



Community and Economic Development Planning Division

18204 59th Avenue NE, Arlington, WA 98223

PRELIMINARY MINOR UNIT LOT SUBDIVISION REVIEW STAFF REPORT AND PERMIT DECISION

GENERAL INFORMATION

File Number: PLN #1279

Project Title: Haller Townhomes Preliminary Minor Unit Lot Subdivision

Owner: Joshua & Stephanie Tremmel

Applicant: Tracy Taylor, Elevation Home Designs

Contact: Tracy Taylor, Elevation Home Designs

Description: Preliminary Minor Unit Lot Subdivision

Address: 106 E Haller Avenue

Tax Parcel ID: 00461803001300

Lot Size: 0.25 Acres

Topographical Description: The site is largely flat, but contains an approximately 6-foot high, steep slope on the north side of the property

Zoning Classification: Old Town Business District 3

Land Use Designation: Old Town Business District 3

Proposed Use Classification: Preliminary Minor Unit Lot Subdivision

City Approvals Required: Preliminary Minor Unit Lot Subdivision, Civil Permit, Final Minor Unit Lot Subdivision, Building Permits

Date of Decision: November 14, 2025

Decision: **APPROVED, with Conditions**

I. NATURE OF APPLICATION

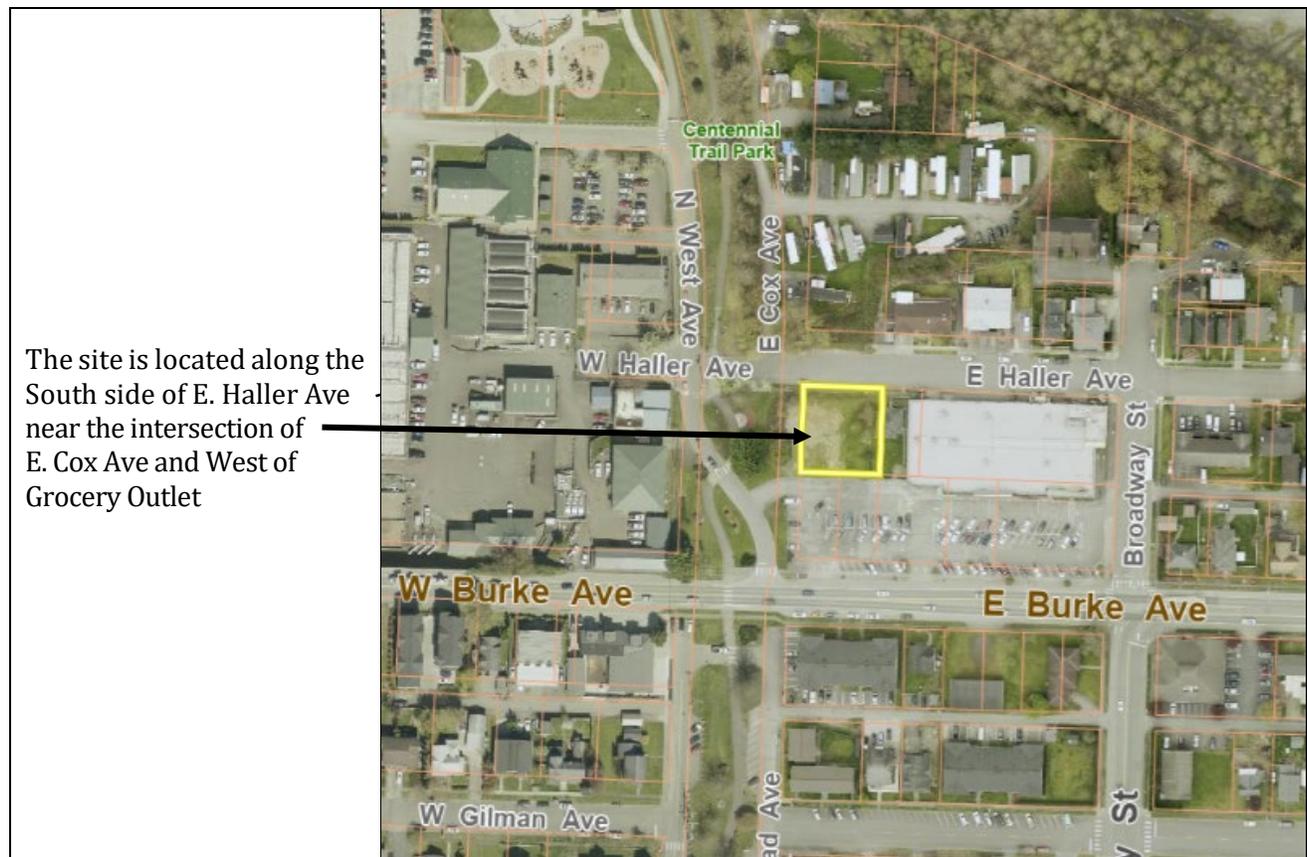
A. Request

The proposal is for a preliminary unit lot short subdivision dividing the current 11,000sf lot into 6 fee-simple lots consisting of 2 triplexes, a private drive and 2 open space tracts. Each unit has a dedicated two car garage. Site grading includes 1,100 cubic yards of cut and 100 cubic yards of fill. Stormwater will infiltrate onsite. Access to the site will be taken from E Haller Ave via private drive aisle.

