



Notice of Application, Community Neighborhood Meeting, SEPA Determination of Significance, and Request for Comments on Scope of Environmental Impact Statement (EIS)

Lindsay Subarea Plan and Planned Action EIS

Permit Number: PLN #1315

Date of Issuance: March 18, 2025

Date of Publication: March 20, 2025

Date of Application: February 10, 2025

Date of Complete Application: March 10, 2025

Lead Agency: City of Arlington

Agency Contact: Amy Rusko, Deputy Director, arusko@arlingtonwa.gov, (360) 403-3551

Applicant: MJS Investors, Inc

Description of proposal: The City of Arlington, jointly with MJS Investors, is conducting a community planning process to develop a vision, plan, and implementation strategies for the Lindsay Subarea. This planning process will lay the groundwork for continued, coordinated, and efficient growth of the neighborhood. The final product is an adopted Lindsay Subarea Plan, which will be incorporated in the City's development code, and Planned Action Ordinance (PAO) to facilitate development that meets community goals. The subarea plan is being developed for consistency with the Growth Management Act, countywide planning policies, and the City of Arlington Comprehensive Plan.

The PAO will be developed under RCW 43.21C.440 and associated SEPA rules in WAC 197-11 based on the Environmental Impact Statement (EIS). Future proposals consistent with the Planned Action Ordinance, Subarea Plan, and development regulations would have a streamlined environmental review and permitting process.

The Planned Action Environmental Impact Statement (EIS) will assess two alternatives. The No Action alternative assumes no development within the subarea would occur under the existing Residential Ultra Low Capacity zoning and development standards. The Action Alternative assumes implementation of Ordinance 2023-016 to accommodate low- to moderate-intensity residential uses, including small-lot detached single-family homes, townhomes, and multi-family housing. This alternative also includes investments in capital infrastructure, transportation improvements, and a comprehensive system of parks, open spaces, and trails within the subarea.

Location of proposal: The Lindsay Master Plan Subarea is bounded by 172nd St NE (SR 531) on the north, the 84th Ave NE alignment on the east, the 168th St NE alignment on the south, and the 75th Ave NE alignment on the west, in the Hilltop neighborhood.

Determination: The City of Arlington has determined that this proposal could potentially have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c) and will be prepared.

The lead agency has identified the following areas for discussion in the EIS:

- Natural Environment: Earth and Water Quality; Plants and Animals
- Land Use: Relationship to Existing Plans and Aesthetics
- Transportation
- Public Services: Parks, Schools, Police, Fire/Emergency Services
- Utilities: Sewer, Water, Stormwater, Street Lighting

Scoping: Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. The method and deadline for giving us your comments are:

Send written comments by 5:00pm on Thursday, April 10, 2025 to the contact below. Email comments are preferred.

Email: arusko@arlingtonwa.gov (Subject: Lindsay Subarea NOA and EIS Scoping Comments)

Mail: City of Arlington

Attn: Amy Rusko, Community and Economic Development Deputy Director
18204 59th Avenue NE
Arlington, WA, 98233

Community Meeting: As part of the community planning process and to meet the Planned Action community meeting provisions in RCW 43.21C.440(3)(b), the City is holding a public neighborhood meeting on **April 7, 2025** at Putnam Hall in the Community and Economic Development Office (18204 59th Avenue NE, Arlington, WA 98223), from **5:00pm to 6:00pm**, with a presentation at 5:15pm. If you are in need of special accommodations for the meeting, please contact the City of Arlington at 360-403-3551. For more information, please see the City of Arlington project website: <https://www.arlingtonwa.gov/892/Lindsay-Subarea-Plan>.

