



# Community and Economic Development Planning Division

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

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## **SPECIAL USE PERMIT – SITE PLAN REVIEW STAFF REPORT AND PERMIT DECISION**

### **GENERAL INFORMATION**

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File Number:	PLN #1276
Project Title:	Northsound Logistics Center
Owner/Applicant:	Dale & Bruce Watanabe
Contact:	Parker Bodily, Barghausen Consulting Engineers
Description:	Site Plan Review
Address:	XXXX 51 <sup>st</sup> Ave NE, Arlington, WA 98223
Tax Parcel ID:	31052800101700 and 31052800101000
Lot Size:	9.71 acres
Topographical Description:	Generally flat
Soil Type:	Cluster fine sandy loam, norma loam.
Zoning Classification:	Light Industrial
Land Use Designation:	Light Industrial
Proposed Use Classification:	Office/Warehouse
City Approvals Required:	Special Use Permit and Building Permits
Date of Decision:	July 24, 2025
Decision:	<b>APPROVED, with Conditions</b>

## I. NATURE OF APPLICATION

### A. Request

The applicant, Rockefeller Group, is proposing development of the Northsound Logistics Center featuring a new 186,873-square-foot warehouse building. The subject property is located at the west side of 51st Avenue NE at the southwest corner of the intersection of 51st Avenue NE and Longhouse Trail Lane NE, situated between The Outpost and Emerald Springs RV Park. The site consists of two tax parcels (Parcel Nos. 31052800101700 and 31052800101000) with a combined area of 9.71 acres. The site is currently vacant and is zoned Light Industrial (LI) lying within Airport Protection District C.

The proposed site improvements include 173 parking spaces, loading bays, two trash enclosures, utility connections, exterior lot lighting, stormwater improvements, and landscaping. The project will utilize one 40-foot-wide full-access driveway onto 51st Avenue N.E. for the primary truck access to the site. A second 26-foot-wide access is proposed onto 51st Avenue N.E. that will be used for other vehicles to access parking at the front of the site. The project will also utilize the two full access points from 47th Avenue N.E. The building will have an accessible concrete sidewalk path to 51st Avenue NE and provides pedestrian access to the public sidewalk and new Community Transit bus stop for the Gold Line.

### B. Project Chronology / Background

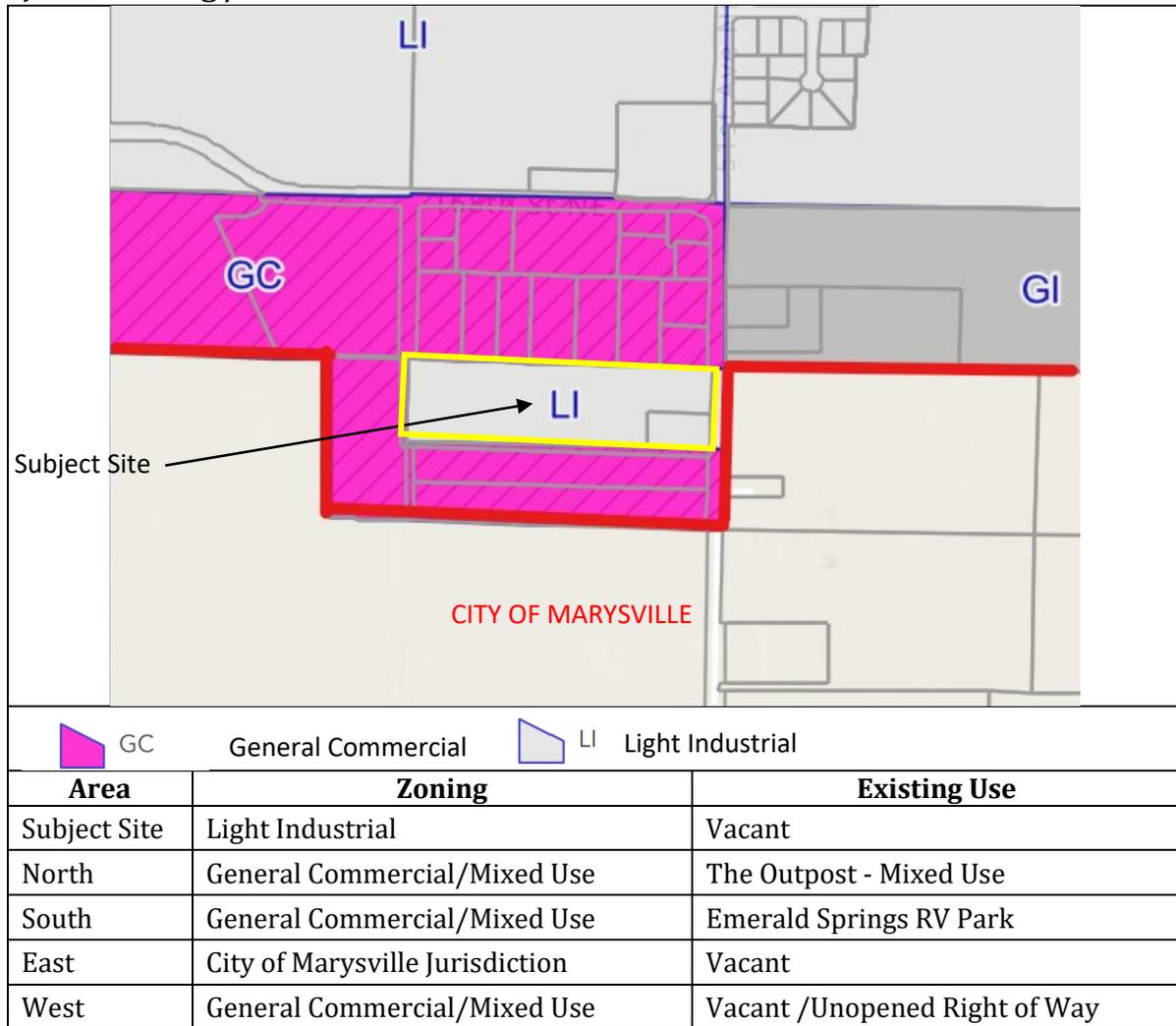
A formal application for the Special Use Permit was submitted to the Community & Economic Development Department on December 13, 2024. Staff routed the material to City review staff on December 13, 2024. A notice of incomplete was issued on January 13, 2025. A subsequent submittal was received on February 10, 2025, with additional materials on February 12, 2025, and Staff determined that the application was complete on February 14, 2025.

### C. Site Location / Description



The Project Site is Located at XXXX 51<sup>st</sup> Ave NE, Arlington, WA 98223

**D. Adjacent Zoning / Uses**



**II. PROJECT CONSISTENCY WITH TITLE 20 AMC, ZONING**

**A. Applicable Review Criteria and Process**

The Special Use Permit – Site Plan Review request is subject to review for conformity with the Arlington Municipal Code (AMC), including but not limited to the following:

Regulation	Analysis	Meets
<b>Chapter 20.16 AMC, Permits and Final Plat Approval</b>		
20.16.100 (b) Special Use Permits are issued under this title only when a review of the application submitted, including plans contained therein, indicates that the development will comply with the provisions of this title if completed as proposed. All development shall occur strictly in accordance with such approved plans and applications.	The applicant submitted a Special Use Permit for Site Plan Review. The Community & Economic Development Department is responsible for the permit decision and the decision is appealable to the Hearing Examiner.	Yes
20.16.110 Who May Submit Permit Applications. (a) Applications for zoning will be accepted only from persons having the legal authority to take action in accordance with the permit or the subdivision plat approval. By way of illustration, in general this means that applications should be made by the owners or lessees of property, or their agents, or persons who have contracted to purchase property contingent upon their ability to acquire the necessary permits under this title.	The owner of the property, Dale & Watanabe, signed the Special Use Permit application for site plan review that was submitted to the city.	Yes
20.16.120 Official Representative of the Applicant. The applicant for each land use permit shall designate an official representative, which may be himself, to receive all correspondence, determinations, and notices regarding the application.	The owner, Dale Watanabe, has designated Rockefeller Group, as the official representative for the subject permit.	Yes
20.16.130 Staff Consultation Before Formal Application. To minimize development planning costs, avoid misunderstanding or misinterpretation, and ensure compliance with the requirements of this title, a general information meeting between the developer and the planning staff is encouraged as provided in this section.	The City held a General Information Meeting with the project applicant on July 31, 2024.	Yes
20.16.140 Submittal of Application. (a) To minimize development planning costs, avoid misunderstanding or misinterpretations, and ensure compliance with the requirements of this title, a submittal intake appointment is required between the developer and the Community Development staff as provided in this section.	The project applicant scheduled a submittal intake appointment with the Community and Economic Development Department and submitted the application on December 26, 2024.	Yes

Regulation	Analysis	Meets
<p>20.16.150 Vesting of Permits.            (1) Land use permit applications shall be considered vested on the date that an application is deemed complete pursuant to 20.16.205 and applications shall be processed under the land use regulations in effect on that date. However, subsequent permits on the same property are not vested on this date.            (2) Filing of a permit application does not vest the payment of fees. Fees due, including impact mitigation fees, application fees, or other charges, shall be those fees in effect on the date the fee is paid in accordance with the most current city council fee resolution.</p>	<p>The proposed application for Northsound Logistics Center Special Use Permit and Site Plan Review was vested on February 14, 2025, with the issuance of the complete application.</p>	<p>Yes</p>
<p>20.16.200 Applications to Be Complete.            (a) All applications for zoning, special use, conditional use, or sign permits must be complete before the permit-issuing authority is required to consider the application.</p>	<p>The applicant submitted a complete application for Northsound Logistics Center Special Use Permit on February 10, 2025.</p>	<p>Yes</p>
<p>20.16.205 (c) Complete Application. Within 28 days of receiving the permit application, the Community Development Director shall mail or provide in person a written determination to the applicant.</p>	<p>The application was submitted on December 16, 2024. The City issued a Notice of Complete Application on February 14, 2025. The Notice was issued within the 28-day timeframe.</p>	<p>Yes</p>
<p>20.16.215 Distribution of Application. Upon receipt of a zoning, special use or conditional use permit application, the Planning Official shall, in addition to all interested City Departments, send a copy of the application to the authorities and agencies reviewing or furnishing water, fire, school, and sanitary sewer service to the proposed project.</p>	<p>The application was routed to all affected city departments on February 25, 2025, and after resubmittals on February 10, 2025, May 28, 2025, and July 11, 2025.</p>	<p>Yes</p>
<p>20.16.230 Notice of Application Filed. The Community and Economic Development Director shall give public notice of any application filed for a special use permit by issuing, distributing, and advertising a "Notice of Application Filed".</p>	<p>The city issued a Notice of Application on February 14, 2024. The notice was advertised in the Everett Herald, posted on the site, city website, post office, city hall, Arlington library, and mailed to all property owners within 500 feet of the property. The comment period ran from February 21, 2025, to March 7, 2025.</p>	<p>Yes</p>

Regulation	Analysis	Meets																								
<p>20.16.270 Time Limitations for Permit Processing.</p> <p>(a)(2) A notice of final decision for special use permits shall be issued within 100 days of the determination of complete application.</p> <p>(b) The number of days an application is in review with the city shall be calculated from the day completeness is determined under RCW 36.70B.070 to the date a final decision is issued on the project permit application.</p> <p>(1) Any period during which the applicant has been requested to correct plans, perform required studies, or provide additional required information.</p>	<p>The proposed zoning permit was reviewed and issued within the 100-day timeframe per the following dates:</p> <table border="1" data-bbox="847 359 1349 940"> <thead> <tr> <th>Action</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Date of Application</td> <td>12-16-2024</td> </tr> <tr> <td>Notice of Incomplete</td> <td>1-13-2025</td> </tr> <tr> <td>Resubmittal</td> <td>2-10-2025</td> </tr> <tr> <td>Notice of Complete Application</td> <td>2-14-2025</td> </tr> <tr> <td>Review Comments</td> <td>3-3-2025</td> </tr> <tr> <td>1<sup>st</sup> Resubmittal</td> <td>3-27-2025</td> </tr> <tr> <td>2<sup>nd</sup> Review Comments</td> <td>5-5-2025</td> </tr> <tr> <td>2<sup>nd</sup> Resubmittal</td> <td>5-28-2025</td> </tr> <tr> <td>3<sup>rd</sup> Review Comments</td> <td>6-4-2025</td> </tr> <tr> <td>3<sup>rd</sup> Resubmittal</td> <td>7-11-2025</td> </tr> <tr> <td>Decision</td> <td>7-24-2025</td> </tr> </tbody> </table> <p>Total Process Days: 80/100 Days</p>	Action	Date	Date of Application	12-16-2024	Notice of Incomplete	1-13-2025	Resubmittal	2-10-2025	Notice of Complete Application	2-14-2025	Review Comments	3-3-2025	1 <sup>st</sup> Resubmittal	3-27-2025	2 <sup>nd</sup> Review Comments	5-5-2025	2 <sup>nd</sup> Resubmittal	5-28-2025	3 <sup>rd</sup> Review Comments	6-4-2025	3 <sup>rd</sup> Resubmittal	7-11-2025	Decision	7-24-2025	<p>Yes</p>
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<b>Chapter 20.36 AMC, Zoning Districts and Zoning Map</b>																										
<p>20.36.030 The General Industrial (GI) and Light Industrial (LI) districts are hereby established primarily to accommodate enterprises engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment. The performance standards set forth in Chapter 20.44 place limitations on the characteristics of uses located in these districts. The Light Industrial district is distinguished from the General Industrial district in that the Light Industrial district is intended to be a cleaner, more business park-like area, whereas the General Industrial district allows more resource-based manufacturing has a greater tolerance of the nuisances that typically accompany such manufacturing. Furthermore, the limitations in the Light Industrial district are more restrictive than those in the General Industrial district</p>	<p>The subject property for the proposed Special Use Permit is in the Light Industrial Zone. The proposed use of the new office and warehouse building falls within the expected use.</p>	<p>Yes</p>																								

Regulation	Analysis	Meets									
<b>Chapter 20.38 AMC, Airport Protection District</b>											
20.38.060 Airport Protection District Boundaries. (a) Airport Protection Subdistrict A (b) Airport Protection Subdistrict B (c) Airport Protection Subdistrict C (d) Airport Protection Subdistrict D	The Property is in Subdistrict B and a portion in Subdistrict A. An Avigation Easement is required to be recorded, and FAA Form 7460 (permanent) is required to be submitted to the Arlington Municipal Airport. This has been added as a permit condition.	Yes									
<b>Chapter 20.40 AMC, Permissible Uses</b>											
20.40.010 Table of Permissible Uses. The Tables of Permissible Uses sets forth the permissible uses within the respective zoning classifications in the city, subject to other applicable provisions in this title. It should be read in close conjunction with the definitions of terms set forth in section 20.08 and the other interpretative provisions set forth in this article.	The proposed warehouse storage facility and associated offices are an allowed use within the Light Industrial Zone, per the permissible use table listed below, with a Special Use Permit.	Yes									
<b>Chapter 20.40.140 Industrial Zones Permissible Use Table</b>											
<table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th>Use</th> <th>LI</th> <th>GI</th> </tr> </thead> <tbody> <tr> <td>Warehouse Storage Facility</td> <td>ZS</td> <td>ZS</td> </tr> <tr> <td>Industrial or Manufacturing On-Site Office</td> <td>ZS</td> <td>ZS</td> </tr> </tbody> </table>	Use	LI	GI	Warehouse Storage Facility	ZS	ZS	Industrial or Manufacturing On-Site Office	ZS	ZS		
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<ul style="list-style-type: none"> <li>• Z = Zoning Permit</li> <li>• ZS = Zoning or Special Use Permit</li> </ul>											
<b>Chapter 20.44 AMC, Supplemental Uses – Part III. Performance Standards</b>											
20.44.208 Obligation to Comply. (a) All uses in any zoning district must continually comply with the performance and operational standards of this section for the following: Noise Vibration Odors Smoke and Air Pollution Disposal of Liquid and Hazardous Wastes Water Consumption Electrical Disturbance or Interference Lighting Site and Building Maintenance	The applicable code section has been added to the conditions of the Special Use permit.	Yes									
<b>Chapter 20.46 AMC, Design</b>											
20.46.030(a) Design Review Board Recommendation Design Review Board is required for all new commercial structures on the site and must meet the Development Design Standards.	Design Review application PLN#1318 was Approved by the Design Review Board with Conditions on April 15, 2025, and the Approval was issued on April 23, 2025.	Yes									