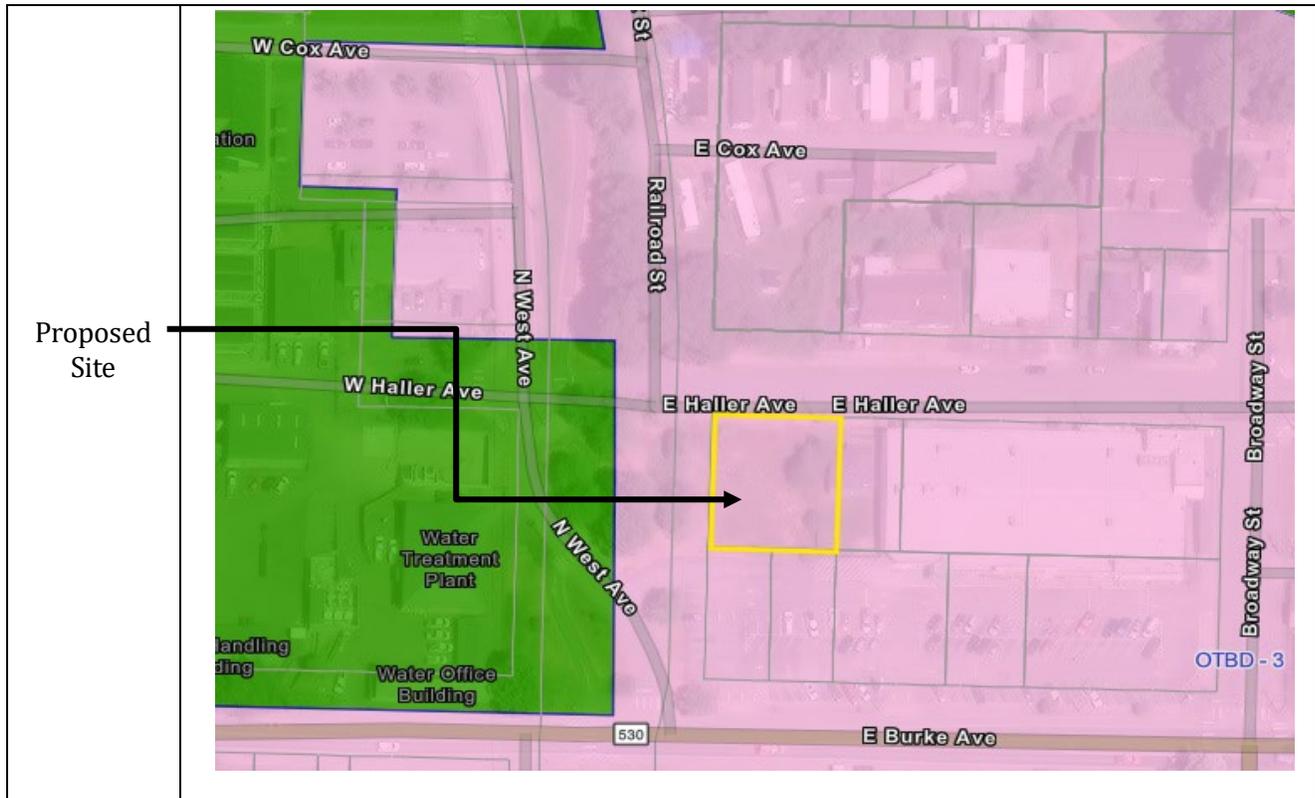
B. Project Chronology / Background

A formal application for the preliminary plat was submitted to the Community & Economic Development Department on January 21, 2025. Staff routed the material for City review staff on January 21, 2025. A Notice of Incomplete Application was issued on January 22, 2025. The applicant provided revised plans on January 22, 2025, which staff routed for review the same day. A Notice of Complete Application was issued on January 31, 2025. The Notice of Application was published in the city's official newspaper (The Herald), posted on site, mailed to required parties and posted on the city's website on February 12, 2025.

C. Site Location / Description



D. Site and Adjacent Zoning / Uses



Area	Land Use Designation	Zoning	Existing Use
Subject Site	Old Town Business District 3	Old Town Business District 3	Single Family Residential
North	Old Town Business District 3	Old Town Business District 3	Single Family Residential
South	Old Town Business District 3	Old Town Business District 3	Commercial Parking Lot
East	Old Town Business District 3	Old Town Business District 3	Single Family Residential
West	Old Town Business District 3	Old Town Business District 3	Centennial Trail

II. PROJECT CONSISTENCY WITH TITLE 20 AMC, ZONING

A. Applicable Review Criteria and Process

The Zoning 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
Chapter 20.16 AMC, Permits and Land Division Approval		
<p>20.16.100 Permits Required (c) Physical improvements to land to be subdivided may not be commenced except in accordance with a zoning permit issued by the Community and Economic Development Director for minor subdivisions.</p>	<p>The applicant submitted a zoning permit for Preliminary Minor Unit Lot Subdivision. The Community and Economic Development Director is responsible for the permit decision and the decision is appealable to the Hearing Examiner.</p>	<p>Yes</p>
<p>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.</p>	<p>The applicant's agent, Tracy Taylor, Elevation Home Designs, signed the zoning permit application for site plan review that was submitted to the City.</p>	<p>Yes</p>
<p>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.</p>	<p>The owner, Joshua Tremmel, has designated Tracy Taylor with Elevation Home Designs as the official representative for the subject permit.</p>	<p>Yes</p>
