



City of Arlington

Community & Economic Development

November 13, 2025

Reidar & Nellie Thompson
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RE: Response to MDNS Comments Received for Arlington Garden Apartments, PLN #1263 and PLN #1264

Dear Mr. and Mrs. Thompson,

The City has reviewed your comment letter received during the SEPA MDNS comment period on October 10, 2025 for the Arlington Garden Apartments project under PLN#1263 and PLN#1264. We thank you for your comments and provide the following responses. Your comment topics are listed below in **bold** with the city's response listed beneath.

1. Inconsistency and Lack of Justification for Wetland Boundary Modification.

All information providing the necessary information to the city is found in revised rating sheets in Appendix E and mapping in Appendix F of the Wetland and Fish and Wildlife Habitat Assessment and Conceptual Buffer Averaging Plan.

2. Buffer Reduction Without Evidence of Compliance with Mitigation Standards.

The proposed project was allowed to utilize Table 20.93-4 due to the wildlife corridor that is provided and retained within their portion of the project. The applicant has also provided additional mitigation measures on the site that mitigate all required items in Table 20.93-5. This is shown on multiple site plans (Binding Site Plan and Landscape Plans) and provides opaque screening between the wetland/stream buffers and usable areas of the site which mitigates for lights, noise, and pets and human disturbance. Toxic Runoff and Stormwater Runoff is shown on utility sheets of the Binding Site Plan, Dust is a BMP requirement and is shown on the Preliminary Civil Sheets (TESC), and the applicant is not disrupting the corridor or connections through the proposed mitigation plan. The proposed mitigation measures are listed in Chapter 7 of the Wetland and Fish and Wildlife Habitat Assessment and Conceptual Buffer Averaging Plan.

3. Buffer Enhancement Plantings Located Outside the Final Buffer Line.

The applicant is proposing additional plantings for an increased separation from the use through plantings and screening for wetland and stream protection.

4. Potential Conflict of Interest Involving Soundview Consultants.

The city does not see a conflict with Soundview Consultants providing critical area review for this project, with other projects in the area or with any projects that may have been completed with Soundview. To my knowledge the city of Arlington did not hire Soundview to provide critical area reporting for the 211th Place Corridor project. Soundview Consultants is a qualified and reputable company that works throughout the State of Washington, much like other firms that complete wetland and stream analysis for critical area reports, including companies like Wetland & Wildlife, Inc.

5. Repeated Submission of Inaccurate or Incomplete Data by Soundview Consultants.

The critical area report received by Soundview Consultants meets the criteria necessary for the City to review the project. The critical area report was also sent to Department of Ecology, Department of Fish and Wildlife, Tulalip Tribes, Stillaguamish Tribe, along with multiple other agencies. The city did not receive comments from these agencies regarding any inconsistencies or invalid information regarding the wetland and stream analysis.

6. Use of Public Funds for Utility Expansion and Developer Cost Responsibility.

The developer is responsible for the full cost of extending water and sewer to and through the site, connecting the main line from 59th Avenue to 211th Place NE. The developer is also responsible for the full cost of extending 211th Place NE parallel to State Route 530 from the subject site to the existing location of 211th Place to the east.

7. Request for clarification regarding the construction of multi-family housing across the street from an active cannabis processor and tier 2 producer.

This cannabis producer/processor was permitted by Snohomish County and would follow the county regulations and restrictions. The only setback for producer/processors within Snohomish County code are minimum setbacks from property lines per [SCC 30.23.110](#) (28). Washington State Law does not have minimum buffer distances from residential homes per [RCW 69.50.331](#)(8).

8. Request for Written Response and Disclosure of Records.

To request public records from the city you will need to submit a public records request through the following link: [Public Records Center | Arlington, WA](#).

The response from Soundview Consultants from your original comment letter has been provided as an attachment to the email sent with this response letter.

Sincerely,



Amy Rusko, Director

arusko@arlingtonwa.gov