



# Community and Economic Development Planning Division

18204 59<sup>th</sup> Avenue NE, Arlington, WA 98223

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## 2024 Comprehensive Plan Amendment Preliminary Annual Docket

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### 2024 DOCKET PROPOSALS

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Item #1:	
<b>File Name:</b> 2024 Comprehensive Plan Periodic Update	<b>File No:</b> PLN#1172
<b>Amendment Type:</b> Comprehensive Plan Amendment	<b>Applicant:</b> City of Arlington
<p><b>Description:</b> The City is proposing the adoption of the 2024 Comprehensive Plan. The last Comprehensive Plan for the City of Arlington was adopted in 2018 (2015 Periodic Update). The State of Washington extended the deadline for completion to December 2024. The purpose of the Comprehensive Plan is for the City to supply an overview of comprehensive planning for the city including required and optional elements under the Growth Management Act for the next 20 years. The mandatory elements include Land Use, Housing, Capital Facilities Plan, Utilities, Transportation, and Climate Change and Resiliency. The optional elements include Economic Development, Parks and Recreation, Public Safety, and Subareas. The Comprehensive Plan articulates a series of goals, objectives, policies, actions, and standards that are intended to guide the day-to-day decisions of elected officials and staff. The Comprehensive Plan must meet Washington Administrative Code, Revised Code of Washington, Puget Sound Regional Council Vision 2050, and Snohomish County Countywide Planning Policies. The State of Washington changed the periodic update from 8 to 10 years, the next update will occur in 2044.</p>	
Item #2	
<b>File Name:</b> Parks & Recreation Master Plan	<b>File No:</b> PLN#1042
<b>Amendment Type:</b> Comprehensive Plan Amendment	<b>Applicant:</b> City of Arlington
<p><b>Description:</b> The City is proposing to adopt the Parks &amp; Recreation Master Plan as a supplemental document to the Comprehensive Plan. The 2024 Comprehensive Plan Periodic Update incorporates the Master Plan into the Parks and Recreation Book. The adoption of the Master Plan requires updates to the Zoning Code Development Regulations of Chapters 20.52 and 20.90.</p>	

**Item #3**

<b>File Name:</b> Hernandez 188 <sup>th</sup> St Rezone	<b>File No:</b> PLN#1032
<b>Amendment Type:</b> Comprehensive Plan Amendment	<b>Applicant:</b> Ernesto & Teri Hernandez
<b>Parcel No:</b> 31051600301200 & 31051600301800	

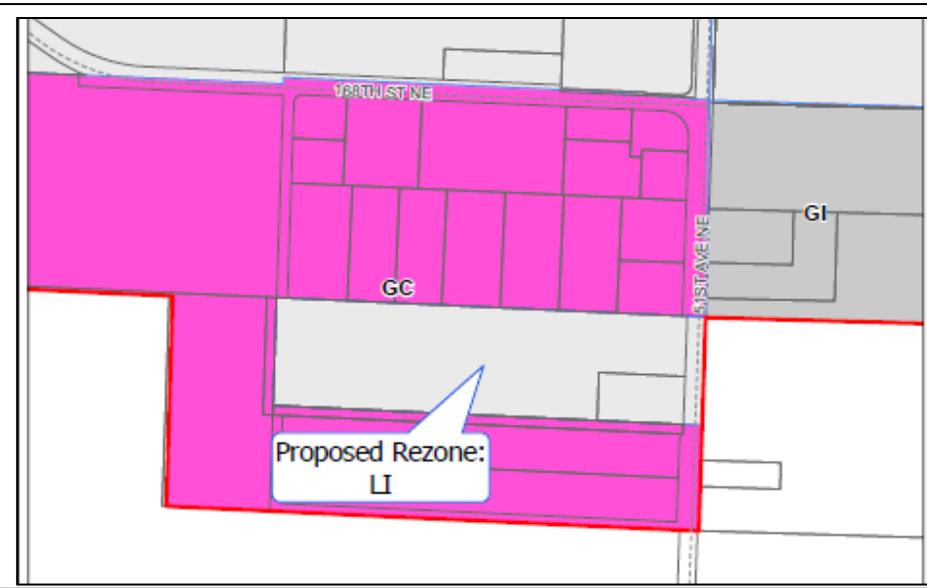
**Description:** The applicant is proposing to rezone a total of 4.37 acres on two parcels from Residential Low Capacity zoning to Business Park. The property is northeast of the 188th Street and Airport Boulevard intersection. The rezone proposal is contingent upon the Wear Commercial Annexation because the property is not currently in the city limits. If the request is granted, the City's Future Land Use Map and Official Zoning Map will be updated. This is a continuation of the proposed rezone listed on the 2023 Docket.



