



## NOTICE OF APPLICATION AND SEPA THRESHOLD DETERMINATION (DNS)

**File Name:** Taco Bell  
**File Number:** PJ26-0017  
**Applicant:** Fletcher Boll  
**Location:** 7805 204<sup>th</sup> Street NE  
**Parcel No.:** 00847300000200  
**Date of Application:** January 19, 2026  
**Date of Completeness:** January 28, 2026  
**Date Notice of Application:** February 5, 2026  
**Date SEPA Checklist Prepared:** November 20, 2025  
**Date of Threshold Determination:** February 3, 2026  
**Lead Agency:** City of Arlington  
**Lead Agency Contact:** Ameresia Lawlis, [alawlis@arlingtonwa.gov](mailto:alawlis@arlingtonwa.gov) 360-403-3432

**PROJECT DESCRIPTION:** The applicant is proposing to construction a 2,240 square foot restaurant with a single drive-thru lane. The site is located north of 204th St NE between Olympic Pl NE & 79th Dr, NE in the General Commercial (GC) zone and in Airport Protection District C. The project site is located on one parcel located between two parcels with existing commercial uses.

Grading will include site preparation for hardscapes, landscaping, the building, and retaining walls. Approximate quantities of grading activities are 1,500 cubic yards of cut and fill, with a total affected area of 0.66 acres.

Site improvements will include two (2) accessible parking stalls, and nineteen (19) parking stalls, along with landscaping elements that include trees, shrubs, grass, and groundcovers to increase plant diversity and habitat throughout the entire site. The proposal will use the existing shared access driveway along 204<sup>th</sup> St NE as well as the shared access easement along the north side of the property.

The building will be primarily fiber cement siding with integral color. A parapet tower element with panels designed to imitate wood will face the southwest corner of the site. Canopies are intended to provide both articulation as well as a sense of pedestrian scale on all sides of the building while also providing protection from the elements for both pedestrian access and vehicular service. The main pedestrian access points to the building will face the parking lot with a pedestrian walkway to 204<sup>th</sup> St NE and another facing 204<sup>th</sup> St NE directly. Each pedestrian entrance provides large windows and additional design features to provide a clear entrance.

**APPROVALS REQUIRED:** City of Arlington: Zoning Permit, SEPA Review, Design Review, Site Civil Permit, Utility Permit, Complete Streets, Building Permits.

**Notice of Application Public Comment Period:** Any person may comment on this application by writing to the mailing or email address below. Comments on this application must be received by **5:00 PM on Thursday, February 19, 2026.**

**SEPA THRESHOLD DETERMINATION:** The City has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement 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.

**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 DNS 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 DNS. If you would like to comment on this Threshold Determination, written comments must be received by **5:00 PM on Thursday, February 19, 2026.** The Responsible Official may incorporate any substantial comments into the DNS. If the DNS is substantially modified, it will be reissued for further public review.

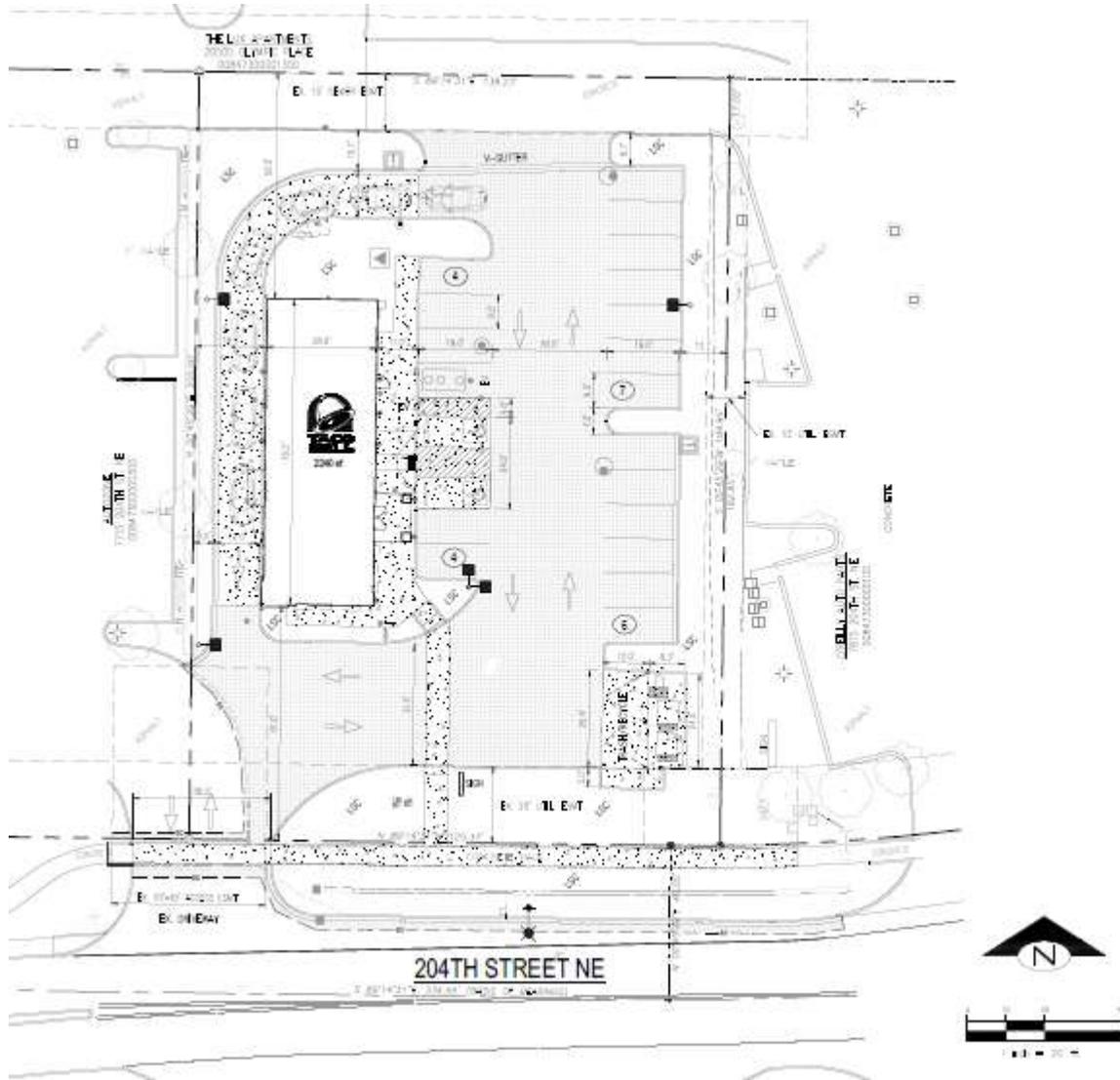
**TO VIEW:** The project notices and submittal documents are available for review on the city's website at [www.arlingtonwa.gov](http://www.arlingtonwa.gov) under public notices or at the Community and Economic Development Department, located at 18204 59th Avenue NE, Arlington, WA 98223.

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

February 3, 2026	
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 DNS. The DNS 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 **Thursday, February 19, 2026,** and the appeal fee.

Proposed Site Plan



*This site plan is only a preliminary drawing and is subject to change prior to issuance of any permits.*