

ORDINANCE NO. 2025-007

AN ORDINANCE OF THE CITY OF ARLINGTON, WASHINGTON AMENDING CHAPTER 20.60  
OF THE ARLINGTON MUNICIPAL CODE REGARDING UTILITIES UNDER  
CITY PLANNING NO. PLN 1297

WHEREAS, the city has proposed an update to the Utilities regulations to the City zoning code; and

WHEREAS, the Arlington Planning Commission considered the revisions on May 6, 2025 and at a public hearing conducted on May 20, 2025; 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 same at a workshop held on June 9, 2025, a meeting on June 16, 2025, and considered them along with the Planning Commission recommendations; 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, the City Council has considered the proposed amendment to the municipal code and finds it to be consistent with city and state law and in the best interests of the citizens; and

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

Section 1. Arlington Municipal Code section 20.60.450 shall be and is hereby amended as follows:

20.60.450 Underground Utilities.

(d) Nothing in this section nor any other section in relation to underground utilities shall apply to power lines carrying a voltage of 115 kV or more (transmission lines), nor shall it be construed to prohibit the placement of said mounted transformers, terminal pedestal, or other electrical and communications devices above ground, as determined by the appropriate utility service provider involved, except for Subsection (e) below.

(e) All new development following the Mixed-Use Development Regulations is required to underground all utilities as listed in (a) above, along with transmission lines along all street frontages shall either be undergrounded or re-routed to the rear side of the buildings or property. The placement of all mounted transformers, terminal pedestal, or other electrical and communications devices that are proposed above ground shall be placed at the rear side of the building/property. The applicant shall provide a proposed utility plan to the city and

obtain approval from the community and economic development director and/or his/her designee. The final utility plan shall be approved with the Civil permit.

Section 2. A new Arlington Municipal Code section 20.60.455 is hereby adopted to read as follows:

20.60.455 Utility Transformer Boxes.

(a) All above ground utility transformer boxes abutting or seen from the public right-of-way shall be vinyl wrapped. The vinyl wrap shall meet the correlating subarea design theme and be approved by the community and economic development director or his/her designee.

(b) New utility transformer boxes shall not be placed along the public street frontage or between the public right-of-way and buildings in the Commercial Corridor or Mixed-Use Overlay zone. In the Commercial Corridor and Mixed-Use Overlay zones the applicant shall work with the city and the public utility district to determine an approved location prior to installation of electrical power lines to the site and be approved on the Civil plans.

Section 3. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

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

PASSED by the City Council of the City of Arlington and APPROVED by the Mayor this 16th day of June, 2025.

CITY OF ARLINGTON  
  
Don E. Vanney, Mayor

ATTEST:

  
Wendy Van Der Meersche, City Clerk

APPROVED AS TO FORM:

  
Oskar E. Rey, 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. 2025-007 was approved at the June 16, 2025 City Council meeting.

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CHAPTER 20.60 OF THE ARLINGTON MUNICIPAL CODE REGARDING  
UTILITIES UNDER CITY PLANNING NO. PLN 1297”

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

Dated this 17th day of June, 2025



*Wendy Van Der Meersche*  
Wendy Van Der Meersche  
City Clerk for the City of Arlington