



NOTICE OF PUBLIC HEARING

Publish Date:	November 25, 2025
File Name:	Lindsay Subarea Plan
Permit Type:	Subarea Plan and Planned Action Ordinance
File Number:	PLN #1315
Project Applicant:	MJS Investors, Inc
Location:	The Lindsay Subarea Plan is bounded by 172 nd Street NE (SR-531) on the north, the 84 th Avenue NE alignment to the east, the 168 th Street NE alignment to the south, and the 75 th Avenue NE alignment on the west, in the Hilltop neighborhood.
Documents available at:	City of Arlington Public Notice Website: https://www.arlingtonwa.gov/310/Public-Notices-Hearings . https://www.arlingtonwa.gov/892/Lindsay-Subarea-Plan
Lead Agency:	City of Arlington
Contact Person:	Amy Rusko, CED Director, arusko@arlingtonwa.gov
SEPA Responsible Official:	Amy Rusko, Community and Economic Development Director
Public Hearing Body:	Hearing Examiner
Public Hearing Date/Time:	Tuesday, December 16, 2025 at 10:00 am
Public Hearing Location:	Online via Teams Meeting
Written Comment Deadline:	Monday, December 15, 2025 at 5:00 pm

Online Teams Meeting: To attend and/or participate in the hearing you may log in or call into the Teams Meeting.

Phone Number: 1-323-676-6217

Phone Conference ID: 529 721 45#

Teams Meeting Website: <https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting?msocid=3fafb30ae8216ddb20fba548e99d6c5e>

Online Meeting ID: 242 465 280 381 0

Online Passcode: mS2nw7Np

Proposal 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 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 and Subarea Plan have a streamlined environmental review and permitting process.



CITY AFFIDAVIT OF POSTING

I, Amy Rusko, do hereby certify that on November 25, 2025, I posted public notice for Lindsay Subarea Plan, File No. PLN #1315, at the following locations:

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 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: **December 16, 2025 at 10:00 am**

OR 2) that a Neighborhood Meeting will be held on _____

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

11-25-2025
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 Tuesday, November 25, 2025 edition of the Herald:

City of Arlington
Notice of Public Hearing

File Name: Lindsay Subarea Plan and Planned Action Ordinance

File Number: PLN #1315

Applicant: MJS Investors, Inc

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

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 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 and Subarea Plan have a streamlined environmental review and permitting process.

How to View the Project: The Notice and proposed code amendment documents are available for review on the City's Public Notice website at <https://www.arlingtonwa.gov/310/Public-Notices-Hearings> or Subarea Plan website at <https://www.arlingtonwa.gov/892/Lindsay-Subarea-Plan> or at the Community and Economic Development Department, located at 18204 59th Avenue NE, Arlington, WA 98223.

Public Hearing Body: Hearing Examiner

Public Hearing Date & Time: Tuesday, December 16, 2025 at 10:00 am

Public Hearing Location: Online via Teams Meeting

Written Comment Deadline: Monday, December 15, 2025 at 5:00 pm

Public Hearing How to Comment: You may comment on the proposed Subarea Plan and Planned Action Ordinance by attendance, letter, or email. Any person wishing to comment on this non-project action zoning code amendment may do so at the public hearing on the above-referenced date, place and time. You may also comment and become a party of record by sending written testimony by email or mail to the contact listed below on or before the written comment deadline stated above. Only persons who submit written or oral testimony to the permit issuing authority may appeal the decision.

Special Accommodations: Please contact the staff contact listed above if internet access is a concern.

Staff Contact: Amy Rusko, Director, arusko@arlingtonwa.gov, Community & Economic Development Department, 18204 59th Avenue NE, Arlington, WA 98223



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Date Issued and Published: November 25, 2025

Project Applicant: MJS Investors, Inc

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



Staff Contact: Amy Rusko, CED Director, arusko@arlingtonwa.gov

Public Hearing Date/Time: Tuesday, December 16, 2025 at 10:00 am

The Notice of Public Hearing, Teams Meeting Link, additional project information and documents regarding this proposal are available on the city's website by scanning the QR Code or by link: <https://www.arlingtonwa.gov/310/Public-Notices-Hearings>. or <https://www.arlingtonwa.gov/892/Lindsay-Subarea-Plan>

Documents are also available at the Community and Economic Development Department



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Documents are also available at the Community and Economic Development Department

From: [Amy Rusko](#)
To: [Rob Risinger](#); [Rachel Miller \(rachelm@makersarch.com\)](mailto:rachelm@makersarch.com)
Subject: City of Arlington - Lindsay Subarea - Final Environmental Impact Statement
Date: Tuesday, November 25, 2025 11:20:00 AM
Attachments: [image001.png](#)
[20251125_PLN1315_NOPH.pdf](#)

Rob,

The City of Arlington has issued a Notice of Public Hearing for the Lindsay Subarea Plan and Planned Action Ordinance, along with the Final Environmental Impact Statement (FEIS) for the Lindsay Subarea Plan, PLN #1315.

