetation will be removed or altered?</p>	
<p>c. List threatened and endangered species known to be on or near the site.</p>	
<p>d. Proposed Measures to control impacts including Exhibit B-2 and B-3 regarding Mitigation Measures and Applicable Regulations and Notes, respectively (check all that apply):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Compliance with Critical Areas Ordinance <input type="checkbox"/> Compliance with Shoreline Master Program <input type="checkbox"/> Implementation of on-site or street frontage green infrastructure <input type="checkbox"/> Other: <p>Explain:</p>	
<p>e. List all noxious weeds and invasive species known to be on or near the site.</p>	

⁶ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-4-plants>

Animals Checklist and Mitigation Measure

Animals Checklist and Mitigation Measures

[Find help answering animal questions⁷](#)

See the Island Crossing Planned Action FEIS Section 3.4.1 Affected Environment for information about species and vegetation found in Island Crossing.

<p>a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.</p> <p>Examples include:</p> <ul style="list-style-type: none"> • Birds: hawk, heron, eagle, songbirds, other: • Mammals: deer, bear, elk, beaver, other: • Fish: bass, salmon, trout, herring, shellfish, other: 	<p>Staff Comments:</p>
<p>b. List any threatened and endangered species known to be on or near the site.</p>	
<p>c. Is the site part of a migration route? If so, explain.</p>	
<p>d. Proposed Measures to control impacts including Exhibit B-2 and B-3 regarding Mitigation Measures and Applicable Regulations and Notes, respectively (check all that apply):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Compliance with Critical Areas Ordinance <input type="checkbox"/> Compliance with Shoreline Master Program <input type="checkbox"/> Other: <p>Explain:</p>	
<p>e. List any invasive animal species known to be on or near the site.</p>	

Energy and Natural Resources Checklist and Mitigation Measure

Energy and Natural Resources Checklist and Mitigation Measures

[Find help answering energy and natural resource questions⁸](#)

<p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.</p>	<p>Staff Comments:</p>
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⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

Energy and Natural Resources Checklist and Mitigation Measures

[Find help answering energy and natural resource questions](#)⁸

<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</p>	
<p>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.</p>	

Environmental Health Checklist and Mitigation Measure

Environmental Health Checklist and Mitigation Measures

[Health Find help with answering environmental health questions](#)⁹

<p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.</p> <ol style="list-style-type: none"> 1. Describe any known or possible contamination at the site from present or past uses. 2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. 3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. 4. Describe special emergency services that might be required. 5. Proposed measures to reduce or control environmental health hazards, if any. 	<p>Staff Comments:</p>
<p>b. Noise</p> <ol style="list-style-type: none"> 1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? 2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)? 3. Proposed measures to reduce or control noise impacts, if any: 	

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

Land and shoreline use Checklist and Mitigation Measure

Land and Shoreline Use Checklist and Mitigation Measures

[Find help answering land and shoreline use questions](#)¹⁰

<p>c. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.</p>	<p>Staff Comments:</p>
<p>a. Will the proposal affect or be affected by surrounding working farm land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?</p>	
<p>b. Describe any structures on the site.</p>	
<p>c. Will any structures be demolished? If so, what?</p>	
<p>d. What is the current zoning classification of the site (IC-1, IC-2, or IC-3)?</p>	
<p>e. What is the current comprehensive plan designation of the site?</p>	
<p>f. If applicable, what is the current shoreline master program designation of the site?</p>	
<p>g. Has any part of the site been classified as a critical area by the city or county? If so, specify.</p>	
<p>h. Approximately how many people would reside or work in the completed project?</p>	
<p>i. Approximately how many people would the completed project displace?</p>	
<p>j. Proposed measures to avoid or reduce displacement impacts, if any.</p>	
<p>k. Proposed Measures to control impacts including Exhibit B-2 and B-3 regarding Mitigation Measures and Applicable Regulations and Notes, respectively (check all that apply):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Compliance with Island Crossing Subarea Plan. <input type="checkbox"/> Compliance with the Island Crossing Development Standards <input type="checkbox"/> Compliance with other applicable land use and shoreline policies and development regulations. <input type="checkbox"/> Other <p>Explain:</p>	

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

Land and Shoreline Use Checklist and Mitigation Measures

[Find help answering land and shoreline use questions](#)¹⁰

<p>I. Proposed measures to reduce or control impacts to agricultural lands of long-term commercial significance, if any. Describe how the proposal avoids light and shadow impacts on working agricultural land.</p>	
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Aesthetics Checklist and Mitigation Measure

Aesthetics Checklist and Mitigation Measures

[Find help answering aesthetics questions](#)¹¹

See the AMC 20.119 Island Crossing Development Standards.