Regulation	Analysis	Meets
<b>Chapter 20.48 AMC, Density and Dimensional Regulations</b>		
<b>Table 20.48-1 Density and Dimensional Standards</b>		
Minimum Lot Size: 10,000 square feet	403,403 sf (net)	Yes
Minimum Lot Width: 70 feet	333 - 334 ft	Yes
Front Lot Boundary Line: 25 feet	133 ft	Yes
Rear Lot Boundary Line – Primary: 20 feet / Accessory: 5 feet	123 ft	Yes
Side Lot Line or Alley Building Setback: 5 feet	40 – 75 ft	Yes
Building Height Limitation: 50 feet	38 ft	Yes
Maximum Lot Coverage: 100%	After dedication - 46%	Yes
<b>Chapter 20.56 AMC, Streets - Sidewalks</b>		
20.56.030 Access to Lots. Every lot shall have access to it that is sufficient to afford a reasonable means of ingress and egress for emergency vehicles as well as for all those likely to need or desire access to the property in its intended use. Access includes vehicular, pedestrian, bicycle, and other common forms of transportation.	The project proposes vehicular, and bicycle access to the subject property from 51 <sup>st</sup> Avenue NE and 47 <sup>th</sup> Ave NE. A pedestrian trail is provided from 51 <sup>st</sup> Avenue NE providing pedestrian access for commuters.	Yes
20.56.050 Entrances to Streets. (a) All driveway entrances and other openings onto streets within the city’s planning jurisdiction shall be constructed so that: (1) Vehicles can enter and exit from the lot in question without posing any substantial danger to themselves, pedestrians, or vehicles traveling in abutting streets, and (2) Interference with the free and convenient flow of traffic in abutting or surrounding streets is minimized. (3) Driveway cuts shall be limited so the narrowest width necessary to provide safe ingress and egress onto and from the property. (4) Driveways shall not be located adjacent to one another in such a manner as to create a “double width” driveway without any landscaping between the driveways.	The site provides two access points from both 51 <sup>st</sup> Avenue NE and 47 <sup>th</sup> Avenue NE. Truck entrances are located at the south for easy access to loading bays, while standard vehicular access is at the north. The proposed project complies with the following City of Arlington Standards and Specifications: <ul style="list-style-type: none"> <li>• The proposed entrances are within the required width and provide safe access to the site.</li> <li>• Access drives from 51<sup>st</sup> Avenue NE and 47<sup>th</sup> Avenue NE provided for both left and right turns from the access points.</li> </ul> The proposed drive aisles are not adjacent.	Yes
20.56.120 Street Intersections. (a) Streets shall intersect at 80° to 90°. Not more than two streets shall intersect at any one point or vary from the above angle of connections.	The proposed project provides 90° driveway intersections at both access points.	

Regulation	Analysis	Meets
<p>20.56.130 Construction Standards and Specifications. Construction and design standards and specifications for streets, sidewalks, and curbs and gutters are contained in the “Public Works Construction Standards and Specifications,” and all such facilities shall be completed in accordance with these standards.</p>	<p>The proposed project is subject to a Civil permit and Right-of-Way permit. This has been added as a permit condition.</p>	<p>Yes</p>
<p><b>Chapter 20.60 AMC, Utilities</b></p>		
<p>20.60.100 Sewage Disposal Facilities Required. Every principal use and every lot within a subdivision shall be served by a sewage disposal system that is adequate to accommodate the reasonable needs of such use or subdivision lot and that complies with all applicable health regulations.</p>	<p>A Water and Sewer Availability letter approved by Public Works dated August 16, 2024, was provided with this application. The construction of utilities will take place after Site Civil Permit approval and shall meet all requirements of the Public Works Construction Standards and Specifications.</p>	<p>Yes</p>
<p>20.60.300 Water Supply System Required. Every principal use shall be served by a water supply system that is adequate to accommodate the reasonable needs of such use or subdivision lot and that complies with all applicable health regulations.</p>	<p>A Water and Sewer Availability letter approved by Public Works dated August 16, 2024, was provided with this application. The construction of utilities will take place after Site Civil Permit approval and shall meet all requirements of the Public Works Construction Standards and Specifications.</p>	<p>Yes</p>
<p>20.60.400 Lighting Requirements.  (a) All public streets, sidewalks, and other common areas or facilities shall be sufficiently illuminated to ensure security of property and the safety of persons using such streets, sidewalks and other common areas or facilities.  (b) All roads, driveways, sidewalks, parking lots, and other common areas and facilities in unsubdivided developments shall be sufficiently illuminated to ensure the security of property and the safety of persons using such roads, driveways, sidewalks, parking lots, and other common areas and facilities.  (c) All entrances and exits in substantial buildings used for nonresidential purposes shall be adequately lighted to ensure the safety of persons and the security of buildings.  (d) All outdoor lights shall be low sodium or similar lamp type and be down shielded to prevent light pollution.</p>	<p>(a) The proposed project has provided sufficient pole lighting throughout the site that will illuminate the building and parking areas.  (b) The proposed project has provided adequate lighting along the drive aisles, sidewalks, parking areas, pedestrian pathways and throughout the site to ensure safety.  (c) The proposed project has provided adequate lighting at the building entrance and throughout the site to ensure safety.  (d) The proposed project has provided adequate lighting with down shielding to prevent light pollution.</p>	<p>Yes</p>

