

ORDINANCE NO. 2024-012

AN ORDINANCE OF THE CITY OF ARLINGTON, WASHINGTON, APPROVING THE  
WATANABE PROPERTY ARLINGTON LAND USE MAP AMENDMENT  
AND CONCURRENT REZONE UNDER CITY PLANNING NO. PLN 1170

WHEREAS, the City of Arlington has the authority to regulate land uses within the City, and is in the process of its periodic annual review and update of the Comprehensive Plan; and

WHEREAS, included in the review of the Comprehensive Plan was a series of proposed amendments to the City of Arlington Comprehensive Plan and Zoning Map; and

WHEREAS, the City Planning Commission considered the proposed Watanabe Land Use Map amendment and Concurrent Rezone at docketing meetings on February 6, 2024 and February 22, 2024, and then on May 7, 2024 and at a public hearing conducted on May 21, 2024; and

WHEREAS, the Planning Commission made findings and provided its recommendations to the City Council concerning the proposed changes; and

WHEREAS, the City Council considered the proposed Watanabe Land Use Map amendment and Concurrent Rezone initially at docketing meetings on March 11, 2024 and March 18, 2024; and

WHEREAS, the City Council considered the same at a workshop held on June 10, 2024, and considered them along with the Planning Commission recommendations, at their regular meeting conducted a public hearing on June 17, 2024; and the City Council having determined approving said amendment was in the best interest of the City; and

WHEREAS, the amendments were presented to the Department of Commerce for comment and said Department had no comments on the ordinance; and

WHEREAS, review under the State Environmental Policy Act (SEPA) occurred with no comments received; and

WHEREAS, the City Council has considered the proposed Watanabe Comprehensive Plan amendment and Concurrent Rezone and finds it to be consistent with city and state law and in the best interests of the citizens;

NOW, THEREFORE, the City Council of the City of Arlington do hereby ordain as follows:

Section 1. Findings. The City Council adopts the following findings as required by AMC Chapter 20.96:

- a. The subject property is suitable for an industrial project in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications.
- b. The proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan;

- c. The proposed amendment is consistent with the scope and purpose of the city's zoning ordinances and the description and purpose of the zone classification applied for;
- d. Circumstances have changed substantially since the establishment of the current zoning map or district to warrant the proposed amendment;
- e. The proposed zoning is consistent and compatible with the uses and zoning of surrounding property;
- f. The property that is the subject of the amendment is suited for the uses allowed in the proposed zoning classification; and
- g. Adequate public services can be made available to serve the full range of proposed uses in that zone.

Section 2. The City Council approves the Watanabe Arlington Land Use Map Amendment and Concurrent Rezone. The comprehensive plan and zoning designation identified on Exhibit "A" shall be modified from General Commercial with Mixed-Use overlay zoning to Light Industrial and the City's official zoning map and future land use map shall be amended to reflect this change as depicted on Exhibit "A".

Section 3. Severability. If any provision, section, or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. Effective Date. The title of this Ordinance, which summarizes the contents of this ordinance, shall be published in the official newspaper of the City. The Ordinance shall take effect and be in full force five (5) days after the date of publication.

PASSED by the City Council of the City of Arlington and APPROVED by the Mayor this 17th day of June, 2024.

CITY OF ARLINGTON




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Don E. Vanney, Mayor

Attest:




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Wendy Van Der Meersche, City Clerk

Approved as to form:




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Steven J. Peiffle, City Attorney

CERTIFICATION OF ORDINANCE

I, Wendy Van Der Meersche, being the duly appointed City Clerk of the City of Arlington, Washington, a municipal corporation, do hereby certify that the following Ordinance No. 2024-012 was approved at the June 17, 2024 City Council meeting.

ORDINANCE NO. 2024-012

“AN ORDINANCE OF THE CITY OF ARLINGTON, WASHINGTON, APPROVING THE WATANABE PROPERTY ARLINGTON LAND USE MAP AMENDMENT AND CONCURRENT REZONE UNDER CITY PLANNING NO. PLN 1170”

A true and correct copy of the original ordinance is attached.