<p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</p>	<p>Staff Comments:</p>
<p>b. What views in the immediate vicinity would be altered or obstructed? Describe how the proposal considers view celebration/preservation (see AMC 20.119.110(b)(2))?</p>	
<p>c. Proposed Measures to control impacts including Exhibit B-2 and B-3 regarding Mitigation Measures and Applicable Regulations and Notes, respectively (check all that apply):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Compliance with Island Crossing Subarea Plan. <input type="checkbox"/> Compliance with the Island Crossing Development Standards <input type="checkbox"/> Other <p>Explain:</p>	

Light and Glare Checklist and Mitigation Measure

Light and Glare Checklist and Mitigation Measures

[Find help answering light and glare questions](#)¹²

<p>d. What type of light or glare will the proposal produce? What time of day would it mainly occur?</p>	<p>Staff Comments:</p>
<p>e. Could light or glare from the finished project be a safety hazard or interfere with views?</p>	

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

Light and Glare Checklist and Mitigation Measures

[Find help answering light and glare questions](#)¹²

f. What existing off-site sources of light or glare may affect your proposal?	
g. Proposed measures to reduce or control light and glare impacts, if any:	

Recreation Checklist and Mitigation Measure

Recreation Checklist and Mitigation Measures

[Find help answering recreation questions](#)¹³

h. What designated and informal recreational opportunities are in the immediate vicinity?	Staff Comments:
i. Would the proposed project displace any existing recreational uses? If so, describe.	
j. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:	

Historic and Cultural Preservation Checklist and Mitigation Measure

Historic and Cultural Preservation Checklist and Mitigation Measures

[Find help answering historic and cultural preservation questions](#)¹⁴

k. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.	Staff Comments:
l. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.	
m. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.	

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-12-Recreation>

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

Historic and Cultural Preservation Checklist and Mitigation Measures

[Find help answering historic and cultural preservation questions](#)¹⁴

<p>n. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.</p>	
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Transportation Checklist and Mitigation Measure

Transportation Checklist and Mitigation Measures

[Find help with answering transportation questions](#)¹⁵

<p>o. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.</p>	<p>Staff Comments:</p>
<p>p. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?</p>	
<p>q. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).</p>	
<p>r. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?</p>	
<p>s. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.</p>	
<p>t. Proposed Measures to control impacts including Exhibit B-2 and B-3 regarding Mitigation Measures and Applicable Regulations and Notes, respectively (check all that apply):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Evaluate and mitigate roadways consistent with Planned Action Ordinance Section 3.D(3). <input type="checkbox"/> Street frontage standards <input type="checkbox"/> Impact fee and SEPA mitigation fee for fair share of capital improvements <input type="checkbox"/> Other: <p>Explain:</p>	

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

Public Services Checklist and Mitigation Measure

Public Services Checklist and Mitigation Measures

[Find help answering public service questions¹⁶](#)

<p>u. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.</p>	<p>Staff Comments:</p>
<p>v. Proposed measures to reduce or control direct impacts on public services, if any.</p>	

Utilities Checklist and Mitigation Measure

Utilities Checklist and Mitigation Measures

[Find help answering utilities questions¹⁷](#)

<p>w. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:</p>	<p>Staff Comments:</p>
<p>x. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. See the Island Crossing Subarea Plan Chapter 6 Public Services and Utilities.</p>	
<p>y. Proposed Measures to control impacts including Exhibit B-2 and B-3 regarding Mitigation Measures and Applicable Regulations and Notes, respectively (check all that apply):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Capital Facility Plan has been considered, and development provides its fair share of the cost of improvements consistent with applicable local government plans and codes. <input type="checkbox"/> Developer has coordinated with City to ensure that sewer lines, water lines, or stormwater facilities will be extended to provide service to proposed development site where required. <input type="checkbox"/> General facility charges have been determined to ensure cumulative impacts to utilities are addressed. <input type="checkbox"/> Other Measures to reduce or control public services and utilities impacts: Explain: 	

¹⁶ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

C. APPLICANT SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:	
Date:	

D. REVIEW CRITERIA

Review Criteria

The City’s SEPA Responsible Official may designate “planned actions” consistent with criteria in **Ordinance No. 2025-XXX** Subsection 3.E.