Regulation	Analysis	Meets						
20.60.410 Excessive Illumination. Lighting within any lot that unnecessarily illuminates any other lot or public right-of-way and substantially interferes with the use or enjoyment of such other lot or public right-of-way is prohibited.	The proposed project has provided down-shielded lighting that illuminates the site but does not shine onto neighboring properties or public rights-of-way.	Yes						
20.60.450 Underground Utilities. All existing, extended, new electrical power lines, telephone, gas distribution, cable television, and other communication and utility lines shall be placed underground in accordance with the specifications and policies of the respective utility service providers and located in accordance with the Public Works Construction Standards and Specifications.	All proposed utilities to and on the site are proposed to be underground. All utility lines are shown on the plans and shall be approved by the City of Arlington prior to construction activities on the site. This has been added as a permit condition.	Yes						
<b>Chapter 20.68 AMC, Signs</b>								
20.68.610 Proposed signage shall comply with all applicable sign requirements, including but not limited to Part I. – General Provisions and Part VII – Business Park, General Industrial, and Light Industrial Districts.	No signage is proposed with this Special Use Permit. Any future signage shall comply with this section, and a Sign Permit Application shall be submitted for review. A condition has been added to the permit, accordingly.	Yes						
<b>Chapter 20.72 AMC, Parking</b>								
<p>20.72.010 Number of Parking Spaces Required.</p> <p>(a) All developments in all zoning districts shall provide a sufficient number of parking spaces to accommodate the number of vehicles that ordinarily are likely to be attracted to the development in question.</p> <p>(d) Uses in Table 20.72-1: Table of Parking Requirements are indicated by the referenced use in the Table of Permissible Uses.</p> <table border="1" data-bbox="159 1377 808 1562"> <thead> <tr> <th data-bbox="159 1377 435 1409">Use</th> <th data-bbox="435 1377 808 1409">Required Parking Stalls</th> </tr> </thead> <tbody> <tr> <td data-bbox="159 1409 435 1478">Warehouse Storage Facility</td> <td data-bbox="435 1409 808 1478">1 space per 1,200 square feet of gross floor area.</td> </tr> <tr> <td data-bbox="159 1478 435 1562">Industrial or Manufacturing On-Site Office</td> <td data-bbox="435 1478 808 1562">1 space per 400 square feet of gross floor area.</td> </tr> </tbody> </table> <p>(f) Required accessible parking spaces are not included with this calculation and are required in addition to the parking stalls for a particular use.</p>	Use	Required Parking Stalls	Warehouse Storage Facility	1 space per 1,200 square feet of gross floor area.	Industrial or Manufacturing On-Site Office	1 space per 400 square feet of gross floor area.	<p>The proposed project is located within the Light Industrial zone and the proposed use is office/ warehouse. All required parking spaces have been met for the uses.</p> <p>The project proposes 173 parking spaces as follows:  Office: <math>1/400\text{sf} = 25</math> Stalls  Warehouse: <math>1/1,200\text{sf} = 148</math> Stalls.</p> <p>Accessible parking spaces are provided in addition to this calculation and are referenced in 20.72.064.</p>	Yes
Use	Required Parking Stalls							
Warehouse Storage Facility	1 space per 1,200 square feet of gross floor area.							
Industrial or Manufacturing On-Site Office	1 space per 400 square feet of gross floor area.							

Regulation	Analysis	Meets																							
<p>20.72.030 Parking Space Dimensions. Except accessible parking spaces, each parking space shall contain a rectangular area of at least 19 feet long and 9 feet wide. In parking areas containing ten or more parking spaces, twenty percent of the parking spaces may contain a rectangular area of only eight feet in width by fifteen feet in length.</p>	<p>The project site plan shows 142 standard 9'x19' parking stalls and 6 accessible parking stalls that meet the required dimensions.</p> <p>All stalls on the east and west sides of the site utilize a 2' overhang into adjacent landscape strips.</p> <p>35 compact stalls of 8'x15' are provided which fall within the allowable 20% reduction.</p>	Yes																							
<p>20.72.040 Required Widths of Parking Area Aisles and Driveways.</p> <table border="1" data-bbox="159 688 727 810"> <thead> <tr> <th data-bbox="159 688 370 751" rowspan="2">Parking Angle</th> <th colspan="5" data-bbox="370 688 727 720">Aisle Width</th> </tr> <tr> <th data-bbox="370 720 440 751">0°</th> <th data-bbox="440 720 509 751">30°</th> <th data-bbox="509 720 579 751">45°</th> <th data-bbox="579 720 649 751">60°</th> <th data-bbox="649 720 727 751">90°</th> </tr> </thead> <tbody> <tr> <td data-bbox="159 751 370 783">One-Way Traffic</td> <td data-bbox="370 751 440 783">13'</td> <td data-bbox="440 751 509 783">11'</td> <td data-bbox="509 751 579 783">13'</td> <td data-bbox="579 751 649 783">18'</td> <td data-bbox="649 751 727 783">24'</td> </tr> <tr> <td data-bbox="159 783 370 810">Two-Way Traffic</td> <td data-bbox="370 783 440 810">22'</td> <td data-bbox="440 783 509 810">22'</td> <td data-bbox="509 783 579 810">22'</td> <td data-bbox="579 783 649 810">22'</td> <td data-bbox="649 783 727 810">24'</td> </tr> </tbody> </table>	Parking Angle	Aisle Width					0°	30°	45°	60°	90°	One-Way Traffic	13'	11'	13'	18'	24'	Two-Way Traffic	22'	22'	22'	22'	24'	<p>The project site plan utilizes a 40-foot-wide drive aisle for primary truck access, and a second 26-foot-wide access used for other vehicles to access parking on the site. All parking angles proposed are 90°.</p>	Yes
Parking Angle		Aisle Width																							
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One-Way Traffic	13'	11'	13'	18'	24'																				
Two-Way Traffic	22'	22'	22'	22'	24'																				
<p>20.72.060 Parking Area Surface.</p> <p>(a) All parking areas shall be graded and surfaced with asphalt, concrete or other material that will provide equivalent protection against potholes, erosion, and dust. Specifications for surfaces meeting the standard set forth in this subsection are contained in the Public Works Construction Standards and Specifications.</p> <p>(b) Parking spaces shall be appropriately demarcated with painted lines or other markings.</p> <p>(c) Parking areas shall be properly maintained in all respects. In particular, and without limiting the foregoing, parking area surfaces shall be kept in good conditions (free from potholes, etc.) and parking space lines or markings shall be kept clearly visible and distinct.</p>	<p>The approved site plan shows all parking surfaces paved with light duty asphalt and permeable pavement.</p> <p>Demarcation of painted lines and proper parking area maintenance has been added as a permit condition.</p>	Yes																							
<p>20.72.064 Accessible Parking Spaces. All handicapped parking spaces shall meet all State and Federal Regulations. The parking spaces shall be at least 8 feet wide and shall have an adjacent access aisle at least 5 feet wide. The parking spaces shall have adjacent aisle access to the sidewalk, have required striping and provide display symbols required on the pavement and signage.</p>	<p>The project site plan shows the proposed Accessible spaces provide 9-foot-wide stalls with 5' &amp; 9' feet of adjacent accessible aisle, along with adequate striping and signage.</p>	Yes																							
<p>20.72.110 Bicycle Parking Facilities. (b) All commercial and public uses shall provide "stalls" for bicycles at a ratio of 10% of the required automobile parking spaces required for a business or group of businesses.</p>	<p>The proposed project (b) provides 173 parking stalls, requiring 17 bicycle stalls for the site.</p> <p>The applicant has provided 18 bicycle stalls on the Site Plan.</p>	Yes																							

Regulation	Analysis	Meets
<b>Chapter 20.76 AMC, Screening and Trees</b>		
<p>20.76.020 General Screening Standard. Developments shall provide sufficient screening so that:</p> <p>(1) Neighboring properties are shielded from any adverse external effects of that development.</p> <p>(2) The development is shielded from the negative impacts of adjacent uses such as streets and railroads.</p>	<p>The project is in the Light Industrial zone surrounded by mixed use residential and retail. Screening is proposed along the perimeter of the site with type B landscape screening shielding the mixed use from The Outpost project to the north, and Emerald Springs RV park to the south. Opaque type A screening is provided along 47<sup>th</sup> Avenue NE &amp; 51<sup>st</sup> Avenue NE screening parking areas and traffic from headlight glare.</p>	<p>Yes</p>
<p>20.76.030 Compliance with Screening Standard. The table set forth in 20.76.050, in conjunction with the explanations in 20.76.040 concerning the types of screens, establishes screening requirements that presumptively satisfy the general standards established in 20.76.020. The table uses the permissible use designation to determine the type of screening that is required between two uses.</p>	<p>The proposed landscape plan shows adequate screening is provided between adjacent uses and the public right-of-way.</p>	<p>Yes</p>
<p>20.76.110 Required Trees Along Dedicated Streets. The developer shall either plant or retain sufficient trees so that within the landscape strip there is for every 30 feet of street frontage at least an average of one deciduous tree of two inches dbh at the time of planting and with a canopy that starts at least eight feet above finished grade and has or will have when fully mature a trunk at least 8 inches in diameter. Root barriers shall be provided for all street trees and the landscape strip shall be planted per the Department of Public Works Standards and Specifications.</p>	<p>The landscape plan shows street trees have been provided along both adjacent streets. The applicant shall provide the City of Arlington Planting Strip Standard Detail R-260 showing the installation of street trees with a root barrier on both sides of the root ball facing the right-of-way and sidewalk on the site civil construction plans. This has been added as a condition of approval.</p>	<p>Yes</p>
<p>20.76.120 Retention and Protection of Significant Trees. Any significant trees removed because their retention would unreasonably burden a development shall be replaced with five-gallon-sized native species at a ratio of three to one.</p>	<p>9 significant trees are removed with this application requiring 27 five-gallon replacements. 45 replacements are provided, exceeding this requirement.</p>	<p>Yes</p>
<p>20.76.130 Shade Trees in Parking Area. Vehicle accommodation areas that are paved are required to provide trees that shade 20 percent of the parking area.</p>	<p>The approved preliminary landscape plans show the vehicle accommodation area shaded with trees planted in landscape island planting beds throughout the entire site totaling 21%.</p>	<p>Yes</p>

