

RESOLUTION NO. 2025-003

A RESOLUTION OF THE CITY OF ARLINGTON ADOPTING THE  
2025 COMPREHENSIVE PLAN FINAL DOCKET

WHEREAS, the City's Comprehensive Plan 2024 update was adopted December 2, 2024;  
and

WHEREAS, RCW 36.70A.130 allows jurisdictions to make amendments to its comprehensive plan once annually, and directs that the city shall compile and maintain a list, known as a "docket", of all city-initiated and privately-initiated proposed comprehensive plan amendments; and

WHEREAS, AMC 20.96.100 allows the city to make amendments to its development regulations, and directs that most development regulation amendments be processed concurrently with comprehensive planning docket developed under AMC 20.96.030 (b); and

WHEREAS, there are eleven city-initiated proposals and one privately-initiated proposals for the 2025 preliminary docket; and

WHEREAS, the preliminary docket was made available to the public for review and comment at least fifteen days prior to consideration by the Planning Commission; and

WHEREAS, the Director of Community and Economic Development made a recommendation to the Planning Commission as to which proposed amendments should be included in the final docket; and

WHEREAS, the Planning Commission held a noticed hearing on February 20, 2025 on selection of proposed amendments for the final docket; and

WHEREAS, the Planning Commission's Findings of Fact and determination per AMC 20.96.050, are attached hereto as Exhibit A;

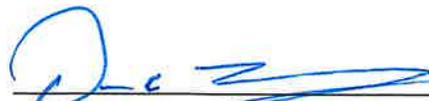
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON, WASHINGTON AS FOLLOWS:

1. The Arlington City Council hereby adopts the Planning Commission's findings and the docket recommendation made by the Planning Commission per the selection and decision criteria outlined in AMC 20.96.060 as the 2025 Final Docket.

2. Except as provided in AMC 20.96.010(d), no additional comprehensive plan amendments may be considered after council adoption of the 2025 docket.

ADOPTED by the City Council and APPROVED by the Mayor this 3rd day of March, 2025.

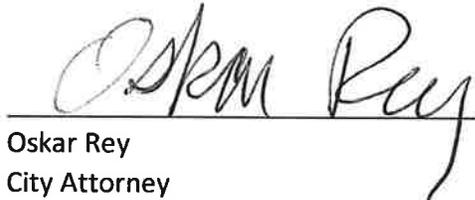
CITY OF ARLINGTON

  
Don E. Vanney, Mayor

ATTEST:

  
Wendy Van Der Meersche, City Clerk

APPROVED AS TO FORM:

  
Oskar Rey  
City Attorney



# City of Arlington

## Community & Economic Development Planning Commission

Exhibit A

Gayle Roeber, Vice-Chair FINDINGS OF FACTS-2025 PRELIMINARY DOCKET

360.403.3551

REGARDING: PLN # 1288

### City of Arlington's 2025 Preliminary Docket

- This year's Preliminary docket is comprised of twelve proposals. One being a privately initiated rezone, and eleven city-initiated amendments. Of the eleven amendments, three are applicable to the Comprehensive Plan and Zoning Map, and eight are applicable to the Development Regulations.

### SUMMARY:

Each item on the Preliminary Docket was discussed at the Planning Commission Workshop on February 4, 2025.

- On February 20, 2025, a Public Hearing was held. Arlington residents provided comments on the privately initiated rezone.

The Planning Commissioners voted unanimously to recommend that the City Council accept all twelve proposed amendments, as presented, on February 20, 2025, and place those amendments on the 2025 Final Docket. The Planning Commission therefore transmits the following findings to City Council:

### FINDINGS:

Regarding: PLN #1289

**Comprehensive Plan Amendment: Appendix G-Parks and Recreation Master Plan and Appendix N-Park's 6-year Capital Improvement Plan.**

- The city is proposing to update Appendix G (Parks and Recreation Master Plan) and Appendix N (Park's 6-year Capital Improvement Plan).
- The updates include amending the 'Land and Facility Demand' and the 'Finance' sections of the plan.
- The remaining portions of the plan are not proposed to be changed.