<i>Criteria</i>	<i>Discussion</i>
(a) the proposal is located within the Planned Action area identified in Exhibit A of this Ordinance;	
(b) the proposed uses and densities are consistent with those described in the Planned Action EIS and Section 3.D of this Ordinance;	
(c) the proposal is within the Planned Action thresholds and other criteria of Section 3.D of this Ordinance;	
(d) the proposal is consistent with the City of Arlington Comprehensive Plan and the Island Crossing Subarea Plan;	
(e) the proposal’s significant adverse environmental impacts have been identified in the Planned Action EIS;	
(f) the proposal’s significant impacts have been mitigated by application of the measures identified in Exhibit B, and other applicable City regulations, together with any modifications or variances or special permits that may be required;	
(g) the proposal complies with all applicable local, state and/or federal laws and regulations, and the SEPA Responsible Official determines that these constitute adequate mitigation;	

<i>Criteria</i>	<i>Discussion</i>
(h) the proposal is not an essential public facility as defined by RCW 36.70A.200(1), unless the essential public facility is accessory to or part of a development that is designated as a planned action under this ordinance.	

Determination Criteria

Applications for planned actions shall be reviewed pursuant to the process in **Ordinance No. 2025-XXX** Section 3.G.

Requirement	Discussion
Applications for planned actions were made on forms provided by the City including this Island Crossing Checklist and Mitigation Document.	
The application has been deemed complete in accordance with AMC Chapter 20.93.	
The proposal is located within Planned Action Area pursuant to Exhibit A of this Ordinance	
The proposed use(s) are listed in Section 3.D of the Ordinance and qualify as a Planned Action.	

E. SEPA RESPONSIBLE OFFICIAL DETERMINATION

A. Qualifies as a Planned Action: The application is consistent with the criteria of **Ordinance 2025-XXX** and thereby qualifies as a Planned Action project.

It shall proceed in accordance with the applicable permit review procedures specified in AMC 20.16, except that no SEPA threshold determination, EIS or additional SEPA review shall be required.

Notice shall be made pursuant to AMC Chapter 20.98. as part of notice of the underlying permits and shall include the results of the Planned Action determination. If notice is not otherwise required for the underlying permit, no special notice is required. See Section 3.G(3)(a) regarding notice of the zoning permit decision.

The review process for the underlying permit shall be as provided in AMC Chapter 20.16.

NOTE: If it is determined during subsequent detailed permit review that a project does not qualify as a planned action, this determination shall be amended.

Signature	
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Date:	
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B. Does not Qualify as Planned Action: The application is not consistent with the criteria of **Ordinance 2025-XXX**, and does not qualify as a Planned Action project for the following reasons:

.....

.....

.....

Projects that fail to qualify as Planned Actions may incorporate or otherwise use relevant elements of the Planned Action EIS, as well as other relevant SEPA documents, to meet their SEPA requirements. The SEPA Responsible Official may limit the scope of SEPA review for the non-qualifying project to those issues and environmental impacts not previously addressed in the Planned Action EIS.

SEPA Process Prescribed:

.....

.....

.....

C. Responsible Official Signature

Signature:	
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Date:	
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Exhibit B-2 Mitigation Measures

This section includes Mitigation Measures referenced in the Planned Action EIS, and where not otherwise incorporated into the Subarea Plan and Code. Mitigation measures incorporated into the Subarea Plan and Code, including the Island Crossing Development Standards, are part of applicable regulations and not necessary in the SEPA mitigation measures. The mitigation measures in this Exhibit B-2 shall apply to Planned Action Project applications that are consistent with the Alternative range reviewed in the Planned Action EIS and which are located within the Planned Action Area (see Exhibit A).