Permits and Documents Required: Master Planned Neighborhood Overlay Subarea Plan, EIS, and Planned Action Ordinance; **Pending Project Area permits required (following subarea plan approval):** Land Use, Civil, and Building

Responsible Official: Marc Hayes, Community and Economic Development Director, City of Arlington, mhayes@arlingtonwa.gov, 360-403-3457

Marc Hayes

Signature

3/18/2025

Date

Appeal Process

An agency or person may appeal the City's procedural compliance with WAC 197-11. The appeal shall meet the requirements of AMC 20.98.210, AMC 20.20, and AMC 20.24. The appeal period commences on the date of publication of notice. Any appeal to the Hearing Examiner must be addressed to the City Hearing Examiner, accompanied by an application, written findings, a filing fee (plus the actual cost of the Hearing Examiner), and be filed in writing at the City of Arlington, Community and Economic Development Department, 18204 59th Avenue NE, Arlington, WA 98223.



**COMMUNITY &
ECONOMIC
DEVELOPMENT
PLANNING & LAND USE
DIVISION**



**ARLINGTON AIRPORT
OFFICE**
18204 59th Ave NE
Arlington, WA 98223
8 am – 5 pm M-F
Closed 12 pm – 1 pm M-F
Closed Holidays
360.403.3551
www.arlingtonwa.gov

CITY AFFIDAVIT OF POSTING

I, Amy Rusko, do hereby certify that on March 20, 2025, I posted public notice for Lindsay Subarea Notice of Application, Community Neighborhood Meeting, SEPA Determination of Significance, and Requires for comments on Scope of Environmental Impact Statement (EIS), File No. PLN #1315, at the following locations:

City Hall Arlington Library City Website On-Site

and to the following persons and agencies:

Applicant Agencies with Jurisdiction Property Owners (w/in 500' radius)
 Parties of Record

Stating:

1) that a public hearing will be held by the

Planning Commission City Council Hearing Examiner

Date:

OR 2) that a Neighborhood Meeting will be held on April 7, 2025 – 5:00 – 6:00 pm

3) the City issued a SEPA Threshold Determination for this project

4) the City issued Notice of Application for this project

5) the City issued combined Notice of Application and SEPA Threshold Determination

Amy Rusko
Signature

March 20, 2025
Date

STATE OF WASHINGTON)

) ss.

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that Amy Rusko is the person who appeared before me, and said person acknowledge that (he/she) posted the attached notice on the date specified and acknowledged it to be (his/~~her~~) free and voluntary act for the uses and purposes mentioned in the instrument:



Raelynn M Jones
Notary Public in and for the State of
Washington residing at
Arlington

My appointment expires
5-1-2027

For Publication in the Thursday, March 20, 2025, edition of the Herald:

City of Arlington

Notice of Application and Notice of Public Neighborhood Meeting and Determination of Significance and Request for Comments on Scope of Environmental Impact Statement (EIS) for Lindsay Subarea

Proposal Name: Lindsay Subarea Plan

Applicant: MJS Investors, Inc

Lead Agency: City of Arlington Community & Economic Development Department

Contact: Amy Rusko, Deputy Director, arusko@arlingtonwa.gov, 360-403-3550

Date of Issuance: March 18, 2025

Date of Publication: March 20, 2025

Project Description: The City of Arlington, jointly with MJS Investors, is conducting a community planning process to develop a vision, plan, and implementation strategies for the Lindsay Subarea. This planning process will lay the groundwork for continued, coordinated, and efficient growth of the neighborhood. The final product is an adopted Lindsay Subarea Plan, which will be incorporated in the City's development code, and Planned Action Ordinance (PAO) to facilitate development that meets community goals. The subarea plan is being developed for consistency with the Growth Management Act, countywide planning policies, and the City of Arlington Comprehensive Plan.

The PAO will be developed under RCW 43.21C.440 and associated SEPA rules in WAC 197-11 based on the Environmental Impact Statement (EIS). Future proposals consistent with the Planned Action Ordinance, Subarea Plan, and development regulations would have a streamlined environmental review and permitting process.

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Location of Proposal: The Lindsay Master Plan Subarea is bounded by 172nd Street NE (SR 531) on the north, the 84th Avenue NE alignment on the east, the 168th Street NE alignment on the south, and the 75th Avenue alignment on the west, in the Hilltop Neighborhood.