The Notice of Public Hearing for the Subarea and Draft Planned Action Ordinance, including a link to all documents was noticed to the following:

- Agencies with Jurisdiction (Agency List)
- Party's of Record List (This includes all agencies and anyone that commented on the subarea plan or was present at the Community-Neighborhood Meeting)
- Mailed to property owners within 500' of the subarea boundary
- Posting at the property per city A-frame signs
- Posting on city official notice boards – City Hall and Sno-Isle Library
- City Webpages: Public Notice Webpage and Lindsay Subarea Plan Webpage
- Published in The Herald (newspaper publish date 11-25-2025)
- All affected Tribes (listed in Agency List)

The Final Environmental Impact Statement was noticed to the following:

- Agencies with Jurisdiction (Agency List)
- Party's of Record List (This includes all agencies and anyone that commented on the subarea plan or was present at the Community-Neighborhood Meeting)
- Department of Ecology SEPA Registry
- City Webpages: Public Notice Webpage and Lindsay Subarea Plan Webpage

The Planned Action Ordinance was sent separately to the Department of Ecology specifically calling out the review of the Modified SEPA Checklist for the Lindsay Subarea Plan.

City of Arlington Public Notice Website:

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

City of Arlington Subarea Plan Website:

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

Sincerely,
Amy Rusko



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

Note: Emails and attachments sent to and from the City of Arlington are public records and may be subject to disclosure pursuant to the Public Records Act.

From: [Amy Rusko](#)
To: [Alex VanDuine](#); [Andrea Pellham](#); [Angela Gemmer](#); [Antonia Weiss](#); [Billie Jo](#); ["Bob Hubenthal"](#); [Brad Ball](#); ["Brad Zahnow"](#); [Brian Lewis](#); [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"](#); [K Nelson](#); [Kelly Cooper](#); [Kelly McLain](#); [Krista Gessner](#); ["Larry Covey"](#); [Lucas Larson](#); ["Randy Kline"](#); [SEPA Center](#); [SEPA DAHP](#); [SEPA PSCAA](#); [SEPA Review Team](#); [Shawn Yanity](#); [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 - Lindsay Subarea Plan and Planned Action Ordinance NOPH and Notice of FEIS
Date: Tuesday, November 25, 2025 11:20:00 AM
Attachments: [image001.png](#)
[20251125_PLN1315_NOPH.pdf](#)

Review Agencies –

The City of Arlington has issued a Notice of Public Hearing for the Lindsay Subarea Plan and Planned Action Ordinance, along with the Final Environmental Impact Statement (FEIS) for the Lindsay Subarea Plan, PLN #1315.

The Notice of Public Hearing is attached to this email and the FEIS is available on the websites below.

The Lindsay Subarea Plan, Planned Action Ordinance, Final Environmental Impact Statement, and all other documents related to the subarea are available at the following links.

City of Arlington Public Notice Website:

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

City of Arlington Subarea Plan Website:

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

If you previously commented on this Subarea you are also listed as a Party of Record.

Sincerely,

Amy Rusko



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

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From: [Amy Rusko](#)
Bcc: [Gwendolen Coulter](#); jacobsen.tb@gmail.com; jaleger46@icloud.com; kari@aerotestsvc.com; mewelle@gmail.com; lisa.314@comcast.net; malakme@aol.com; kellee.hoobles@comcast.net; greg.blunt@comcast.net; pr@aerotestsvc.com; [Karri Norberg](mailto:Karri.Norberg); jimbuse45@gmail.com; patsfishinghole@aol.com; 100_matthias@yahoo.com; shannonwriter76@gmail.com; [ANNETT GAMBLE-OLSON](#)
Subject: City of Arlington - Lindsay Subarea Plan and Planned Action Ordinance NOPH and Notice of FEIS
Date: Tuesday, November 25, 2025 11:21:00 AM
Attachments: [image001.png](#)
[20251125_PLN1315_NOPH.pdf](#)

Dear Party of Record –

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Amy Rusko



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