

RESOLUTION NO. 2025-009

A RESOLUTION OF THE CITY OF ARLINGTON ADOPTING THE
2026 FINAL ANNUAL 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 eighteen city-initiated proposals for the 2026 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 October 21, 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;

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 2026 Final Annual Docket.
2. Except as provided in AMC 20.96.010(d), no additional comprehensive plan amendments may be considered after council adoption of the 2026 Final Annual Docket.

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

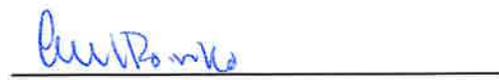
CITY OF ARLINGTON


Don E. Vanney, Mayor

ATTEST:


Wendy Van Der Meersche, City Clerk

APPROVED AS TO FORM:


Emily Romanenko
Deputy City Attorney



City of Arlington

Community & Economic Development Planning Commission

EXHIBIT A

Melissa Johnson, Chair

FINDING OF FACTS

360.403.3551

REGARDING: PLN: #A25-0033

2026 Comprehensive Plan Amendment Preliminary Annual Docket

- The City has established a docketing process to identify and review all potential amendments to the City's Comprehensive Plan, Zoning Map and Development Regulations for a given year to ensure all proposed amendments are considered together.

SUMMARY:

The 2026 Preliminary Docket has been reviewed by the Director of Community Development and the City Planning Commission. There are eighteen (18) amendments with one (1) amendment to the Comprehensive Plan and Zoning Map and seventeen (17) amendments to the Development Regulations. All eighteen are City-initiated amendments.

Item #1. PLN#A25-0034, Arlington Municipal Airport 59th Avenue Rezone

- This is an amendment to the Comprehensive Plan and Zoning Map.
- The Airport is proposing to rezone portions of land that do not have access to taxiways or runways.
- The rezone would change zoning from Aviation Flightline to Light Industrial.
- The rezone would allow the airport to lease the land to businesses that do not require taxiway or runway access.

The following proposed amendments apply to Arlington's Development Regulation:

Item #2. PLN#A25-0035, AMC Chapter 20.04 General Provisions

- Staff is proposing:
 - revisions to 20.04.014(a)(6), which would provide additional information to regulate the subdivision of land for lot splits.
 - revisions to 20.04.120 which would add additional reference documents to the prescribed list.
 - add a new section to incorporate regulations for the Designation of Historic Landmarks per Substitute House Bill 1576. SHB1576 states a city may not designate a property as a historic landmark if the property is less than 40 years old or the designation would restrict the use, alteration, or demolition of the property or written consent from the property owner has not been obtained.

Item #3. PLN#A25-0036, AMC Chapter 20.08 Basic Definitions and Interpretations

- Staff is proposing revisions that will add/or remove definitions from 20.08.010, Basic Definitions and Interpretations by incorporating new state laws and other miscellaneous required definitions.
- Remove 20.08.020, Lots Divided by District lines. This text was moved to 20.36.105 in a previous amendment, but not was not removed from 20.08.020.

Item #4. PLN#A25-0037, AMC Chapter 20.12 Administrative Mechanisms

- Staff is proposing revisions to outdated text in Sections:
 - 20.12.020 Planning Agency Identified.
 - 20.12.110 The Building Official.

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FINDING OF FACTS
City of Arlington Planning Commission

- 20.12.120 The Community Development Director.
- 20.12.220 Meetings of the Hearing Examiner.
- 20.12.410 The Design Review Board.
- 20.12.420 Powers and Duties of the Design Review Board.
- 20.12.500 The Park and Arts Commission.
- 20.12.700 Official File.
- 20.12.850 Amount of Security.
- 20.12.860 Reduction of Securities.
- 20.12.870 Duration of Securities.
- 20.12.890 Security Agreement.

Item #5. PLN#A25-0038, AMC Chapter 20.16 Permits and Land Division Approval

- Staff is proposing:
 - updating all text regarding subdivision types.
 - add a new section for Lot Splits in accordance with House Bill 1096 (which allows existing residential lots to be split to create a new residential lot through an administration process under Part IV, Land Division Permits.)
 - revise necessary sections to comply with Substitute House Bill 1935 regarding local project review for building permits.
 - adding requirements for Binding Site Plans per Engrossed Substitute Senate Bill 5611.
 - adding a new section addressing Condominiums, which also incorporates regulations from Engrossed House Bill 1403, Condominium Construction.