<p>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.</p>	<p>The City held a General Information Meeting with the project applicant on May 15, 2024.</p>	<p>Yes</p>
<p>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.</p>	<p>The project applicant scheduled a submittal intake appointment with the Community and Economic Development Department and submitted the application on January 21, 2025.</p>	<p>Yes</p>

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 Haller Townhomes Zoning Permit review was vested on January 31, 2025, with the issuance of the Notice of Complete Application. The required impact fees for the proposal do not vest with the project and the fee in place at the time of payment is the amount due.</p>	<p>Yes</p>
<p>20.16.200 Applications to Be Complete. (a) All applications for zoning permits must be complete before the permit-issuing authority is required to consider the application.</p>	<p>The applicant submitted a complete application for Haller Townhomes Land Division Permit on January 31, 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>A complete application was submitted on January 31, 2025. The City issued a Notice of Complete Application on January 31, 2025, 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 effected city departments on January 21, 2025, January 22, 2025, September 22, 2025, and September 30, 2025.</p>	<p>Yes</p>
<p>20.16.220 Zoning Permits. (a) A completed application form for a zoning permit shall be submitted to the community and economic development director by filing a copy of the application with the planning department.</p>	<p>A complete zoning permit was submitted to city staff on January 31, 2025. The project was reviewed for compliance with the Arlington Municipal Code.</p>	<p>Yes</p>
<p>20.16.220 Zoning Permits (e) In the case of zoning permits for minor subdivisions, binding site plans, and unit lot subdivisions, the Community and Economic Development Director shall always issue public notice as described in Subsection (d).</p>	<p>The city issued a Notice of Application on January 31, 2025. 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 on February 11, 2025. The comment period was open until February 25, 2025.</p>	<p>Yes</p>

