

ORDINANCE NO. 2026-XXX

AN ORDINANCE of the City Council of the City of Arlington, Washington, establishing a Planned Action for the Lindsay Subarea 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 Lindsay 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 December 16, 2025 before the Hearing Examiner, and the Hearing Examiner considered public comment and recommended approval of the Lindsay Subarea Plan; and

WHEREAS, to guide the Lindsay Subarea’s growth and redevelopment within the Planned Action Area, the City is adopting the Lindsay Subarea Plan, including development standards and design guidelines; and

WHEREAS, the City desires to designate a Planned Action for the Lindsay Subarea; and

WHEREAS, after public participation and coordination with affected parties, the City, as SEPA lead agency, issued the Lindsay Subarea Plan Planned Action Final Environmental Impact Statement dated November 25, 2025 (FEIS), which identifies the impacts and mitigation measures associated with planned development in the 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 Lindsay 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, and development regulations together with the mitigation measures in the FEIS to mitigate environmental impacts and process planned action development applications in the Planned Action Area;
- B. Designate the Lindsay Subarea 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 FEIS 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 Action Projects;
- 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 implementing 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 FEIS; and
- G. Apply the City's development regulations together with the mitigation measures described in the FEIS 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 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 FEIS has been prepared for the Planned Action Area, and the FEIS adequately identifies and addresses any probable significant adverse 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 FEIS and attached to this Ordinance as Exhibit B, incorporated herein by reference, together with adopted City development regulations, will adequately mitigate any probable significant adverse environmental impacts from development within the Planned Action Area.
- H. The Lindsay Subarea Plan and FEIS identify the location, type and amount of development that is contemplated by the Planned Action Ordinance.
- I. Future projects that are implemented consistent with the Planned Action Ordinance will protect the environment, benefit the public, and enhance economic development.
- J. The City provided opportunities for meaningful public involvement and review in the Subarea Plan and a FEIS processes, including a community meeting consistent with RCW 43.21C.440; considered all comments received; and, as appropriate, 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 FEIS 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 FEIS 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 FEIS, 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 FEIS:
 - (1) **Qualifying Land Uses.**
 - (a) **Planned Action Categories:** The following general categories/types of land uses are listed in the Lindsay Subarea Plan and can qualify as Planned Actions:
 - i. Residential. Small lot detached single family homes (3,600 SF to 4,500 SF), attached residential (e.g., townhomes, rowhouses, duplexes),

- accessory dwelling units (ADUs), and multifamily (e.g., apartments, fourplexes, garden apartments).
 - ii. Small commercial, such as retail, restaurant, gym, office, and services.
 - iii. Recreational facilities, parks, open space, and trails (i.e., active green space).
 - iv. Street and non-motorized circulation improvements consistent with the Transportation evaluation in the FEIS, Subarea Plan, and applicable Arlington Public Works Design and Construction Standards and Specifications.
 - v. Other uses allowed in the Zoning regulations applicable to the Lindsay Subarea that are similar to studied uses as determined by the responsible official or designee.
 - vi. 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 Lindsay Subarea Plan.
- (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 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.
 - iv. 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 Lindsay 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 Lindsay Subarea Plan and Arlington Critical Areas Ordinance.
 - 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	0	20	20
Dwelling	17	419	436

Source: Comprehensive Plan Land Use Forecasts, 2024; Land Technologies, MAKERS, 2025.

- (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 FEIS; the traffic trips for the preferred alternative are not exceeded; and, the development impacts identified in the FEIS 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 FEIS.
- (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 FEIS 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	101	371
Commercial	289	46
Total	390	417

*No Action includes uses assigned throughout the applicable transportation analysis zones (TAZs).

Source: Transpo Group, 2025.

- (a) Trip Ranges & Thresholds. The maximum number of PM peak hour trips anticipated in the Planned Action Area and reviewed in the FEIS is as follows:
- (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 Ordinance.
- (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 FEIS, would not qualify as a Planned Action.
- (5) Changed Conditions. Should environmental conditions change significantly from those analyzed in the FEIS, 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 FEIS 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 Lindsay Subarea Plan;
 - (e) The proposal's significant adverse environmental impacts have been identified in the FEIS;
 - (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 FEIS.
 - (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 FEIS, 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 FEIS.

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 FEIS regarding the type and amount of development and associated impacts, and with the mitigation measures and improvements planned for the Planned Action Area.