Item #6. PLN#A25-0039, AMC Chapter 20.20 Appeals, Variances, Interpretations,

- Staff is proposing an update to 20.20.040 Interpretations, which would allow for administrative interpretation to any portion of the code that may require code clarifications or addresses a state law requirement.

Item #7. PLN#A25-0040, AMC Chapter 20.28 Enforcement and Review

- Staff is proposing updates to this chapter after the development of a revised code enforcement program which includes proactive enforcement as directed by council and city administration.

Item #8. PLN#A25-0041, AMC Chapter 20.36 Zoning Districts and Zoning Map

- Staff is proposing text updates to clarify language within:
 - 20.36.010 Residential Districts Established.
 - 20.36.020 Commercial Districts Established.
 - 20.36.030 Manufacturing Districts Established. Update will add the Cascade Industrial Center and define Light Industrial and General Industries separately.
 - 20.36.054 Master Planned Neighborhood Overlay District Established. Update the title for 20.44.032 within 20.36.054 from (Master Planned Neighborhood Developments) to Subarea Plans, as titled in 20.44, Supplemental Use Regulations.
 - 20.36.105 Lots Divided by District Lines. Revise and clarify the regulations.

Item #9. PLN#A25-0042, AMC Chapter 20.40 Permission Uses

- Staff is proposing updates to:
 - 20.40.120 Residential Zones Permissible Use Table. Updates will incorporate regulations of HB1110 for middle housing.
 - 20.40.140 Industrial Zones Permissible Use Table. Regarding construction businesses.
- Staff is proposing a review of:
 - 20.40.130 Commercial and Mixed-Use Zones Permissible Use Table.
 - 20.40.150 Special Zones Permissible Use Table

- 20.40.160 Public/Semi Public Permissible Use Table
- along with all footnotes for any needed changes.
- add Child Care Centers to the applicable permissible use tables per Engrossed Substitute Senate Bill 5509. (ESSB5509 allows child care centers in all zones except industrial, light industrial and open Space zones.)

Item #10. PLN#A25-0043, AMC Chapter 20.44 Supplement Use Regulations

- Staff is proposing updates to 20.44.020A to 20.44.020N, Unit Lot Subdivisions, per Engrossed Senate Bill 5559, which updated procedures and regulations for Unit Lot Subdivisions.
- Add a new section for Existing Building Used for Residential Purposes, Per House Bill 1757. and Building Codes and Development Regulations per Second Substitute House Bill 1183.
- Add a new section for Child Care Centers in Existing Buildings, per Substitute Senate Bill 5655.

Item #11. PLN#A25-0044, AMC Chapter 20.46 Design

- Staff are proposing updates to all sections of this chapter regarding:
 - design review general development standards.
 - standards adopted.
 - conformance with design standards.
 - design review requirements and restrictions.
 - design review process.
 - administrative design review.
 - design review board recommendations.
 - design review approval requirements.
- All updates to be brought into compliance with: RCW 36.70A.630, RCW36.70A.635, RCW 36.70A.030, RCW 36.70A.681 and take into consideration of all Design references in new State regulations.

Item #12. PLN#A25-0045, Development Design Standards

- Staff is proposing to update the Development Design Standards in accordance with RCW 36.70A.630, RCW 36.70A.635, RCW 36.70A.030 and RCW 36.70A.681 to provide clear and concise design standards regulation.
- It is expected that all requirements within the existing standards will remain the same.
- Minor changes include design review standards for all building types.
- Standards will be reformatted to provide a clean version to better clarify the requirements.

Item #13. PLN#A25-0046, AMC Chapter 20.56 Streets and Sidewalks

- Staff is proposing updates to the:
 - Roadway classification.
 - Width and other public and private street and right-of-way improvement requirements (as shown in Table 20.56-1) to match actual proposed street types.
 - Public works construction standards.
 - Other adopted street standards in the Mixed-Use Development Regulations and Subarea Plans.
 - Add regulations in compliance with Engrossed Senate Bill 5559, for Shared Streets.