Regulation	Analysis	Meets																				
<p>20.16.240 Time Limit for Resubmitting Additional Information. If while processing a permit the Community and Economic Development Director of hearing body requests additional information or revised plans necessary to continue processing the permit or for determining consistency with this Title, the applicant shall submit such information or revised plans within sixty (60) days of the request. One extension of this deadline may be granted for up to 60 days by the requesting authority if it is determined that the time is not adequate given the information requested, however this may result in an extension to the established time limits for permit processing per 20.16.270(d). The community and economic development department shall not issue more than one resubmittal extension, allowing the applicant a total of 120 days to submit the requested information or revised plans. If the city does not receive the requested information within the permit extension timeframe, then the project is considered void. If an extension is requested the applicant shall provide to the city in writing the reasons for the extension of the deadline. The extension request must be received a minimum of five (5) working days prior to the deadline.</p>	<p>A 60-day extension at the request of the applicant was received on March 26, 2025, and granted on March 27, 2025, six days prior to the resubmittal due date of April 1, 2025. Resubmittal was made on June 2, 2025, within the 60-day time frame.</p>																					
<p>20.16.270 Time Limitations for Permit Processing. (a) The City shall issue its notice of final decision on a permit application within 65 days after the Community and Economic Development Director notifies the applicant that the application is complete, as provided in 20.16.205. In determining the number of days that have elapsed, the following periods shall be excluded:</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>(2) Any period after an applicant informs the local government in writing that they would like to temporarily suspend review of the project permit application.</p> <p>(3) Any period after an administrative appeal is filed until the administrative appeal is resolved.</p> <p>(4) Any period during which an environmental impact statement (EIS) is being prepared following a determination of significance (DS) pursuant to SEPA.</p> <p>(5) Any extension of time mutually agreed upon by the applicant and the City.</p>	<p>The proposed zoning permit was reviewed and issued within the 65*-day timeframe per the following dates:</p> <table border="1" data-bbox="829 1226 1321 1551"> <thead> <tr> <th>Action</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Date of Application</td> <td>1-21-2025</td> </tr> <tr> <td>Notice of Incomplete Application</td> <td>1-22-2025</td> </tr> <tr> <td>Resubmittal</td> <td>1-22-2025</td> </tr> <tr> <td>Notice of Complete Application</td> <td>1-31-2025</td> </tr> <tr> <td>Review Comments Sent</td> <td>1-31-2025</td> </tr> <tr> <td>Resubmittal</td> <td>6-2-2025*</td> </tr> <tr> <td>2nd Review Comments Sent</td> <td>6-26-2025</td> </tr> <tr> <td>Resubmittal</td> <td>9-30-2025**</td> </tr> <tr> <td>Decision</td> <td>11-14-2025</td> </tr> </tbody> </table> <p>Total Process Days: 68/95*** Days</p> <p>*60-day extension granted March 27, 2025.</p> <p>**45-day extension mutually agreed upon by the applicant and the City on August 26, 2025.</p> <p>***A 30-day extension to the established time limits for permit processing was utilized per 20.16.270(d).</p>	Action	Date	Date of Application	1-21-2025	Notice of Incomplete Application	1-22-2025	Resubmittal	1-22-2025	Notice of Complete Application	1-31-2025	Review Comments Sent	1-31-2025	Resubmittal	6-2-2025*	2 nd Review Comments Sent	6-26-2025	Resubmittal	9-30-2025**	Decision	11-14-2025	<p>Yes</p>
Action	Date																					
Date of Application	1-21-2025																					
Notice of Incomplete Application	1-22-2025																					
Resubmittal	1-22-2025																					
Notice of Complete Application	1-31-2025																					
Review Comments Sent	1-31-2025																					
Resubmittal	6-2-2025*																					
2 nd Review Comments Sent	6-26-2025																					
Resubmittal	9-30-2025**																					
Decision	11-14-2025																					