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 _____, 2026

Approved this _____ day of _____, 2026

Don Vanney, Mayor

ATTEST:

APPROVED AS TO FORM:

Wendy Van Der Meersche, City Clerk

Oskar E. Rey, City Attorney

PUBLISHED the _____ day of _____, 2026

EFFECTIVE the _____ day of _____, 2026

ORDINANCE NO. _____

Exhibit A: Lindsay Subarea Planned Action Area



- Streams
- Parcels
- Lindsay Planned Action Area
- Pending Project Area
- Arlington

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 Lindsay Subarea Planned Action Draft Environmental Impact Statement (EIS) on September 26, 2025, and the Final EIS was issued on November 25, 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 January 20, 2026 the City of Arlington adopted Ordinance No. 2026-XXX establishing a planned action designation for the Lindsay 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 Lindsay Subarea 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 Lindsay Subarea 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 Lindsay Subarea 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"/> Residential <input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational facilities, parks, open space, trails (i.e., active green space) <input type="checkbox"/> Other:
Non-residential Uses: Building Square Feet	Existing (sq ft):	Proposed (sq ft):
	Net Change Employment in Ordinance: 20	Job Remainder as of 20__
	Total Employment in Ordinance: 20	Jobs:

Dwellings	# Existing Dwelling Units: # ___ Small lot detached single family # ___ Attached residential # ___ Multifamily apartments # ___ Accessory dwelling units	# Proposed Dwelling Units: # ___ Small lot detached single family # ___ Attached residential # ___ Multifamily apartments # ___ Accessory dwelling units	Combined (Existing plus Proposed) % of Total Planned Dwelling Units: ___ Small lot detached single family ___ Attached residential ___ Multifamily apartments or accessory dwelling units	Proposed Gross Density (du/ac): Proposed Gross Buildable Land Area Density - area excluding critical areas, buffers, and easements (du/acre):
	Dwelling Units Thresholds in Ordinance Total: 436 Small lot detached single family: 305 Attached residential: 87 Multifamily apartments or accessory dwelling units: 44		Dwelling Units Bank Remainder as of _____20__ Total: _____ Small lot detached single family: _____ Attached residential: _____ Multifamily apartments or accessory dwelling units: _____	
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 Measures

Find help answering earth questions ¹	
<p>a. General description of the site: Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:</p>	Staff Comments:
b. What is the steepest slope on the site (approximate percent slope)?	
c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)?	
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.	
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.	
f. Could erosion occur because of clearing, construction, or use? If so, generally describe.	
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?	
<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 Measures

Find help answering air questions²	
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.	Staff Comments:
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.	
c. Proposed measures to reduce or control emissions or other impacts to air, if any.	

Water Checklist and Mitigation Measures

Find help answering water questions³	
<p>a. Surface (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 involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. 	Staff Comments:

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>

<p>b. Ground (Find help answering ground water questions⁵):</p> <ol style="list-style-type: none"> 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>Staff Comments:</p>
<p>c. Water Runoff (including stormwater):</p> <ol style="list-style-type: none"> 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. 2. Could waste materials enter ground or surface waters? If so, generally describe. 3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. 	
<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 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 fair share of capital improvements <input type="checkbox"/> Other: <p>Explain:</p>	

Plants Checklist and Mitigation Measures

[Find help answering plants questions](#)⁶

See the Lindsay Subarea Planned Action FEIS Section 3.2.1 Affected Environment for information about species and vegetation found in the Lindsay Subarea.

<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>	

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>

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 Measures

[Find help answering animal questions](#)⁷

See the Lindsay Subarea Planned Action FEIS Section 3.2.1 Affected Environment for information about species and vegetation found in Lindsay.

<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>	

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>

Energy and Natural Resources Checklist and Mitigation Measures

Find help answering energy and natural resource questions ⁸	
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.	Staff Comments:
b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.	
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.	

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>

Environmental Health Checklist and Mitigation Measures

Health Find help with answering environmental health questions⁹	
<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 Measures

Find help answering land and shoreline use questions ¹⁰	
a. 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.	Staff Comments:
b. 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?	
c. Describe any structures on the site.	
d. Will any structures be demolished? If so, what?	
e. What is the current comprehensive plan designation of the site?	
f. Has any part of the site been classified as a critical area by the city or county? If so, specify.	
g. Proposed measures to avoid or reduce displacement impacts, if any.	
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): <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 Explain:	

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>

Aesthetics Checklist and Mitigation Measures

Find help answering aesthetics questions ¹¹ See the <i>Lindsay Subarea Plan Chapter 3 Development and Design Standard</i> .	
a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?	Staff Comments:
b. 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): <ul style="list-style-type: none"> <input type="checkbox"/> Compliance with Lindsay Subarea Plan <input type="checkbox"/> Other Explain:	

Light and Glare Checklist and Mitigation Measures

Find help answering light and glare questions ¹²	
a. What type of light or glare will the proposal produce? What time of day would it mainly occur?	Staff Comments:
b. Could light or glare from the finished project be a safety hazard or interfere with views?	
c. What existing off-site sources of light or glare may affect your proposal?	
d. Proposed measures to reduce or control light and glare impacts, if any:	

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>

Recreation Checklist and Mitigation Measures

Find help answering recreation questions ¹³	
a. What designated and informal recreational opportunities are in the immediate vicinity?	Staff Comments:
b. Would the proposed project displace any existing recreational uses? If so, describe.	
c. 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 Measures

Find help answering historic and cultural preservation questions ¹⁴	
a. 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:
b. 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.	
c. 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.	
d. 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.	