Determination: The City of Arlington has determined that this proposal could potentially have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c) and will be prepared. The lead agency has identified the following areas for discussion in the EIS: Natural Environment (Earth and Water Quality; Plants and Animals), Land Use (Relationship to Existing Plans and Aesthetics), Transportation, Public Services (Parks, Schools, Police, Fire/Emergency Services), and Utilities (Sewer, Water, Stormwater, Street Lighting).

Scoping: Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. The method and deadline for giving us your comments are:

Send Written Comments by 5:00 pm on Thursday, April 10, 2025 to the contact below. Email comments are preferred.

Email: arusko@arlingtonwa.gov (Subject: Lindsay Subarea NOA and EIS Scoping Comments)

Mail: City of Arlington, Attn: Amy Rusko; Community and Economic Development Deputy Director
18204 59th Avenue NE Arlington, WA 98223

Community Public Meeting: As part of the community planning process and to meet the Planned Action community meeting provisions in RCW 43.21C.440(3)(b), the City is holding a public neighborhood meeting on **April 7, 2025** at Putnam Hall in the Community and Economic Development Office (18204 59th Avenue NE, Arlington, WA 98223), from **5:00 pm to 6:00 pm**, with a presentation at 5:15 pm. If you need special accommodations for the meeting, please contact the City of Arlington at 360-403-3551. For more information, please see the City of Arlington project website: <https://www.arlingtonwa.gov/892/Lindsay-Subarea-Plan>.

Permit and Documents Required: Master Planned Neighborhood Overlay Subarea Plan, EIS, and Planned Action Ordinance; Pending Project Area permits required (following subarea plan approval): Land Use, Civil, and Building.

Appeal Process

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From: [Legals - Everett](#)
To: [Amy Rusko](#)
Cc: [Jen Haugen](#)
Subject: Re: City of Arlington Lindsay Subarea Public Notice
Date: Tuesday, March 18, 2025 12:40:25 PM
Attachments: [image001.png](#)

This message is from an External Sender

This message came from outside the City of Arlington

Your notice has been received and scheduled for March 20, 2025

Thank you,

Lia Toupin
Herald Legals

The Daily Herald | 1800 41st Street, S-300 | Everett, WA 98203
425-339-3089 | legals@heraldnet.com | www.heraldnet.com



From: Amy Rusko <arusko@arlingtonwa.gov>
Sent: Tuesday, March 18, 2025 10:20 AM
To: Legals - Everett <legals@heraldnet.com>
Cc: Jen Haugen <jhaugen@arlingtonwa.gov>
Subject: City of Arlington Lindsay Subarea Public Notice

Legals,

Please publish the attached Public Notice for the Lindsay Subarea project in the Thursday, March 20, 2025 edition of the Herald.

- Lindsay Subarea – PLN #1315 – Notice of Application and Notice of SEPA Determination of Significance EIS Scoping

Thank you!

Sincerely,
Amy Rusko



Amy Rusko, AICP, CNU-A

Deputy Director

Community & Economic Development

Phone: 360-403-3550

Email: arusko@arlingtonwa.gov

Website: www.arlingtonwa.gov

18204 59th Ave NE, Arlington, WA 98223



CITY OF ARLINGTON

**Notice of Application, Community Neighborhood Meeting,
SEPA Determination of Significance, and Request for
Comments on Scope of Environmental Impact Statement (EIS)**

Lindsay Subarea Plan and Planned Action EIS

File Number: PLN #1315

Applicant: MJS Investors, Inc

Location: 172nd St NE (SR 531) to the north, 84th Ave NE alignment to the east, 168th St NE alignment on the south, and 75th Ave NE alignment to the west

Lead Agency: City of Arlington

Date of Application: February 10, 2025

Notice of Completeness: March 10, 2025

Threshold Determination Date: March 18, 2025

Notice Publication Date: March 20, 2025

Written Comment Deadline: April 10, 2025 @ 5:00 pm

Project Description: The City of Arlington, jointly with MJS Investors, is conducting a community planning process to develop a vision, plan, and implementation strategies for the Lindsay Subarea. This planning process will lay the groundwork for continued, coordinated, and efficient growth of the neighborhood. The final product is an adopted Lindsay Subarea Plan, which will be incorporated in the City's development code, and Planned Action Ordinance (PAO) to facilitate development that meets community goals. The subarea plan is being developed for consistency with the Growth Management Act, countywide planning policies, and the City of Arlington Comprehensive Plan.