Item #14. PLN#A25-0047, AMC Chapter 20.68 Signs

- Staff is proposing to add a new subsection to General Provisions, regarding Cannabis Retailers and their advertising. Senate Bill 5206 regulates the signage and advertising of Cannabis Retailers.

Item #15. PLN#A25-0048, AMC Chapter 20.76 Screening and Trees

- Staff are proposing updates to Part 1 Screening and Part 2 Shading.
- Per House Bill 1110, different landscaping and screening requirements are not allowed for middle housing types.



Item #16. PLN#A25-0049, AMC Chapter 20.90 Concurrency and Impact Fees

- Staff is proposing updates to Part 1, Transportation Impact Fees after the adoption by reference of the updated Transportation Master Plan to the Comprehensive Plan.

Item #17. PLN#A25-0050, AMC Chapter 20.94 Annexations

- Staff is proposing updates to:
 - 20.94.100 Boundary Review Board Filing for Notice of Intention to Annex.
 - 20.94.110 Boundary Review Board Review Period.
 - Updates to comply with House Bill 1304, which has updated the Notice of Intention Effective Filing Date.

Item #18. PLN#A25-0051, AMC Chapter 20.98 State Environmental Policy Act (SEPA)

- Staff is proposing:
 - An update to 20.98.210 Appeals, to provide additional decision types per the Washington Administrative Code (WAC) 197-11-680.
 - An update to 20.98.090 Flexible Thresholds for Categorical Exemptions, with the maximum allowances in WAC 197-11-800 and increase the exemption levels for the city.

*Disclaimer: There may be additional items within the chapters or sections listed, once the planning staff starts the full review and revision process. If additional items are added they will be called out at the Planning Commission and City Council meetings.

The Planning Commission therefore transmits the following findings and recommendations to City Council:

FINDINGS:

1. SEPA Compliance: Upon review of each individual amendment on the Final Docket, a SEPA checklist shall be prepared and reviewed, along with an issued SEPA threshold determination, unless exempt from the regulations.
2. Public Notification/Involvement: During the review of each individual amendment on the Final Docket, staff shall present the amendments to Planning Commission and City Council at public meetings and at the Planning Commission 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 will be posted at: Arlington City Hall, Arlington Sno-Isle Library, the city's Website and notices will be published in The Herald. The proposed rezone amendment requires additional public notice, such as posting on the site and mailing a notice to property owner within 500 feet of the proposed rezoned properties.
3. Washington State Department of Commerce Notification: During review of each individual amendment and prior to each amendment being presented at the final City Council meeting, the amendment shall be sent to the Department of Commerce for a 60-day review. The Department of Commerce will notify the city with questions, comments, or approval of procedural compliance with RCW 36.70A.106.
4. The Preliminary Docket was available for review at the CED Office, posted on the city's website, at city hall, and at the Arlington Sno-Isle Library. Notices were mailed to all property owners within 500 feet of the proposed rezone properties on October 2, 2025.
5. A Planning Commission Public Workshop Presentation was held on: October 7, 2025 for the 2026 Preliminary Annual Docket. Distribution and Public Notices were done via the City Public Notice Website, the Planning Commission Agenda Online and emails sent to those on the Planning Commission Email Distribution List. No comments were received.
6. A Planning Commission public hearing was held on October 21, 2025. No comments were received. Distribution and Public Notices were done via the City Public Notice Website, the Planning Commission



Agenda Online and emails sent to those on the Planning Commission Email Distribution List.

7. A presentation to the City Council will be given via a Workshop on October 27, 2025, and a Public Meeting will be held on November 3, 2025. Distribution and Public Notice will be posted on the City Council Agenda Online and emails will be sent to those on the City Council Email Distribution List.
8. Compliance with AMC Chapter 20.96, Amendments. Amendment complies with: 20.96.030(a), (b)(1)(2)(3)(4)(5)(a)(b)(c), 20.96.100(1)(2)(a)(b)(3).

CONCLUSION AND RECOMMENDATION:

Based on the foregoing findings and a unanimous vote, the Planning Commission hereby recommends that the City Council approve the proposed 2026 Preliminary Annual Docket, PLN #A25-0033.

Respectfully submitted through the Department of Community and Economic Development to the City Council
This 22nd Day of October 2025.

Authentisign
Melissa Johnson, Chair 10/22/25

Melissa Johnson
Arlington City Planning Commission Chair