Where a mitigation measure includes the words “shall” or “will,” inclusion of that measure in Planned Action Project application plans is mandatory to qualify as a Planned Action Project. Where “should”, “would”, or “may” appear, the mitigation measure may be considered by the project applicant as a source of additional mitigation, as feasible or necessary, to ensure that a project qualifies as a Planned Action Project. Unless stated specifically otherwise, the mitigation measures that require preparation of plans, conduct of studies, construction of improvements, conduct of maintenance activities, etc., are the responsibility of the applicant or designee to fund and/or perform.

The City’s SEPA Responsible Official’s authorized designee shall determine consistency with this mitigation document.

LAND USE & URBAN FORM

1. Planned Action Projects along SR 530 that develop prior to SR530 improvements may request and the City may consider a fee-in-lieu for some or all of the frontage improvements that are the responsibility of the property owner consistent with the criteria in AMC 20.56.170 and agreements pursuant to RCW 82.02.020 or other instrument deemed acceptable to the City and applicant. Or, the project shall incorporate landscape design measures to minimize impacts on Cascade Range views, including:
 - a. Along the western portion of SR 530 (within approximately 400 feet of the I-5 interchange), provide strategic space between trees and select narrow, columnar trees to preserve views.
 - b. Along the eastern portion of SR 530, select short tree species (crown width is flexible), reducing obstruction of views from the interchange/gateway area.
 - c. Select trees in accordance with the [City of Arlington Tree List](#).
2. Planned Action Projects along SR 530 that develop after SR 530 improvements must provide frontage improvements (if required) in accordance with the SR 530 view study and landscape design guidance.

TRANSPORTATION

3. The SR 530 street design project shall include a view study and landscape design guidance to preserve Cascade Mountain views.
4. Planned Action Projects shall pay applicable transportation impact fees (TIF) for improvements included in the current TIF program. In addition, the Planned Action shall pay its fair share of system improvements not included in the TIF through a SEPA fair share fee program determined by the proportion of the person trips generated to support necessary improvements identified in the Planned Action EIS and listed in Table B.2-1.
 - a. Mitigation fees consistent with the proportionate share of costs shall be payable in addition to the TIF until the improvements in Table B.2-1 are incorporated into the City’s TIF program.
 - b. A Planned Action’s trips calculated per Section 3.D(3)(d) will be used to determine a development’s demand and mitigation payment. Fees shall be subject to biennial review to affirm the cost basis including a construction cost index or an equivalent as determined by the City.

Table B.2 -1. Summary of Mitigation and Preferred Alternative Pro-Rata Cost

Percent Pro-Rata Share ¹ (Pro-Rata Cost in millions of \$) ²		
Improvement	Estimated Cost (2024 dollars)	Preferred Alternative
Smokey Point Blvd/SR 530		
Expand to a two-lane roundabout. The city is currently designing and included in the TIF a one-lane roundabout that can be expanded.	\$6.73 million	20% (\$1.35)
SR 530 Improvements		
Improve SR 530 including elevating road, constructing compensatory floodwater storage and new culvert, consolidating driveways, and providing a cross-section of 12-foot shared use path on both sides, a center landscape median, and one through travel lane in each direction with right-turn lanes at access points.	\$20.38 million	20% (\$4.08)
Construct single-lane roundabout along SR 530 to provide access and circulation.	\$6 million	20% (\$1.20)
Total Costs		\$6.63

Source: Transpo Group, 2025

1. Based on the overall growth in trip ends for the Subarea.

2. Percent Pro-Rata Share x Estimated Total Cost

FLOOD WATER

5. The City, in coordination with Snohomish County and property owners, plans to study, design, and construct a regional floodwater compensatory storage facility to minimize flooding on SR 530 and nearby properties. The SEPA fair share fee program identified under Transportation mitigation measure 4 funds SR 530-related flood mitigation. In addition, if a feasibility study and hydraulic modeling confirm that a regional floodwater facility would efficiently mitigate flooding on properties near SR 530, the City would study financing options and may consider facilitating the formation of a Community Facilities District, Local Improvement District, or similar cost-sharing mechanism (“district”) for funding the regional floodwater facility and potential associated park. In combination with City, grant, and/or other funds, this would fund the design, construction, and long-term maintenance of the facility.

District boundaries and fees would be determined through facility design and financing studies to ensure properties benefiting from the flood facility are included in the district. Fees would likely be defined with a proportionate share cost-per-volume metric (e.g., cubic feet of storage) determined by the district’s assessment, accounting for costs such as the feasibility study, land acquisition, facility design and construction (including park features if applicable), and native habitat restoration.