**Item #4**

<b>File Name:</b> Watanabe Rezone	<b>File No:</b> PLN#1170
<b>Amendment Type:</b> Comprehensive Plan Amendment	<b>Applicant:</b> Dale Watanabe
<b>Parcel No:</b> 31052800101700 & 31052800101000	

**Description:** The applicants are proposing to rezone a total of 10 acres on two parcels from General Commercial zoning to Light Industrial. The property is southwest of the 168th Street and 51st Avenue intersection. The property is within the Cascade Industrial Center. If the request is granted, the City's Future Land Use Map and Official Zoning Map will be updated.



**Item #5**

<b>File Name:</b> Sno-Isle Library Rezone	<b>File No:</b> PLN#1173
<b>Amendment Type:</b> Comprehensive Plan Amendment	<b>Applicant:</b> Sno-Isle Library
<b>Parcel No:</b> 00455400500100 & 00455400500500	

**Description:** The applicant is proposing to rezone a total of 0.63 acres on two parcels from the Old Town Residential District zoning to Public / Semi-Public. The property is southeast of the E 2<sup>nd</sup> Street and N Washington Avenue intersection. The use of the property has been the public library, and the zoning should reflect this due to other zoning regulations. If the request is granted, the City's Future Land Use Map and Official Zoning Map will be updated.



**Item #6**

<b>File Name:</b> Chapter 20.08 Definitions	<b>File No:</b> PLN#1174
<b>Amendment Type:</b> Development Regulations Amendment	<b>Applicant:</b> City of Arlington

**Description:** The City is proposing revisions to Chapter 20.08 Definitions for emergency housing/shelters per Engrossed Second Substitute House Bill 1220, Engrossed Substitute House Bill 1042, Second Substitute Senate Bill 5290, along with city updates for Battery Energy Storage Systems, parking areas, and any other definitions that are needed for code clarification.

**Item #7**

<b>File Name:</b> Chapter 20.16 Permits and Land Division Approval	<b>File No:</b> PLN#1185
<b>Amendment Type:</b> Development Regulations Amendment	<b>Applicant:</b> City of Arlington

**Description:** The city is proposing revisions to Chapter 20.16 Permits and Land Division Approval per Second Substitute Senate Bill 5290, which updated timelines and added regulations related to permit processing. This changes the amount of time the City must review and approve land use permits, defines public meetings, streamlining permits through a consolidation process, some permit types may be excluded, review comment resubmittal and meetings, and required permit timeline reporting.

<b>Item #8</b>	
<b>File Name:</b> Chapter 20.40 Permissible Uses	<b>File No:</b> PLN#1175
<b>Amendment Type:</b> Development Regulations Amendment	<b>Applicant:</b> City of Arlington
<b>Description:</b> The city is proposing revisions to Chapter 20.40 Permissible Uses around Battery Energy Storage Systems, Change of Use, Library, Temporary Uses, Emergency Housing/Shelters and review all uses/footnotes for any other necessary updates. The listed changes include necessary updates from Engrossed Substitute House Bill 1042, Engrossed Second Substitute House Bill 1110, and Engrossed Second Substitute House Bill 1220 to ensure city compliance with the upcoming Comprehensive Plan update.	
<b>Item #9</b>	
<b>File Name:</b> Chapter 20.44 Supplemental Uses	<b>File No:</b> PLN#1176
<b>Amendment Type:</b> Development Regulations Amendment	<b>Applicant:</b> City of Arlington
<b>Description:</b> The City is proposing revisions to Chapter 20.44 Supplemental uses to include minor text changes to Section 20.44.020 Unit Lot Subdivision to have consistency with other areas of the code and removing Section 20.44.098 Electric Vehicle Infrastructure and move it to the new Chapter 20.114 Alternative Energy Systems. The Electric Vehicle Infrastructure code currently has regulations that are robust but has some outdated information and/or conflicting code with the State regulations that needs to be updated.	
<b>Item #10</b>	
<b>File Name:</b> Chapter 20.46 Design Review	<b>File No:</b> PLN#1177
<b>Amendment Type:</b> Development Regulations Amendment	<b>Applicant:</b> City of Arlington
<b>Description:</b> The City has proposed revisions to Chapter 20.46 Design Review to streamline the design review process by abiding by RCW 36.70A.630 and WAC 365-196-845 through Engrossed Substitute House Bill 1293, Engrossed Substitute House Bill 1042, and Engrossed Second Substitute House Bill 1110. Update all sections that need to be revised to meet the regulations.	
<b>Item #11</b>	
<b>File Name:</b> Chapter 20.52 Recreational Facilities & Open Space	<b>File No:</b> PLN#1039
<b>Amendment Type:</b> Development Regulations Amendment	<b>Applicant:</b> City of Arlington
<b>Description:</b> The city has proposed revisions to Chapter 20.52 Recreational Facilities and Open Space by updating the language to follow the proposed update of the Parks and Recreation Master Plan. Changes will need to be made to the following sections 20.52.010, 20.52.020, 20.52.024, 20.52.030 and new sections may need to be added. This is a continuation from the revisions proposed on the 2023 Docket.	
<b>Item #12</b>	
<b>File Name:</b> Chapter 20.76 Screening & Trees	<b>File No:</b> PLN#1178
<b>Amendment Type:</b> Development Regulations Amendment	<b>Applicant:</b> City of Arlington
<b>Description:</b> The city has proposed revisions to Chapter 20.76 Screening and Trees include adding a new section for street tree retention, protection, and replacement and reviewing all landscape screening tables to ensure correct landscaping types are listed for each proposed use.	
<b>Item #13</b>	
<b>File Name:</b> Chapter 20.90 Concurrency & Impact Fees	<b>File No:</b> PLN#1040
<b>Amendment Type:</b> Development Regulations Amendment	<b>Applicant:</b> City of Arlington
<b>Description:</b> The city has proposed revisions to Chapter 20.90 Concurrency & Impact Fees by updating the language to follow the proposed update of the Parks and Recreation Master Plan. The new section provides the following: impact fees established, impact fee calculation formula, imposition of impact fee, collection of fees, disposition of impact fee revenues, refunds, and additional sections deemed necessary. This is a continuation from the revisions proposed on the 2023 Docket for the Parks Impact and Mitigation Fees.	