Regulation	Analysis	Meets																		
<p>20.76.140 Maintenance of Screening and Shading Elements. All screening and shading elements required by this Chapter shall be maintained by the owner for the life of the project to the following standards:</p> <p>(1) All plant material shall be maintained with respect to pruning, trimming, mowing, watering, insect control, and fertilizing to maintain a healthy growing condition, create an attractive appearance, and to accomplish the purpose for which it was required.</p> <p>(2) Dead, diseased, stolen, vandalized, or damaged plants shall be replaced within three months of the plants indicated on the approved landscape plans.</p> <p>(3) All screening and shading elements shall be maintained reasonably free of weeds and trash.</p> <p>(4) All screening and shading elements located within the public right-of-way shall be maintained by the abutting property owner.</p>	<p>The property owner is required to maintain the landscaping on the property and within the right-of-way per AMC 20.76. A condition has been added to this permit, accordingly.</p>	<p>Yes</p>																		
<p><b>Chapter 20.90 Concurrency</b></p>																				
<p>20.90.040 (a) Imposition of Impact Fees on Development Activity. All development projects within the City shall be assessed a transportation impact fee, at the rate of \$3,355.00, based on peak p.m. trips, as computed in accordance with the most current edition of the Institute of Transportation Engineers Trip Generation Manual, as applied to the City's transportation element of the adopted Comprehensive Plan.</p> <p>Ordinance 2021-002 adopted the Planned Action for the Cascade Industrial Center, a transportation impact fee at the rate of \$5,841.39, based on peak p.m. trips, as computed in accordance with the most current edition of the Institute of Transportation Engineers Trip Generation Manual.</p>	<p>The applicant provided a Traffic Impact Analysis prepared TENW in January 2025 with a subsequent TIA Addendum dated May 27, 2025. The traffic analysis concluded that the proposed use would produce 48.9 new PM peak-hour-trips to the site.</p> <p>The City concurs with the amount proposed for the impact fees as shown below:</p> <table border="1" data-bbox="836 1312 1323 1501"> <thead> <tr> <th colspan="3">City of Arlington Traffic Impact Fees</th> </tr> <tr> <th>Traffic Fee</th> <th># Of Trips</th> <th>Total Amount</th> </tr> </thead> <tbody> <tr> <td>\$3,355.00</td> <td>48.9</td> <td>\$164,059.50</td> </tr> <tr> <th colspan="3">C.I.C. Traffic Impact Fees</th> </tr> <tr> <th>Traffic Fee</th> <th># Of Trips</th> <th>Total Amount</th> </tr> <tr> <td>\$5,841.39</td> <td>48.9</td> <td>\$285,643.97</td> </tr> </tbody> </table> <p>These traffic fees may increase or decrease pending the end use of the leasing spaces within the building.</p> <p>The applicant is requesting credit for the new road, 47<sup>th</sup> Avenue NE, in the amount of \$265,442.34.</p> <p>This amount will be evaluated at the time of building permit and a portion may be credited related to the City's 6-year TIP.</p>	City of Arlington Traffic Impact Fees			Traffic Fee	# Of Trips	Total Amount	\$3,355.00	48.9	\$164,059.50	C.I.C. Traffic Impact Fees			Traffic Fee	# Of Trips	Total Amount	\$5,841.39	48.9	\$285,643.97	<p>Yes</p>
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Regulation	Analysis	Meets
<b>Chapter 20.93 AMC, Critical Area Ordinance</b>		
20.93.230 Compliance. All land uses or development applications shall be reviewed to determine whether an environmentally critical area exists on the property for which the application is filed, what the action's impact to any existing environmentally critical area would be, and what actions are required for compliance with this chapter.	The City of Arlington concludes that the subject property does not contain environmentally critical areas and does not impact nearby critical areas.	Yes
<b>Chapter 20.98 AMC, State Environmental Policy Act (SEPA)</b>		
20.98.110 (d) Environmental Checklist. For projects submitted as planned actions under WAC 197-11-164, the City shall use its existing environmental checklist form or may modify the environmental checklist form as provided in WAC 197-11-315. The modified checklist form may be prepared and adopted along with or as part of a planned action ordinance.	This project provided a Cascade Industrial Center Planned Action Modified SEPA Checklist for review, and the City concludes that the subject property does not contain environmentally critical areas nor impact nearby critical areas.	Yes
<b>Chapter 13.28 AMC, Stormwater</b>		
13.28.070 Applicability of the Utility. The following actions or applications for the following permit and/or approvals will require submittal for approval by the utility: site plans, design drawings, and operations and maintenance plans. Submittals shall be consistent with the provisions of this Code, and shall comply with the stormwater manual and engineering standards: (3) New Development	The proposed project is subject to meeting the required stormwater regulations for the site. A Site Civil Permit shall be required for all site improvements. The approval of the stormwater system takes place during this review process. All stormwater systems shall comply with the City of Arlington Public Works Standards and Specifications and the most recent Department of Ecology Stormwater Manual for Western Washington. This has been added as a permit condition.	Yes
<b>Chapter 20.114 Alternative Energy Systems and Technologies</b>		
<b>Part V. Electric Vehicle Infrastructure</b>		
20.114.425 – Electric Vehicle Charging Infrastructure (a) Buildings and accessory structures shall be provided with EV charging stations, EV-Ready parking spaces, and EV-capable parking spaces in accordance with Table 20.114.425T, per the International Building Code occupancy types. Calculations shall be rounded up to the nearest whole number.	(a) This project provides 173 total parking spaces consisting of: Office: 1/400sf = 25 Stalls Warehouse: 1/1,200sf = 148 Stalls.	Yes