Regarding: PLN #1290

**Comprehensive Plan Amendment: Book 8-Capital Facilities and Utilities, Appendix H-Transportation Master Plan, and Adoption by Reference, the Water System Comprehensive Plan and Sewer Comprehensive Plan.**

- The city is proposing to update Book 8: Capital Facilities and Utilities with additional information from Public Works that may be needed with the updated Water System and Sewer Comprehensive Plans.
- The city adopted the Draft Transportation Master Plan with the 2024 Comprehensive Plan Periodic Update. Public Works will be providing the Final Transportation Plan, which will replace the draft plan in Appendix H.
- When Public Works finishes the updates to the Water System Comprehensive Plan and Sewer Comprehensive Plan, they will be adopted by reference to the Comprehensive Plan.

18204 59<sup>th</sup> Avenue NE - Arlington, WA, 98223 - 360-403-3551 - [www.arlingtonwa.gov](http://www.arlingtonwa.gov)

FINDING OF FACTS  
City of Arlington Planning Commission



**Regarding: PLN #1291**

**York Park Rezone**

- The city is proposing a rezone of 0.56 acres from Residential Modern Capacity to Public/Semi-Public.
- The property is located northeast of 31<sup>st</sup> Avenue NE and 180<sup>th</sup> Street intersection.
- The rezone back to Semi-Public, would be required to allow development of the property into additional public park space.

**Regarding: PLN #1303**

**Fir Lane Rezone**

- This is a privately initiated rezone proposal.
- There are four parcels in this proposal: 31051100202300, 31051100202400, 31051100202500 and 31051100202600.
- The applicants are proposing to rezone approximately 8.77 acres from Residential Low Capacity (RLC) to Residential Moderate Capacity (RMOD).
- The properties are located northwest of Hazel Street and Highland Drive intersection, on Fir Lane.

**Regarding: PLN #1292**

**AMC Chapter 20.16 Permits and Land Division**

- The city is proposing revisions to:
  - Section 20.16.100-Permits Required, clarifying when permits are required for certain types of activities.
  - Section 20.16.270-Time Limits for Permit Processing, clarifying language for placing a project on hold.

**Regarding: PLN #1293**

**AMC Chapter 20.32 Non-Conforming Situations**

- The city is proposing revisions to add a new section, clarifying existing legal non-conforming uses in the Commercial Corridor Zone along Smokey Point Boulevard, from 173<sup>rd</sup> Street NE south to 164<sup>th</sup> Street NE (city limits).

**Regarding: PLN #1294**

**AMC Chapter 20.44 Supplemental Use Regulations**

- The city is proposing revisions to: Section 20.44.080-Administrative Conditional Use Permits for Mobile Sales and Delivery, which will provide regulations for the food truck court.
- Also, a proposal to revise 20.44.035 -Administrative Conditional Use Permit for Homeless Encampments, to update the fire authority information.

**Regarding: PLN #1295**

**AMC Chapter 20.48 Density and Dimensional Regulations**

- The city is proposing revisions to Sections:
  - 20.48.020 Residential Density,
  - 20.48.040 Building Setback Requirements,
  - 20.48.060 Building Height Limitations,
  - 20.48.064 Maximum Lot Coverage and
  - Table 20.48-1 Density and Dimensional Standards.
- These sections require updates to bring the chapter into compliance with previous development regulation amendments that authorized housing types and zoning districts changes, over the past few years.



**Regarding: PLN #1296**

**AMC Chapter 20.56 Streets and Sidewalks**

- The city is proposing an amendment that will provide minor text amendments to the current language used within Sections:
  - 20.56.060 Neighborhood Access and Coordination with Surrounding Streets,
  - Table 20.56.1 Public and Private Street and Right-of-Way Improvement Requirements.

**Regarding: PLN #1296**

**AMC Chapter 20.56 Streets and Sidewalks (cont.)**

- 20.56.140 Construction Drawings Required Prior to Installation, and
- 20.56.250 Right-of-Way Permit Required.

**Regarding: PLN #1297**

**AMC Chapter 20.60 Utilities**

- The city is proposing a new section be added that will provide clarification on underground utilities and wrapping of utility transformer boxes.