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How to View the Project: All documents can be viewed by accessing the city's website on the subarea project page at <https://www.arlingtonwa.com/892/Lindsay-Subarea-Plan>.



Notice of Application Public Comment Period: Any person may comment on this application by writing to the mailing or email address listed under Contact Information. Comments on this application must be received by **5:00 pm on Thursday, April 10, 2025.**

Notice of Community Neighborhood Meeting: As part of the community planning process and to meet the Planned Action community meeting provisions of RCW 43.21C.440(3)(b), the City is holding a public neighborhood meeting at Putnam Hall in the Community and Economic Development Office (18204 59th Avenue NE, Arlington, WA 98223), on **Monday, April 7, 2025 from 5:00 – 6:00 pm**, with a presentation at 5:15 pm. If you are in need of special accommodations for the meeting, please contact the City of Arlington at 360-403-3551.

To Appeal the Decision: An agency or person may appeal the City's procedural compliance with WAC Chapter 197-11 (SEPA) for issuance of this DS. The DS is appealable to the Hearing Examiner. An appeal shall be considered filed when a written notice of appeal, specifying the grounds and arguments, therefore, is delivered to the Department of Community and Economic Development by **5:00 PM on Monday, March 31, 2025** and the appeal fee as set by resolution is paid.

Contact Information: Amy Rusko, Deputy Director, arusko@arlingtonwa.gov



CITY OF ARLINGTON

**Notice of Application, Community Neighborhood Meeting,
SEPA Determination of Significance, and Request for
Comments on Scope of Environmental Impact Statement (EIS)**

Lindsay Subarea Plan and Planned Action EIS

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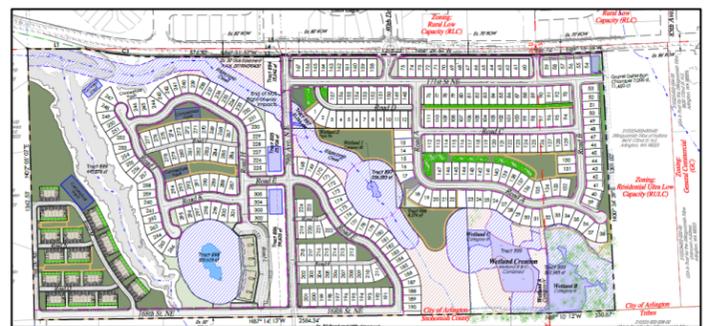
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Contact Information: Amy Rusko, Deputy Director, arusko@arlingtonwa.gov



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



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



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

From: NoReply@ecy.wa.gov
To: [Amy Rusko](#)
Subject: SEPA record published
Date: Thursday, March 20, 2025 2:49:00 PM

This message is from an External Sender

This message came from outside the City of Arlington

The SEPA admin reviewed and published [SEPA record number 202501096, "Lindsay Subarea Plan"](#).

Lead Agency File Number: PLN #1315.

It will now be available to the public.

From: Kelli Price
Email: separegister@ecy.wa.gov
Phone number: (206) 594-0014

From: [Amy Rusko](#)
To: [Rob Risinger](#); [Merle Ash](#); [Rachel Miller](#)
Cc: [Marc Hayes](#); [Jen Haugen](#)
Subject: Lindsay Subarea - PLN #1315 - Public Notice
Date: Thursday, March 20, 2025 10:53:00 AM
Attachments: [20250318_PLN1315_NOA_DS-Scoping_Signed.pdf](#)
[image001.png](#)

Rob,

The below email was sent to all agencies. All documents have been uploaded to the project page and the public notice page on the city's website. I will be posting the site and mailing the notices later today.