Regulation	Analysis	Meets
<p>20.16.400 Regulation of Major, Minor and Unit Lot Subdivisions</p> <p>Major and minor subdivisions are subject to a two-step approval process. Physical improvements to the land to be subdivided are authorized by a conditional use permit or zoning permit, respectively as provided in Part I through Part III of §20.16 (Permits and Land Division Approval) of this article, and sale of lots is permitted after final plat approval as provided in §20.16.425 (Final Major and Minor Subdivision Approval Process).</p>	<p>The proposed preliminary minor unit lot subdivision zoning permit is the first step in the subdivision process. After the civil construction permit is issued and all correlating improvements have been made to the site, the applicant may apply for final minor unit lot subdivision.</p>	<p>Yes</p>
<p>Chapter 20.36 AMC, Zoning Districts and Zoning Map</p>		
<p>20.36.020 Commercial Districts Established.</p> <p>(c) The Old Town Business District (OTBD) zone is established to accommodate a mix of a wide variety of commercial activities and vertically oriented, high-capacity residential uses in a pedestrian-oriented environment. The Old Town Business District is comprised of three different sub districts, identified as, Old Town Business Districts 1, 2, and 3 with each one having its own nuances regarding permissible uses, parking, and signage.</p>	<p>The subject property for the proposed preliminary minor unit lot subdivision is zoned Old Town Business District 3 and is compatible with vertically oriented, high-capacity residential uses.</p>	<p>Yes</p>
<p>Chapter 20.38 AMC, Airport Protection District</p>		
<p>20.38.060 Airport Protection District Boundaries.</p> <p>(a) Airport Protection Subdistrict A (b) Airport Protection Subdistrict B (c) Airport Protection Subdistrict C (d) Airport Protection Subdistrict D</p>	<p>The property is located under Subdistrict D.</p>	<p>Yes</p>
<p>20.38.090 Notice to Future Owners. In order to mitigate impacts to the Arlington Airport, and to provide notice to future property owners, all property owners within the Airport Protection Subdistricts A, B, and C seeking a land use or building permit or undertaking substantial reconstruction shall dedicate an aviation easement over their property to the City of Arlington. The language of the easement and notice shall be as provided by the airport, as approved by the city attorney and recorded with Snohomish County.</p>	<p>The applicant is required to provide language on the face of the final unit lot subdivision notifying future owners of possible affects from aviation activities. This is listed as a condition of approval.</p>	<p>Yes</p>

Chapter 20.40 AMC, Permissible Uses		
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 preliminary minor unit lot subdivision is an allowed use per the permissible use table within the Old Town Business District-3 zone, as shown below, with a zoning permit.	Yes

Regulation		Analysis					Meets
Chapter 20.40.130 Commercial & Mixed-Use Zones Permissible Use Table							
Use	NC	OTBD-1	OTBD-2	OTBD-3	GC	HC	
Unit Lot Subdivision Minor	Z			Z	Z	Z	
Multi-Family Townhouses	ZSC			ZSC	ZSC	ZSC	
Z = Zoning Permit		ZSC = Zoning, Special Use or Conditional Use Permit					