**Regarding: PLN #1298**

**AMC Chapter 20.72 Parking**

- The city is proposing revisions to Table 20.72-1 Table of Parking Requirements and Section 20.72.082 Tandem Parking. These revisions would be minor amendments to current regulations.

**Regarding: PLN #1299**

**AMC Chapter 20.96 Amendments**

- The city is proposing revisions which would add a new section to AMC 20.96 that would provide procedures for processing comprehensive plan periodic updates and minor text updates.

**REGULATION/ANALYSIS:**

**AMC 20.96.030 Docketing Procedures-Comprehensive Plan and Zoning Map Amendments:**

**(a)** Staff has completed the Docket list as shown above. The Preliminary Docket was available for review at the CED Office, posted on the city's website and mailed to all property owners within 500 feet of the proposed rezone on February 4, 2025. The public hearing was held on February 20, 2025.

**(b)** Preliminary Review-Determination of Final Docket

**(1)** Staff and the Director reviewed the proposed items on the Preliminary Docket and believe the amendments meet the review criteria of AMC Chapter 20.96. SEPA Determinations are needed for all proposed docket items.

**(2)** A joint workshop was not requested.

**(3)** The Public Hearing took place on February 20, 2025, Thursday, at the Planning Commission's Meeting.

**(4)** At the public hearing on February 20, 2025, the Planning Commission voted unanimously to recommend City Council accept the 2025 Preliminary Docket, as presented at the February 20, 2025 meeting.

Currently a public hearing before the City Council is not scheduled unless the Council requests a public hearing.

**(5)(a)** The proposed rezones within the Docket are site specific and the proposed new zones are suitable for the properties and follow adjacent land uses, surrounding development patterns and potential zoning classifications.



**AMC Chapter 20.96.100 Docketing Procedures-Amendments to Development Regulations**

**(1)** The city-initiated text amendments to the development regulations will be developed and presented by City Staff based on the direction of the CED Department and State Law.

**(2)(a)(b)** City Staff received one (1) private party request for a proposed comprehensive plan and zoning map amendment for the 2025 Preliminary Annual Docket.

**(3)** Staff included all known proposed development regulation amendments with the comprehensive plan docket. There may be additional development regulation amendments needed pending the adoption of mandated State Legislative Bills, related to zoning code regulations.

**FINDINGS AND CONCLUSION:**

Staff finds that the proposed amendments listed on the 2025 Preliminary Annual Docket meet the criteria of AMC 20.96.030 and AMC 20.96.100.

**REGULATORY REQUIREMENTS**

1. SEPA COMPLIANCE: Upon review of each individual amendment on the Final Docket, a SEPA Checklist shall be prepared and reviewed, along with a SEPA threshold determination will be issued.

2. PUBLIC NOTIFICATION AND INVOLVEMENT: During the review of each individual amendment on the Final Docket, staff shall present the amendments to the Planning Commission and City Council at public meetings and at the Planning Commission's public hearing. The public may supply comments during the amendment process, at public meetings, after the SEPA Determination and prior to the public hearing. All regulatory notices must be posted at Arlington City Hall, Arlington Sno-Isle Library and city websites, published in The Herald and posted on the site (if there is a site to post).

3. WASHINGTON STATE DEPARTMENT OF COMMERCE NOTIFICATION: During review of each individual amendment and prior to each amendment presented at the final City Council meeting, the amendment shall be sent to the Department of Commerce for a 60-day review period. The Department of Commerce will notify the city with questions, comments, or approval procedural compliance with RCW 36.70A.106.

**CONCLUSION AND RECOMMENDATION:**

Based on the foregoing findings and a unanimous vote, the Planning Commission hereby recommends the City Council accept all proposed amendments listed on the 2025 Preliminary Annual Docket and place these amendments on the 2025 Final Docket.

Respectfully submitted through the Department of Community and Economic Development to the City Council  
This 25<sup>th</sup> Day of February 2025

*Gayle Roeber*

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Gayle Roeber  
Arlington City Planning Commission Vice-Chair