<b>Item #14</b>	
<b>File Name:</b> Chapter 20.93 Critical Area Ordinance	<b>File No:</b> PLN#1179
<b>Amendment Type:</b> Development Regulations Amendment	<b>Applicant:</b> City of Arlington
<b>Description:</b> The City has proposed revisions to Chapter 20.93 Critical Area Ordinance to follow new updated Washington State Department Commerce, Department of Fish and Wildlife, and Department of Ecology regulations through Washington State Register (WSR) 23-08-037 that was certified on May 22, 2023. Multiple sections will be updated and will be processed as the City's 5-year update. The same information is proposed to be updated in the Comprehensive Plan.	
<b>Item #15</b>	
<b>File Name:</b> Chapter 20.110 Mixed-Use Development Regulations	<b>File No:</b> PLN#1180
<b>Amendment Type:</b> Development Regulations Amendment	<b>Applicant:</b> City of Arlington
<b>Description:</b> The City has proposed revisions to Chapter 20.110 Mixed Use Development Regulations to clean up the entire document. The main areas include the permissible use tables, dimensional standards, open space, along with other areas that staff has noticed where there are parts of this code that do not work and sections that do not match others.	
<b>Item #16</b>	
<b>File Name:</b> Chapter 20.112 Affordable Housing Program	<b>File No:</b> PLN#1182
<b>Amendment Type:</b> Development Regulations Amendment	<b>Applicant:</b> City of Arlington
<b>Description:</b> The City has proposed a new chapter to create an Affordable Housing Program. The proposed information will pull requirements from Engrossed Second Substitute House Bill 1220 and Engrossed Second Substitute House Bill 1110.	
<b>Item #17</b>	
<b>File Name:</b> Chapter 20.114 Alternative Energy Systems	<b>File No:</b> PLN#1181
<b>Amendment Type:</b> Development Regulations Amendment	<b>Applicant:</b> Snohomish County PUD
<b>Description:</b> The Snohomish County PUD has proposed new text language and regulations to allow Battery Energy Storage Systems (BESS). The Snohomish County PUD and City staff will work together to create regulations and criteria for all aspects of a Battery Energy Storage System. The City is proposing to create a new chapter that can address all alternative energy regulations in the future that includes Battery, Solar, Hydroelectric, or other for Industrial, Commercial, and Residential uses.	
<b>Item #18</b>	
<b>File Name:</b> Chapter 20.118 Cascade Industrial Center Subarea	<b>File No:</b> PLN#1183
<b>Amendment Type:</b> Development Regulations Amendment	<b>Applicant:</b> City of Arlington
<b>Description:</b> The City is proposing to create a new chapter for the regulations of the Cascade Industrial Center Subarea, using the existing subarea plan, planned action, and new design standards.	
<b>Item #19</b>	
<b>File Name:</b> Chapter 20.119 Island Crossing Subarea	<b>File No:</b> PLN#1184
<b>Amendment Type:</b> Development Regulations Amendment	<b>Applicant:</b> City of Arlington
<b>Description:</b> The City is proposing to create a new chapter for the regulations of the Island Crossing Subarea Plan after the Subarea Plan is completed. The new chapter will incorporate the information from the subarea plan and planned action into the code.	