Regulation				Analysis	Meets																								
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Number of EV Charging Stations</th> <th>Number of EV-Ready Parking Spaces</th> <th>Number of EV-Capable Parking Spaces</th> </tr> </thead> <tbody> <tr> <td>Group A, B, E, F, H, I, M, and S Occupancies</td> <td>10% of total parking spaces</td> <td>10% of total parking spaces</td> <td>10% of total parking spaces</td> </tr> <tr> <td colspan="4">Group R Occupancies</td> </tr> <tr> <td>Buildings that do not contain more than two dwelling units.</td> <td>Not required</td> <td>One for each dwelling unit</td> <td>Not required</td> </tr> <tr> <td>Dwelling units with private garages</td> <td>Not required</td> <td>One for each dwelling unit</td> <td>Not required</td> </tr> <tr> <td>All Other Group R Occupancies</td> <td>10% of total parking spaces</td> <td>25% of total parking spaces</td> <td>10% of total parking spaces</td> </tr> </tbody> </table>				Occupancy	Number of EV Charging Stations	Number of EV-Ready Parking Spaces	Number of EV-Capable Parking Spaces	Group A, B, E, F, H, I, M, and S Occupancies	10% of total parking spaces	10% of total parking spaces	10% of total parking spaces	Group R Occupancies				Buildings that do not contain more than two dwelling units.	Not required	One for each dwelling unit	Not required	Dwelling units with private garages	Not required	One for each dwelling unit	Not required	All Other Group R Occupancies	10% of total parking spaces	25% of total parking spaces	10% of total parking spaces	<p>EV-Charger Spaces Required =18 EV-Charger Spaces Proposed =18</p> <p>EV-Ready Spaces Required =18 EV-Ready Spaces Proposed =18</p> <p>EV-Capable Spaces Required =18 EV-Capable Spaces Proposed =18</p> <p>(d) Pursuant to revised narrative dated 5/23/2025,40 AMP services will be provided to accommodate the required EV parking and specific electrical details will be provided with associated permits.</p>	
Occupancy	Number of EV Charging Stations	Number of EV-Ready Parking Spaces	Number of EV-Capable Parking Spaces																										
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<p>(d) EV-Charging Stations and EV-Ready parking spaces. A minimum of 40-ampere dedicated 208/240- volt branch circuit shall be installed for each EV Ready parking space and each EV Charging Station. The branch circuits shall terminate at a receptacle outlet or EV charger in close proximity to the proposed location of the EV Ready parking space or the EV Charging Station.</p>																													
<p>(e) EV-Capable parking spaces. A listed raceway capable of accommodating a minimum of 40-ampere dedicated 208/240-volt branch circuit shall be installed for each EV-Capable parking space. The raceway shall terminate into a cabinet, box or other enclosure in close proximity to the proposed location of the EV-Capable parking space. Raceways and related components that are planned to be installed underground, and in enclosed, inaccessible or concealed areas and spaces, shall be installed at the time of original construction.</p>				<p>(e) Raceways are proposed to be installed underground and shall be installed at the time of original construction. A condition has been added to this permit accordingly.</p>	Yes																								
<p>20.114.430 Electrical Room(s) and Equipment. a. Electrical room(s) and/or dedicated electrical equipment shall be sized to accommodate the requirements of §20.114.425. b. The electrical service and the electrical system, including any on-site distribution transformer(s), shall have sufficient capacity to simultaneously charge all EVs at all required EV Charging Stations, EV Ready parking spaces, and EV-Capable parking spaces at a minimum of 40-amperes each.</p>				<p>The project proposes an electrical room and dedicated electrical equipment to be located within the proposed building. 40 AMP services will be provided to accommodate the required EV parking to ensure that the EV charging stations have sufficient capacity.</p>	Yes																								
<p>20.114.440 Electric Vehicle Charging Spaces – Allowed as Required Spaces (a) Electric vehicle charging station spaces shall be allowed to be used in the computation of required off-street parking spaces as provided under §20.114.445, provided; that the electric vehicle charging station(s) is accessory to the primary use of the property.</p>				<p>The EV charging station spaces were factored into the total parking counts for the project and do not affect the off-street parking spaces on the site as the electric vehicle charging stations are an accessory to the primary use of the project.</p>	Yes																								

Regulation	Analysis	Meets
<p>20.114.445 Off-Street Electric Vehicle Charging Station Spaces –</p> <p>a) The number of electric vehicles charging spaces shall be required per Table 20.114.425T.</p> <p>b) Location and Design Criteria. The provisions of electric vehicle parking will vary based on the design and use of the primary parking lot. The following required and additional locational and design criteria are provided in recognition of the various parking lot layout options.</p> <p>(1) Signage. Signage, as required under §20.114.455 for each charging station space, shall be posted indicating the space is only for electric vehicle charging purposes. Days and hours of operations shall be included if time limits or tow away provisions are enforced.</p> <p>(2) Maintenance. Charging station equipment shall be maintained in all respects, including the functioning of the charging equipment. A phone number or other contact information shall be provided on the charging station equipment for reporting when the equipment is not functioning, or other problems are encountered.</p> <p>(3) Accessibility. Where charging equipment is provided within an adjacent pedestrian circulation area, such as a sidewalk or accessible route to the interfere with accessibility requirements of WAC 51-50-005.</p> <p>(4.) Lighting. Where charging station equipment is installed, adequate site lighting shall exist, unless charging is for daytime purposes only.</p> <p>c) Parking for electric vehicles should also consider the following:</p> <p>(1) Notification. Information on the charging station, identifying voltage and amperage levels and any time of use, fees, or safety information.</p> <p>(2) Signage. Installation of directional signs at the parking lot for entrance and at appropriate decision points to effectively guide motorists to the charging station space(s).</p>	<p>a) The proposed project provides more than 10 percent of the parking spaces on the site as electric vehicle parking stalls as required per Table 20.114.425T.</p> <p>b) Location and Design Criteria Provided:</p> <p>(1) The project narrative states EV parking signage will be provided as required in AMC 20.114.455.</p> <p>(2) Project narrative indicates charging station equipment will be maintained on site with contact information provided.</p> <p>(3) EV charging equipment is proposed fronting the EV stalls. The ADA EV charging equipment will be positioned to accommodate the accessibility requirements within the walkway.</p> <p>(4) The site plan shows lot lighting proposed within the parking areas are adequate to provide lighting for the EV stalls.</p> <p>A condition has been added to this permit for compliance with signage, maintenance, accessibility and lighting in compliance with 20.114.445, accordingly.</p>	<p>Yes</p>

<b>Regulation</b>	<b>Analysis</b>	<b>Meets</b>
<p>20.114.450 Accessible Electric Vehicle Charging Stations</p> <p>(a.) Ten percent (10%) of the accessible parking spaces, rounded to the next whole number, shall be EV Charging Stations.</p> <p>An additional ten percent (10%) of the accessible parking spaces, rounded to the next whole number, shall be EV Ready.</p> <p>Not fewer than one for each type of EV charging system shall be accessible.</p>	<p>A total of 6 Accessible stalls are required and have been provided with this application.</p> <p>The site plan shows an additional 1 Accessible EV Charging stall, and 1 Accessible EV Ready stall, meeting this requirement.</p>	Yes

### III. CONCLUSIONS

- (a) The applicant has applied for a Special Use Permit as required under AMC 20.16.
- (b) Under AMC 20.16.225 (c), subject to subsection (d), the community and economic development director shall issue the requested special use permit unless it concludes, based on upon the information submitted, that:

<b>Regulation</b>	<b>Analysis</b>	<b>Meets</b>
<b>Chapter 20.16.225(c)</b>		
(1) The requested permit is not within its jurisdiction according to the table of permissible uses.	The requested site plan review is within the City of Arlington’s jurisdiction per the above zoning map and permissible use table.	Yes
(2) The application is incomplete.	The application for the subject site plan review was deemed complete on February 14, 2025.	Yes
(3) If completed as proposed in the application, the development will not comply with one or more of the requirements of this title.	The proposed site plan review complies with all required sections of AMC Title 20 per the above staff analysis.	Yes
(4) The proposed project has not complied with SEPA	The applicant prepared a Cascade Industrial Center Planned Action Modified SEPA Checklist with this Special Use Permit which was approved by Staff on July 21, 2025.	Yes
(5) The proposed project is not in conformance with the Comprehensive Plan, Transportation Plan, or other adopted plans, regulations, or policies.	The proposed site plan review complies with the Arlington Municipal Code, Comprehensive Plan, and Transportation Plan.	Yes

- (c) Under AMC 20.16.225(d) even if the community and economic development director finds that the application complies with all other provisions of this title, it may still deny the permit if it concludes, based upon the information submitted, the development, more probably than not:

<b>Regulation</b>	<b>Analysis</b>	<b>Meets</b>
<b>Chapter 20.16.225(d)</b>		
(1) Will materially endanger the public health or safety.	The proposed new warehouse and associated office buildings will not materially endanger public health or safety.	Yes
(2) Will materially harm adjoining or abutting property.	The proposed new warehouse and associated office buildings will not materially harm adjoining industrial properties per the approved site plan.	Yes
(3) In terms of design and use will not be compatible with the area in which it is located.	The proposed project design was approved by the Design Review Board and is compatible with the Light Industrial zone.	Yes

#### **IV. PUBLIC COMMENTS**

<b>Public Comment</b>	<b>Response</b>
Public comments received during the Notice of Application comment period for the Northsound Logistics Center, PLN #1276. A summary of the comments and concerns are included below. The original comments submitted are in the official permit file and available upon request.	The City received comments from the following agencies or citizens in the community: BYK Construction – The Outpost/Harmony Flats WSDOT Aviation Division Kristin Kinnamon City of Marysville Stillaguamish Tribes Community Transit
The Stillaguamish Tribe of Indians requested a cultural resource survey prior to development.	Staff responded with a copy of the submitted Cultural Resource Assessment, and the Tribe indicated that satisfied their request.
WSDOT Aviation commented that the plans should be reviewed against the WSDOT Airport Land Use Compatibility Program Guidebook to ensure the project does not create height hazard obstructions, smoke, glare, electronic interference, wildlife attractants or any other airspace hazard.	Applicant response: acknowledged.
BYK Construction – Paul Woodmansee commented he would like to see additional larger trees planted along the buildings in the north side of the buffer area. He also proposed the site landscape buffer, and The Outpost landscape buffer become more like one buffer, including Northsound to be able to fill in on their side as needed and replant plants they have already put in, with a second though of the applicant shifting their fire lane near the building and add additional landscape buffer to the north side landscape buffer.	Applicant response: The landscape plan has been revised to increase the buffer provided along the north side of the building. Additional landscaping cannot be provided due to fire circulation and building egress.  Staff response: Revised elevations for the north face of the building were submitted to the City on April 29, 2025, providing tree plantings at intervals along the building and additional articulation details satisfying the Design Review Board condition.

<p>He hopes all the lights on the building only point down to not affect his project.</p> <p>He hopes the sounds that could come from large units for HVAC purposes not be placed on the roof as their tenants could potentially hear it.</p>	<p>Applicant Response: Lighting will be pointed down.</p> <p>Applicant Response: Acknowledged.</p>
<p>City of Marysville – Chris Holland, Planning manager sent in comments on the TIA regarding trip distribution and roadway construction.</p>	<p>Applicant Response: A separate transportation evaluation was conducted for properties in the CIC, and that study identified a separate transportation impact fee cost for transportation improvements. The CIC impact fee is separate from City of Arlington and City of Marysville traffic impact fees. Payment of the CIC impact fee mitigates the impact of the Northsound Logistics Center project to Marysville. No additional traffic impact analysis is warranted</p>
<p>Kristin Kinnamon – Dear City of Arlington Staff, First, I want to thank you (and past staff efforts) for requiring a "Complete Streets" checklist for all proposed development. It makes it easier to see what is planned and how it will impact people who walk, bike or take transit. The checklist could use some improvements to ensure Complete Streets - and hopefully Vision Zero - goals are met. For the NorthSound Logistics Center, the applicant states simply that there is right of way on 51st for people biking. That does not sound to me like the bike infrastructure that was promised as the Cascade Industrial Center was planned - a 5 foot bike lane at a minimum should be designated - with turning movements planned to keep all road users safe. The radius of turns at intersections and driveways is also relevant. The sidewalk widths are not specified for this or other projects. I am sure they are called out in code somewhere, but I would appreciate knowing what is planned. Lighting as well as signal cycles (like protected vs. permissive crossings) at intersections can be a safety issue for people on foot. Did I miss that in the checklist? Finally, an essential consideration for everyone's safety is the planned speed of the road (both signed speed limit and design speed). A 5-foot sidewalk next to a higher speed (35mph) road is not a Complete Street.</p>	<p>City Response: Thank you for taking the time to provide comments for the Northsound Logistics Center Special Use Permit application. Your comments have been received and you have been noted as a party of record in the project file. Public participation is essential in the planning process, and we truly value your input.</p> <p>I am including a link to the <a href="#">Complete Streets Program   Arlington, WA</a> for your review. You'll notice there is a heading titled "Complete Streets Policy Documents" which hyperlinks the different sections of the program, including the <a href="#">Policy</a>, <a href="#">Appendices</a>, <a href="#">Bike Plan</a>, <a href="#">Pedestrian Plan</a>, <a href="#">Transit Improvement Plan</a>, <a href="#">Street Lighting Guide</a> &amp; <a href="#">Street Median Design</a>. This contains information above and beyond the Complete Streets Checklist so this should give you a greater understanding of the program and address your concerns, below.</p> <p>As you may be aware, planned improvements require time and occur through incremental steps. The proposed Bike Improvement Plan for 51st Ave NE is contingent upon the widening of the roadway from Marysville City Limits to State Route 531, achieving the full designated right-of-way width. This necessitates that property owners dedicate sections of their land on both sides of 51st for development when they submit land use applications. However, we cannot enforce this dedication beforehand. As</p>

<p>I am curious if there a point at which Arlington asks developers to install a new transit stop or shelter to support travel options? Thank you for including these comments with the application file, and for considering improvements to Arlington planning tools and Complete Streets.</p>	<p>development projects proceed and we approach completion of the full road section, we will coordinate with the City of Marysville to align their plans for 51st Avenue NE, ensuring a smooth continuation of safe bike lanes across City boundaries.</p> <p>I hope this information helps, and again, thank you for your comment.</p>
<p>Community Transit</p>	<p>Applicant response: This project proposes a bus stop pad along 51<sup>st</sup> Avenue NE located approximately 70-feet south of the proposed driveway at the northern end of the site.</p>

**V. ADMINISTRATIVE DECISION:**

The proposed project was found to be consistent with and meets the intent of the Arlington Zoning Code, Comprehensive Plan, and the Arlington Municipal Code, therefore the Special Use Permit – Site Plan Review for Northsound Logistics Center, PLN #1276, is hereby **APPROVED**, subject to the following conditions.

**VI. CONDITIONS**

**Special Use Permit:**

1. All development shall be in substantial conformance with the approved Site Plans, Landscape Plans, and Supplemental Drawings, subject to any conditions or modifications that may be required as part of the permit review.
2. The applicant shall meet all local, state, or federal code requirements. Please refer to the Arlington Municipal Code for a complete list of code requirements for you project type.
3. The applicant shall comply with all permits and conditions thereof from the City of Arlington and other government agencies with jurisdiction.
4. The Property is in Subdistrict B and a portion in Subdistrict A. An Avigation Easement is required to be recorded, and FAA Form 7460 (permanent) is required to be submitted to the Arlington Municipal Airport.
5. Any signage proposed shall comply with AMC 20.68, and a Sign Permit Application shall be submitted for review.
6. Per AMC 20.44.208 Obligation to Comply: All uses in any zoning district must continually comply with the performance and operational standards of this section for the following: Noise, Vibration, Odors, Smoke and Air Pollution, Disposal of Liquid and Hazardous Wastes, Water Consumption, Electrical Disturbance or Interference, Lighting, Site & Building Maintenance.
7. The applicant is required to maintain the electric vehicle charging equipment in a functioning order. The applicant is required to provide contact information on the electric vehicle charging equipment for reporting non-functioning equipment or for other issues that arise. Compliance with signage, maintenance, accessibility and lighting pursuant to 20.114.445 is required.