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>

Transportation Checklist and Mitigation Measures

Find help with answering transportation questions ¹⁵	
e. 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.	Staff Comments:
f. 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?	
g. 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).	
h. 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?	
i. 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.	
j. 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): <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 for fair share of capital improvements <input type="checkbox"/> Other: 	
k. Explain:	

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 Measures

Find help answering public service questions¹⁶	
l. 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.	Staff Comments:
m. Proposed measures to reduce or control direct impacts on public services, if any.	

Utilities Checklist and Mitigation Measures

Find help answering utilities questions¹⁷	
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:	Staff Comments:
b. 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 Lindsay Subarea Plan Chapter 7 Utilities.	
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): <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: 	

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:	

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>

D. REVIEW CRITERIA

Review Criteria

The City’s SEPA Responsible Official may designate “planned actions” consistent with criteria in Ordinance No. 2026-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 Lindsay 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;	
(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. 2026-XXX Section 3.G.

Requirement	Discussion
Applications for planned actions were made on forms provided by the City including this Lindsay Subarea 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 No. 2026-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	
Date:	

B. Does not Qualify as Planned Action: The application is not consistent with the criteria of **Ordinance No. 2026-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:

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C. Responsible Official Signature

Signature:	
Date:	

Exhibit B-2 Mitigation Measures

This section includes Mitigation Measures referenced in the FEIS, and where not otherwise incorporated into the Subarea Plan. Mitigation measures incorporated into the Subarea Plan are part of applicable regulations and not necessary in the SEPA mitigation measures. The mitigation measures in this Exhibit B-2 shall apply to proposals that are determined to qualify as a Planned Action Project.

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 shall adhere to the development and supplemental design standards in the Lindsay Subarea Plan, Chapter 3 Development and Design Standards, as well as the design standards for parks and common open space in Chapter 5 Parks and Trails.

TRANSPORTATION

2. Planned Action Projects shall adhere to the street design standards, frontage improvements, and right-of-way dedication requirements in the Lindsay Subarea Plan, Chapter 4 Transportation, and trail design in Chapter 5, Parks and Trails.
3. Planned Action Projects shall pay applicable transportation impact fees (TIF) for improvements included in the current TIF program.
 - a. See Lindsay Subarea Plan Chapter 4 Transportation, section “SR 531 (172nd St NE) and Roundabout” regarding transportation impact fee credits for the roundabout project.

NATURAL ENVIRONMENT

4. Planned Action Projects shall adhere to the strategies in the Lindsay Subarea Plan, Chapter 6 Natural Environment.

UTILITIES

5. Planned Action Projects shall adhere to the water and sewer, electric and communications, and stormwater strategies in the Lindsay Subarea Plan Chapter 7 Utilities. This includes fairly sharing costs with the City and other development projects for offsite improvements.
6. Planned Action Projects shall adhere to stormwater strategies in the Lindsay Subarea Plan Chapter 6 Natural Environment.

Exhibit B-3 Applicable Regulations and Advisory Notes

In addition to the Lindsay Subarea Plan goals, policies, and strategies 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

The following regulations help to ensure projects include compatible land uses, meet City urban form goals, are consistent with existing land use plans and estimated population and employment, and meet housing goals:

- Title 20 Land Use Code
- AMC Chapter 20.46 – Arlington Design Standards, as modified by the Lindsay Subarea Plan’s Chapter 3 Development and Design Standards
- Airport Master Plan: contains regulations applicable to Flight path zone areas.
- AMC Chapter 9 – Peace, Morals and Safety and AMC Chapter 7 – Nuisances for noise regulations
- Arlington Tree List

CULTURAL RESOURCES

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

- Arlington and State code includes policies and regulations that would require appropriate cultural review by tribal and other agencies. An Archaeology/Cultural Report and/or Unanticipated Discovery Plan may be required.
- 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 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 City of Arlington Public Works Stormwater Standards and Specifications
Washington State Department of Ecology	CWA Section 401 Water Quality Certification NPDES Construction Stormwater General Permit Coastal Zone Management Act Consistency Certification Stormwater Management Manual for Western Washington
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 Nationwide Permit 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; Soundview, 2025.*

PUBLIC SERVICES

The following plans and 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.
- Arlington Police Department Strategic Plan
- North County Fire & EMS Strategic Plan

UTILITIES

The following regulations and standards apply:

- 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