



SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE THRESHOLD DETERMINATION (MDNS)

File Name: Atonement Church
File Number: PLN #1300 / PWD#3924
Owner: Atonement Free Lutheran Church
Applicant: Tom Abbott, Solid Ground Engineering
Location: 6905 172nd St NE
Parcel No.: 31052300301900
Date of Application: January 27, 2025
Date SEPA Checklist Prepared: October 30, 2024 and Revised in September 2025
Date of Threshold Determination: December 19, 2025
Lead Agency: City of Arlington
Lead Agency Contact: Ameresia Lawlis, alawlis@arlingtonwa.gov

PROJECT DESCRIPTION: The proposed project will replace the existing gravel parking areas for the church with asphalt, curb and gutter as well as provide drainage and utility infrastructure. This project will also include frontage improvements along 172nd St NE.

APPROVALS REQUIRED: SEPA Decision and Grading Permit.

SEPA THRESHOLD DETERMINATION: The City has determined that with the mitigation measures identified herein, this proposal would not have a probable and unavoidable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. However, we have identified impacts by the proposed project that requires mitigation. In addition to the requirement that the development must comply with all City of Arlington zoning and development regulations, the following conditions of approval of the permit decision apply:

(B)(1) Earth: To mitigate for potential earth impacts, the Applicant shall implement Best Management Practices per Department of Ecology for Stormwater Pollution Prevention and TESC Controls to prevent erosion during and after grading. The applicant shall comply with all regulations and information provided on the grading plans. The plans shall be approved by the City of Arlington prior to grading activities. Grading activities shall not commence on the property during the wet weather period of October 1st – April 30th.

(B)(2) Air: To mitigate for potential air impacts, the Applicant shall implement dust control measures during dry periods to reduce fugitive dust emissions during construction. A Construction Management Plan shall be submitted to the City prior to commencement of construction to ensure these measures are met. Construction equipment emissions shall comply with all State and Federal regulations for emissions.

(B)(3)(b) Ground Water: To mitigate for potential impacts to ground water the Applicant shall employ best design practices meeting the current Department of Ecology's Stormwater Management Manual for Western Washington.

(B)(3)(c) Water Runoff: To mitigate for potential impacts to water runoff the Applicant shall follow the current edition of the Department of Ecology's Stormwater Management Manual for Western Washington and Best Management Practices used to protect groundwater. All onsite stormwaters shall be collected, treated, and detained or infiltrated to match preexisting runoff conditions on the site.

(B)(7)(a) Environmental Health: Applicant shall comply with current codes to reduce or control environmental health hazards. The Applicant shall have a spill prevention plan in place according to local, State and Federal policies and said plan shall be kept on-site during construction.

(B)(7)(b) Environmental Health – Noise: City of Arlington noise standards found in AMC 11.01.110 shall be complied with. Specifically, in section 11.01.110 (4) noises resulting from any construction or development activity or the operation of heavy equipment from 7:00pm to 7:00am Monday through Saturday shall be prohibited. No construction or development activity or use of heavy equipment may occur on Sundays or holidays observed by the city. The project will generate short term noise associated with construction activities. Construction hours will conform to City requirements.

(B)(8) Land and Shoreline Use: To mitigate potential impacts to critical areas and neighboring properties, the Applicant shall follow the grading plans approved by the City of Arlington. City inspectors will monitor the paving project to ensure only areas currently covered in gravel are paved. No additional parking shall be added or paved within the critical area buffers.

(B)(11)(a) Light and Glare: To mitigate for potential light pollution during construction, the Applicant shall only have temporary light fixtures that are down shielded, if needed. The property is located within the Arlington Airport Protection District – Subdistrict C.

(B)(13) Historic and Cultural Preservation: If historical, cultural, or archaeological sites or artifacts are discovered in the process of development, work on that portion of the site shall halt immediately, the site secured, and the find reported as soon as possible to the planning director. The property owner also shall notify the Washington State Department of Archaeology and Historic Preservation Officer, Stillaguamish Tribe, and the City of Arlington.

DISCLAIMER: The determination that an environmental impact statement does not have to be filed does not mean there will be no adverse environmental impacts. The City of Arlington codes governing noise control, land use performance standards, construction and improvements of roads, off site road improvement obligations, drainage control, traffic, school, park, stormwater, and utility mitigations, fire protection; and building practices will provide substantial mitigation of the aforementioned impacts. The issuance of this MDNS should not be interpreted as acceptance or approval of this proposal as presented. The City of Arlington reserves the right to deny or approve said proposal subject to conditions if it is determined to be in the best interest of the city and/or necessary for the general health, safety, and welfare of the public to do so.

Public SEPA Threshold Determination Comment Period: There is a 14-day comment period for this MDNS. If you would like to comment on this Threshold Determination, written comments must be received by 5:00 PM on Friday, January 2, 2026. The Responsible Official may incorporate any substantial comments into the MDNS. If the MDNS is substantially modified, it will be reissued for further public review.

SEPA Responsible Official: Amy Rusko, Director of Community and Economic Development

December 17, 2025	
DATE	SIGNATURE OF SEPA RESPONSIBLE OFFICIAL

TO APPEAL A DECISION: An agency or person may appeal the City’s procedural compliance with WAC Chapter 197-11 (SEPA) for issuance of this MDNS. The MDNS 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 Friday, January 2, 2025, and the appeal fee as set by resolution is paid.