Planned Action Projects shall provide compensatory flood storage or pay into a district’s regional flood storage facility as follows:

- a. For projects that develop prior to district formation and regional floodwater compensatory storage facility construction, development must provide floodwater compensatory storage per existing Flood Hazard regulations.

- b. For projects that develop after district formation and regional floodwater compensatory storage facility construction, properties within the district:
 - i. Would pay a proportionate share to benefit from the flood protection.
 - ii. That previously provided onsite compensatory storage may pay a proportionate share to develop that portion of their property.
- 6. Would pay an annual maintenance fee based on the property's volume of floodwater compensated by the facility. The district shall periodically review and adjust payment rates to ensure adequacy of funding to maintain the facility in compliance with best available science and floodplain management standards.
- 7. As part of the City's design and construction of the regional floodwater compensatory storage facility:
 - a. The City shall restore or enhance wetland habitat within or adjacent to the facility to restore native habitat.
 - b. If facility construction occurs prior to the SR 530 improvement, the design and siting shall be coordinated to ensure compatibility and shall not preclude future SR 530 improvements.

NATURAL ENVIRONMENT

- 8. The City may establish a state and federally certified in-lieu fee (ILF) mitigation program for sites within the subarea to provide pre-permitted, consolidated wetland mitigation within the subarea or watershed.
- 9. A Planned Action Project that has unavoidable wetland impacts is encouraged to participate in the ILF mitigation program—if the City establishes the program—by paying an established in-lieu fee in accordance with program requirements.
- 10. If a Planned Action Project impacts a shoreline or other non-floodplain critical area, preferred mitigation options include:
 - a. Restoring degraded critical areas and buffers to support wildlife habitat.
 - b. Maintaining and improving migratory corridors, including fish passage barriers, for fish and wildlife.
 - c. Improving climate resilience of natural areas, including forest patches, using a regional landscape approach.

UTILITIES

- 11. The City may develop an Island Crossing Stormwater Plan to address stormwater management in the area.
- 12. Planned Action applications shall demonstrate implementation of their fair share of water and sewer improvements identified in the Subarea Plan's Chapter 6 Public Services and Utilities. The fair share shall be determined by the Public Works Director or their designee based on the proposal's contribution to stormwater runoff and water quality treatment.
- 13. Planned Actions shall meet City standards for adequate water and sewer service, pay applicable general facility charges, and incorporate water and sewer infrastructure improvements in street frontage improvements as appropriate.
- 14. Planned Action Applicants shall demonstrate all feasible use of stormwater best management practices (BMPs) that utilize trees (such as Silva Cells) before other water quality BMPs. Planned Action Projects may use stormwater facilities and green infrastructure beyond the regulatory requirements to improve conditions for ground and surface water quality.
- 15. Planned Actions should incorporate water- and energy-efficient technologies and practices to reduce overall resource consumption. This may include the use of low- or no-flow plumbing fixtures, high-efficiency equipment, and other emerging technologies that lower per-capita demand.
- 16. Planned Action Projects benefiting from public investment in the compensatory floodwater storage facility shall include solar panels in parking lot design as a renewable energy source and shade structure, unless the applicant demonstrates infeasibility.

Exhibit B-3 Applicable Regulations and Advisory Notes

In addition to the Island Crossing Subarea Plan goals and policies and the Arlington Land Use Code development regulations, the following regulations may apply. All applicable local, state, and federal requirements shall be met regardless of whether they are highlighted in this Exhibit or not.

LAND USE AND URBAN FORM

Arlington's Municipal Code contains regulations that help to ensure land use compatibility.

- Title 20 Land Use Code.
- AMC Chapter 20.119 – Island Crossing Development Standards.
- AMC Chapter 20.46 – Arlington Design Standards.
- Arlington Shoreline Master Program (SMP).
- Airport Master Plan: contains regulations applicable to Flightline zone areas.
- Arlington Tree List

Cultural Resources

In terms of historic and cultural resources the following local, state, and federal laws or rules apply:

- Arlington's SMP includes policies and regulations that would require appropriate cultural review by tribal and other agencies.
- State funded capital projects require Governor's Executive Order 0505 review. Implementation of the Executive Order requires all state agencies implementing or assisting capital projects using funds appropriated in the State's biennial Capital Budget to consider how future proposed projects may impact significant cultural and historic places.
- Section 106 of the National Historic Preservation Act requires that each federal agency identify and assess the effects its actions may have on historic buildings.