**Civil Permit:**

8. A Site Civil construction permit shall be applied for and approved prior to any land disturbance on the subject property.
9. The project is subject to submit a Right-of-Way Permit for all work with public rights-of-way.
10. Prior to any construction activities, the applicant shall file and receive approval of site civil construction plans, which comply with all requirements of the Arlington Municipal Code,

International Building Code(s), International Fire Code and Public Works Construction Standards and Specifications. Said plans shall address all site improvements.

11. The applicant shall comply with AMC Chapter 13.28, Stormwater Management, and the most current City-adopted edition of the Department of Ecology Stormwater Management Manual for Western Washington.
12. At time of civil permit, waterline shall be relocated from under proposed parking stalls to center of drive aisle per Public Works Standards.
13. All proposed utilities to and on the site are required to be underground. All utility lines as shown on the plans and shall be approved by the City of Arlington prior to construction activities on the site.
14. Parking spaces shall be appropriately demarcated with painted lines or other markings.
15. Parking areas shall be properly maintained in all respects. In particular, and without limiting the foregoing, parking area surfaces shall be kept in good conditions (free from potholes, etc.) and parking space lines or markings shall be kept clearly visible and distinct.
16. The applicant shall provide the City of Arlington Planting Strip Tree Detail R-260 that shows the installation of street trees with a root barrier on both sides of the root ball facing the right-of-way and sidewalk on the site civil construction plans.
17. The property owner is required to maintain the landscaping on the property and within the right-of-way per AMC 20.76.
18. The applicant shall comply with AMC Chapter 13.28, Stormwater Management, and the most current City-adopted edition of the Department of Ecology Stormwater Management Manual for Western Washington.

**Building Permit:**

19. A building permit application shall be reviewed and approved prior to building construction on the site.
20. All building permits shall meet the most current edition of the International Building Code.
21. The project is subject to applicable water and sewer utility fees. These fees are collected at the time of building permit issuance.
22. Prior to issuance of building permits, all associated impact fees shall be paid.
23. The applicant is required to obtain an electrical permit from the Washington State Department of Labor and Industries.

**Other:**

24. All contractors working on the site are required to obtain a Washington State Business License and a City of Arlington Endorsement.
25. The property owner shall verify with the Arlington Municipal Airport that a Disclosure Notice is recorded for the property.

**VII. EXPIRATION**

Per AMC 20.16.220, a Special Use Permit shall expire automatically if, within two (2) years after the issuance of such permits:

1. The use authorized by such permits has not commenced, in circumstances where no substantial construction, erection, alteration, excavation, demolition, or similar work is necessary before commencement of such use, or
2. Less than 10 percent of the total cost of all construction, erection, alteration, excavation, demolition, or similar work on any development authorized by such permits has been completed on the site.

**VIII. APPEAL**

This decision may be appealed pursuant to AMC 20.20.010, which provides for a hearing of the special use permit decision before the Hearing Examiner. Any aggrieved party of record may file an appeal within 14 days of the permit decision. An appeal shall be considered filed when a written notice of appeal, specifying the grounds and arguments, therefore, is delivered to the Department of Community and Economic Development at 18204 59<sup>th</sup> Avenue NE, Arlington, WA 98223 by **5:00 PM on Thursday, August 7, 2025.** and the appeal fee as set by resolution is paid.

ORDERED THIS ON THE 24th DAY OF July, 2025



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Amy Rusko, Community and Economic Development Department Director

Distributed to the Following Parties:

Bruce & Dale Watanabe, Owners

Rockefeller Group, Applicant

## ATTACHMENT B CODE REQUIREMENTS

**NOTE:** The following items are not conditions of permit approval but rather certain local, state, or federal code requirements that the developer needs to be aware of. This is in no way intended to be a complete list of code requirements but is a general checklist of major steps and issues. Please refer to the Arlington Municipal Code for a complete list of code requirements for your particular project type.

1. **Code Applicability.** This permit is subject to the applicable requirements contained in the Arlington Municipal Code, Land Use Code, Building Code, and COA Public Works Design, Construction Standards and Specifications. It is the responsibility of the developer to ensure compliance with the various provisions contained in these ordinances.
  
2. **Pre-Construction Phase.** Prior to commencing any site work, including installing any easement or right-of-way improvements, utility systems, drainage systems, streetlights, mailbox structures, emergency facilities, storm water control systems, or any other improvements, the developer shall submit site civil construction improvement plans for review and approval by the Public Works Director. Said plans shall be in conformance with applicable code and below listed conditions.
  - a. The developer shall survey and mark all property corners prior to review of any submitted construction plans.
  - b. The developer shall design and install erosion control measures deemed necessary by the City. These measures shall be installed and inspected by the City prior to the issuance of any permits.
  - c. The developer shall undertake no site preparation or other disturbances within environmentally sensitive areas or their required buffers.
  - d. The developer shall submit to the Community & Economic Development Department and receive approval of a storm-water run-off and detention plan in conformance with the AMC Chapter 13.28, Stormwater Management, and the most current City-adopted edition of the Department of Ecology's Stormwater Management Manual for the Puget Sound Basin (The Technical Manual) for both the construction phase and a permanent system. All site drainage must be directed through bio filtration swales prior to discharge into wetlands.
  - e. The developer shall place all new utility lines underground.
  - f. The developer shall provide a temporary rock pad at all points of ingress and egress to the site throughout the construction phase.
  - g. The developer shall show locations of all required streetlights on the construction plans and install them as designed.
  - h. The developer shall obtain a right-of-way permit prior to any work done in a public right-of-way. (NOTE: City departments are exempt from right-of-way permits.)
  - i. The developer shall install all low sodium or similar low intensity illumination lighting and it shall be placed in a way as to not cause glare on an adjoining property or right-of-way.
  
3. **Construction Phase.** The following conditions shall apply during construction.
  - a. The developer shall follow all applicable noise and other nuisance codes.
  - b. The developer shall not track mud and dirt onto public rights-of-way, but if tracked by accident, the developer shall clean it up immediately.
  - c. During any site grading or clearing activity, the developer and contractor shall use all available means of controlling air pollution (dust, ash, and smoke).
  - d. The restrictions of the AMC shall apply to any and all grading.

4. **Installation of Improvements.** Prior to receiving a Certificate of Occupancy, the developer shall:
- a. Install all rights-of-way and access easement improvements on all proposed streets internal and existing streets adjacent to the project in accordance with the requirements of AMC Chapter 20.56 and per COA Public Works Design, Construction Standards and Specifications. The developer shall coordinate with all adjacent developments the final design of the street improvements and/or include the appropriate transition tapers for the street pavement from the property.
  - b. Install a potable water system to serve the project per the COA Public Works Design, Construction Standards and Specifications. Water is to be served by the City of Arlington. This system cannot be deferred if a performance bond is secured. Both water and sanitary sewer must be completely installed and approved before either a temporary or permanent Certificate of Occupancy is issued.
  - c. Relocate any existing water facilities and/or install water services/fire hydrants at the expense of the developer.
  - d. Install a sanitary sewer system per COA Public Works Design, Construction Standards and Specifications. This system cannot be deferred if a performance bond is secured. Both water and sanitary sewer must be completely installed and approved before either a temporary or permanent Certificate of Occupancy is issued.
  - e. Install a permanent storm water control system per AMC Chapter 13.28.
  - f. Prior to issuance of a Certificate of Occupancy, the applicant shall complete all required or voluntary improvements unless otherwise secured by the developer and authorized by the City Engineer.

(NOTE: Code requirements for infrastructure improvements are based on conceptual information as submitted by the applicant for the land use permit. Additional specific requirements may be required upon review of the engineered construction drawings submitted by the developer. All improvements are subject to review and approval by the City of Arlington Inspectors. All utilities shall be constructed underground.)