The City of Arlington has issued a Notice of Application, Community Neighborhood Meeting, SEPA Determination of Significance, and Request for comments on Scope of Environmental Impact Statement (EIS) for the Lindsay Subarea Project, permit number PLN #1315.

Project documents can be viewed and reviewed from the Lindsay Subarea Project page at the below link.

[Lindsay Subarea Plan | Arlington, WA](#)

Or on the City of Arlington's Public Notice website at the below link.

[Public Notices / Public Hearings | Arlington, WA](#)

The City invites affected agencies, tribes, and special districts to review the attached documents for potential environmental impacts and provide the City Staff Contact with any comments by the close of the comment period as indicated on the SEPA Threshold Determination. Agency comments are to be submitted to the City Staff Contact via email or through the postal service. Regardless of the method, the City asks that SEPA comments be provided on their respective agency's formal letterhead.

Once received, comments will be made part of the official record on file with the City. After the close of the comment period, the City will review all comments received, and may, at its discretion, modify, or add conditions to mitigate for newly identified environmental impacts. Please note that the City will only accept written SEPA comments. Following City review, all SEPA comments received within the comment period will be forwarded directly to the project applicant.

Comments received (or post-marked, if mailed) outside of the comment period will not be considered or made part of the record.

The due date for this review is 5:00 pm on April 10, 2025.

The Community Neighborhood meeting will be held on April 7, 2025 from 5:00 – 6:00 pm, with a presentation at 5:15 pm

Sincerely,

Amy Rusko



Amy Rusko, AICP, CNU-A
Deputy Director
Community & Economic Development
Phone: 360-403-3550
Email: arusko@arlingtonwa.gov
Website: www.arlingtonwa.gov
18204 59th Ave NE, Arlington, WA 98223

From: [Amy Rusko](#)
To: [Alex VanDuine](#); [Andrea Pellham](#); [Antonia Weiss](#); [Bob Hubenthal](#); [Brad Ball](#); [Brad Zahnow](#); [Brian Lewis](#); [Chris Holland](#); [Clarissa Stenstrom](#); [CNG Service](#); [Community Transit](#); [Corinna Ong](#); [D Marks](#); [Darin Klein](#); [Dawn Anderson](#); [Department of Fish and Wildlife](#); [DOC Review Team](#); [EFSEC](#); [Eric Heinitz](#); [Erika Harris](#); [Erin Kelly](#); [Haylie Miller](#); [Joseph Norris](#); [Julie Davis](#); [K Nelson](#); [Kelly Cooper](#); [Kelly McLain](#); [Krista Gessner](#); [Larry Covey](#); [Lucas Larson](#); [Randy Kline](#); [SEPA Center](#); [SEPA DAHP](#); [SEPA PSCAA](#); [SEPA Review Team](#); [Snohomish County Public Works](#); [Snohomish County PUD](#); [Stacey Abbott](#); [Stephanie Jolivet](#); [Steve Rice](#); [THPO Stillaguamish Tribe](#); [Todd Gray](#); [Waste Management](#); [Wayne Wendell](#); [WSDOT Aviation](#)
Subject: City of Arlington Public Notice for Lindsay Subarea - PLN #1315
Date: Thursday, March 20, 2025 10:53:00 AM
Attachments: [20250318_PLN1315_NOA_DS-Scoping_Signed.pdf](#)
[image001.png](#)

Dear SEPA Review Agencies –

The City of Arlington has issued a Notice of Application, Community Neighborhood Meeting, SEPA Determination of Significance, and Request for comments on Scope of Environmental Impact Statement (EIS) for the Lindsay Subarea Project, permit number PLN #1315.

Project documents can be viewed and reviewed from the Lindsay Subarea Project page at the below link.

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[Public Notices / Public Hearings | Arlington, WA](#)

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Sincerely,

Amy Rusko



Amy Rusko, AICP, CNU-A
Deputy Director
Community & Economic Development
Phone: 360-403-3550
Email: arusko@arlingtonwa.gov
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