TRANSPORTATION

The following regulations address transportation:

- Travel Demand Management (TDM): Washington State Commute Trip Reduction (CTR) law requires employers with 100 or more employees and located in high-population counties to implement TDM programs.
- Arlington Complete Streets Program
- Arlington and Snohomish County Traffic Mitigation Agreements
- Arlington Transportation Improvement Program and Capital Improvement Program
- The following regulations and standards:
 - AMC Chapter 20.119 – Island Crossing Development Standards
 - AMC Chapter 10.80 – Commute Trip Reduction
 - AMC Chapter 20.56 – Streets and Sidewalks
 - AMC Chapter 20.90 – Concurrency and Impact Fees
 - Arlington Engineering Standards
 - AMC Chapter 20.44.098 – Electric Vehicle Infrastructure

NATURAL ENVIRONMENT

Development and redevelopment projects within the study area that have the potential to impact environmentally sensitive natural resources will require compliance with federal, state, and local regulations. Mitigation sequencing to avoid, minimize, and mitigate environmental impacts is typically required for all applicable permitting reviews and authorizations. The table below provides a regulatory permit matrix for actions requiring local, state, and federal authorizations. Appropriate mitigation measures specific to project alternatives will need to be proposed when alternatives are farther along in the planning process. This may include preservation, enhancement, and restoration of wetland and marine shoreline buffer.

Table B.4-1. Environmental Regulations

Jurisdictional Agency	Regulations/Authorizations
City of Arlington	Pre-application submittal conference SEPA Determination (No Action Alternative) Planned Action Consistency Determination (Action Alternatives) City of Arlington Critical Areas Ordinance Compliance City of Arlington Floodplain Development Regulations Compliance City of Arlington Stormwater Code Compliance
Washington State Department of Ecology	CWA Section 401 Water Quality Certification NPDES Construction Stormwater General Permit Coastal Zone Management Act Consistency Certification
Washington Department of Fish and Wildlife	Hydraulic Project Approval (HPA) WAC 220 Fish and Wildlife Regulations
National Marine Fisheries Services	Magnuson-Stevens Act
U.S. Fish and Wildlife Service	Bald and Golden Eagle Protection Act Migratory Bird Treaty
U.S. Army Corps of Engineers	CWA Section 404 Clean Water Act CWA Section 10 Rivers and Harbors Act Requires Compliance with: Section 7 of the Endangered Species Act Section 106 of the Historic Preservation Act

Sources: *City of Arlington Municipal Code; Herrera, 2025.*

PUBLIC SERVICES

The following regulations address public services:

- Comprehensive Plan – Addresses levels of service and capital improvements for fire, police, and parks. This is updated every eight years with the Comprehensive Plan.
- Title 15 Fire – Includes requirements for fire suppression.
- Parks and Recreation Master Plan and 6-year Capital Improvement Plan.
- Arlington School District Capital Facilities Plan – Addresses Capital Replacement projects to ensure proper function of current schools.

UTILITIES

The following regulations and standards:

- 1972 Clean Water Act (CWA)
- Phase II of the National Pollutant Discharge Elimination System (NPDES) permit program. Under this set of regulations, the City maintains measures to protect and improve runoff conditions in relation to the receiving waters.
- Stormwater Management Manual for Western Washington
- City of Arlington Municipal Code Title 13 – Water and Sewers
- City of Arlington Municipal Code Title 21 – Cable Systems Regulations
- City of Arlington Municipal Code Title 6 – Health and Sanitation
- City of Arlington Municipal Code Chapter 20.93 – Critical Areas Ordinance
- Snohomish County Code
- Snohomish County Drainage Manual
- Stormwater Management Program Plan
- City of Arlington Comprehensive Plan Update—Book 8: Capital Facilities and Utilities Supporting Analysis (November 2024)
- Electric vehicle (EV)-related regulations in AMC 20.114.415, WAC 51-50-0429, RCW 19.27.540, and RCW 46.08.185
- Arlington Water Systems Plan
- Arlington 6-Year Capital Improvement Plan