



Community and Economic Development Planning Division

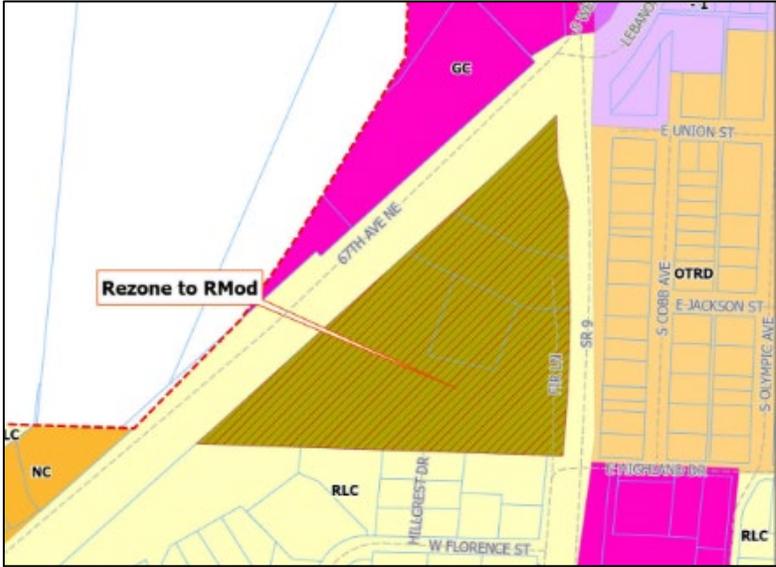
18204 59th Avenue NE, Arlington, WA 98223

2025 Comprehensive Plan Amendment Preliminary Annual Docket

2025 DOCKET PROPOSALS

Item #1:	
File Name: Comprehensive Plan Amendment: Appendix G – Parks and Recreation Master Plan and Appendix N – Parks 6-Year Capital Improvement Plan	File No: PLN #1289
Amendment Type: Comprehensive Plan Amendment	Applicant: City of Arlington
Description: The City is proposing to update Appendix G – Parks and Recreation Master Plan and Appendix N – Parks 6-Year Capital Improvement Plan. The update includes amending the Land and Facility Demand and Finance sections of the plan. The remaining portions of the Plan are not proposed to be changed.	
Item #2	
File Name: Comprehensive Plan Amendment: Book 8: Capital Facilities and Utilities, Appendix H – Transportation Master Plan, and Adoption by Reference of the Water System Comprehensive Plan and Sewer Comprehensive Plan	File No: PLN #1290
Amendment Type: Comprehensive Plan Amendment	Applicant: City of Arlington
Description: The City is proposing to update Book 8: Capital Facilities and Utilities Book and Supporting Analysis, Appendix H – Transportation Master Plan, along with the adoption by reference of the Water System Comprehensive Plan and Sewer Comprehensive Plan.	
Item #3	
File Name: York Park Rezone	File No: PLN #1291
Amendment Type: Comprehensive Plan and Zoning Map Amendment	Applicant: City of Arlington
Parcel No: 00472500000806	
Description: The applicant is proposing to rezone a total of 0.56 acres on one parcel from Residential Moderate Capacity zoning to Public/Semi-Public. The property is owned by the City of Arlington and was previously rezoned to residential for the purpose of selling the property. The City has proposed to rezone the property back to public/semi-public zoning in order to develop the property for additional public park area. The property is located northeast of the 31 st Avenue NE and 180 th Street intersection. If the request is granted, the City’s Future Land Use Map and Official Zoning Map will be updated.	

Item #4	
File Name: Fir Lane Rezone	File No: PLN #1303
Amendment Type: Comprehensive Plan and Zoning Map Amendment	Applicant: John Clarke
Parcel No: 31051100202300, 31051100202400 and 31051100202500	
Description: The applicants are proposing to rezone a total of three parcels on 7.84 acres from Residential Low Capacity zoning to Residential Moderate Capacity. The property is northwest of the Hazel Street and Highland Drive intersection on Fir Lane. During the Preliminary Docket Public Hearing Notice, the property owner to the north on parcel 31051100202600 (Case) requested to add their property to the proposed rezone application. The addition of the fourth parcel brings to total to 8.77 acres. If the request is granted, the City's Future Land Use Map and Official Zoning Map will be updated.	



Item #5	
File Name: AMC Chapter 20.16 Permits and Land Division	File No: PLN #1292
Amendment Type: Development Regulations Amendment	Applicant: City of Arlington
Description: The City has proposed revisions to Section 20.16.100 Permits Required to clarifying when permits are required for certain types of activities and Section 20.16.270 Time Limits for Permit Processing to clarify language for placing a project on hold.	

Item #6	
File Name: AMC Chapter 20.32 Non-Conforming Situations	File No: PLN #1293
Amendment Type: Development Regulations Amendment	Applicant: City of Arlington
Description: The City is proposing revisions to add a new section to Chapter 20.32 Non-Conforming Situations for clarification of existing legal non-conforming uses in the Commercial Corridor zone along Smokey Point Boulevard from 173 rd Street NE south to 164 th Street NE (city limits).	

Item #7	
File Name: AMC Chapter 20.44 Supplemental Use Regulations	File No: PLN #1294
Amendment Type: Development Regulations Amendment	Applicant: City of Arlington
Description: The City is proposing revisions to Section 20.44.080 – Administrative Conditional Use Permit for Mobile Sales and Delivery to provide regulations for the food truck court and Section 20.44.035 – Administrative Conditional Use Permit for Homeless Encampments to update fire authority information.	

Item #8		
File Name: AMC Chapter 20.48 Density and Dimensional Regulations		File No: PLN #1295
Amendment Type: Development Regulations Amendment		Applicant: City of Arlington
Description: The city is proposing revisions to Section 20.48.020 – Residential Density, Section 20.48.040 Building Setback Requirements, Section 20.48.060 Building Height Limitations, Section 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 to allowed housing types and zoning district changes over the past few years.		
Item #9		
File Name: AMC Chapter 20.56 Streets and Sidewalks		File No: PLN #1296
Amendment Type: Development Regulations Amendment		Applicant: City of Arlington
Description: The city is proposing revisions to Section 20.56.060 Neighborhood Access and Coordination with Surrounding Streets, Table 20.56-1 Public and Private Street and Right-of-Way Improvement Requirements, 20.56.140 Construction Drawings Required Prior to Installation, and 20.56.250 Right-of-Way Permit Required to provide minor text amendments to current language.		
Item #10		
File Name: AMC Chapter 20.60 Utilities		File No: PLN #1297
Amendment Type: Development Regulations Amendment		Applicant: City of Arlington
Description: The City has proposed revisions to add a new section to Chapter 20.60 Utilities to provide clarification on underground utilities and add requirements for wrapping utility transformer boxes.		
Item #11		
File Name: AMC Chapter 20.72 Parking		File No: PLN #1298
Amendment Type: Development Regulations Amendment		Applicant: City of Arlington
Description: The City is proposing revisions to Table 20.72-1 Table of Parking Requirements and 20.72.082 Tandem Parking to provide minor amendments to current regulations.		
Item #12		
File Name: AMC Chapter 20.96 Amendments		File No: PLN #1299
Amendment Type: Development Regulations Amendment		Applicant: City of Arlington
Description: The City has proposed revisions to add a new section to Chapter 20.96 Amendments that provides procedures for processing comprehensive plan periodic updates.		