Dated this 18th day of June, 2024



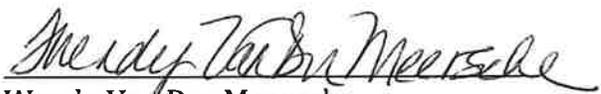
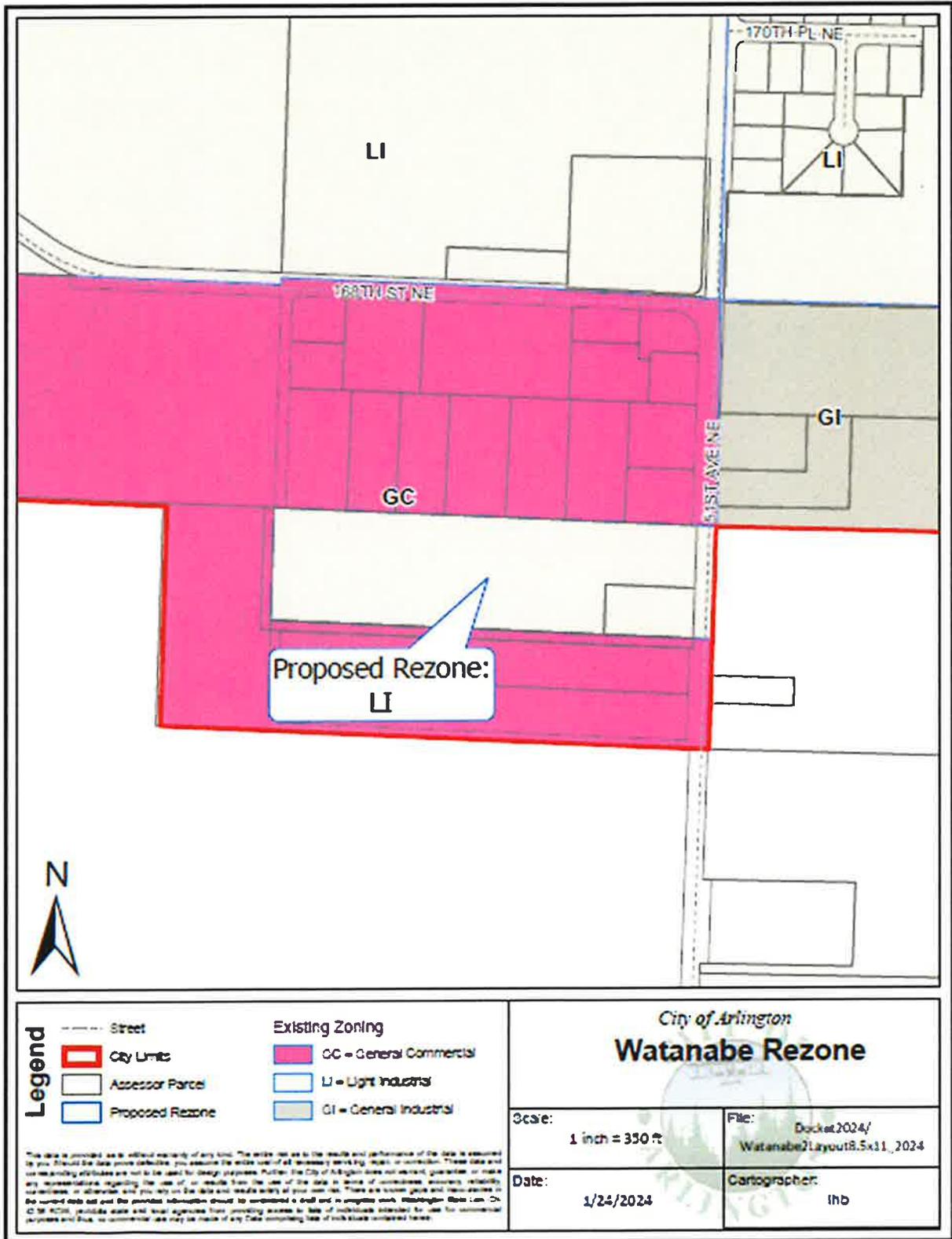
  
Wendy Van Der Meersche  
City Clerk for the City of Arlington

EXHIBIT A



<b>Legend</b>	Street	<b>Existing Zoning</b>
	City Limits	GC = General Commercial
	Assessor Parcel	LI = Light Industrial
Proposed Rezone	GI = General Industrial	

This data is provided as is without warranty of any kind. The entire reliance on the results and performance of the data is assumed by you. Should the data prove defective, you assume the entire cost of all necessary corrective action or correction. These data and any accompanying information are not to be used for design purposes. Further, the City of Arlington does not warrant, guarantee, or make any representation regarding the use of, or results from the use of the data in terms of correctness, accuracy, reliability, or otherwise and you rely on the data and results solely at your own risk. There are known gaps and inaccuracies in the source data and the provided information should be considered a draft and is subject to change. Washington State Law Ch. 42.56 RCW, prohibits state and local agencies from providing access to data of individuals submitted for use for commercial purposes and thus, no commercial use may be made of any data comprising data of such state submitted data.

<i>City of Arlington</i> <b>Watanabe Rezone</b>	
Scale: 1 inch = 350 ft	File: Docket2024/ Watanabe2Layout8.5x11_2024
Date: 1/24/2024	Cartographer: Inb