Chapter 20.44 AMC, Supplemental Uses		
20.44.020A Unit Lot Subdivisions (ULSs) (a) Unit lot subdivision is an alternative to conventional subdivision process by which the location of a building on a lot can be placed in such a manner that one or more of the building's sides rests directly on a lot line, allowing for the creation of fee simple lots for townhome, and cottage housing developments, in zones where such uses are permitted. Each building shall not be less than two units or exceed ten units and shall maintain a ten-foot separation from other buildings.	The preliminary minor unit lot subdivision provides townhomes for 6 units on 6 fee simple lots consisting of 2-triplex buildings separated by a 22-foot access tract.	Yes
(b) Unit lot subdivisions shall be permitted in all residential zones, (except RULC), and all commercial zones (in conjunction with the mixed-use overlay or commercial corridor zone).	This proposed preliminary minor unit lot subdivision is located within the Old Town Business District-3 and is a permissible use per table 20.40.130.	Yes
(c) Prior to submittal of the final plat, the design of all buildings shall meet the design standards and shall have received design review approval.	The applicant is required to submit and received design review approval prior to submittal for final minor unit lot subdivision. Design Review application was approved concurrently with this decision.	Yes
(d) All units created by a unit lot subdivision shall provide attached private open space for each individual unit equaling fifteen percent of the total lot area, but in no case shall be less than two hundred square feet. The required open space may be provided by one or more of the following: ground level open space, balconies, roof decks or porches.	The proposed preliminary minor unit lot subdivision provides 219sf attached open space per lot via balconies (186sf) and porches (33sf), exceeding this requirement as demonstrated below. Lot 1: 1,247 sf x 0.15 = 187.05 =200sf required. Lot 2: 1,244 sf x 0.15 = 186.6 =200sf required. Lot 3: 1,395 sf x 0.15 = 209.25 =210sf required. Lot 4: 1,251 sf x 0.15 = 187.65 =200sf required. Lot 5: 1,252 sf x 0.15 = 187.8 =200sf required. Lot 6: 1,413 sf x 0.15 = 211.95 =212sf required.	Yes

Regulation	Analysis	Meets
<p>20.44.020B Unit Lot Subdivision Standards Development on individual unit lots within the unit lot subdivision need to conform to the minimum lot area or dimensional standards of Title 20, provided that overall development of the parent parcel meets the development and design standards of the underlying zone and the requirements of this section. There shall be no minimum required lot area for individual lots within a unit lot subdivision, provided that the area of the unit lot shall be large enough to contain the dwelling unit and any accessory structures, decks, fences, garages, driveways, private yard areas, parking, landscaping or other improvements that are accessory to the dwelling unit; provided further, so long as conforming to the approved site development plan, such accessory improvements may encroach upon or be located in an adjoining unit lot or common area pursuant to an appropriate easement.</p>	<p>The parent parcel of the preliminary minor unit lot subdivision has met the dimensional standards per AMC 20.48 for the Old Town Business District-3 zone. All other requirements listed have been met through an analysis of AMC 20.56, AMC 20.72, and AMC 20.76 and are included in this staff report.</p>	<p>Yes</p>
<p>20.44.020C Development Design Standards All development using unit lot subdivisions in residential zones, shall be in compliance with the rules and regulations set forth in Title 20 AMC – Land Use Code, specifically Chapter 20.16 – Permits and Land Division Approval.</p>	<p>The proposed preliminary minor unit lot subdivision in the Old Town Business District-3 zone has complied with AMC 20.16 as shown in this staff analysis.</p>	<p>Yes</p>
<p>20.44.020E Ownership of Common Areas Portions of the parent parcel not subdivided for individual unit lots or not dedicated as public right of-way or municipal utility systems shall be owned in common by the owners of the individual lots within the subdivision, or by a homeowner’s association comprised of the owners of the individual unit lots within the subdivision.</p>	<p>A condition of final minor unit lot subdivision approval shall be specification of ownership of the common areas within the subdivision. The applicant shall provide a condition of the face of the final minor unit lot subdivision that the ownership of the common areas is the responsibility of the homeowners’ association.</p>	<p>Yes</p>
<p>20.44.020F Building Setbacks Building setbacks shall be as required for the zone as applied to the underlying parent parcel as a whole. There shall be no setback required from unit lot lines which are interior to the perimeter of the parent parcel; provided, however, that any structure located upon a unit lot created hereunder shall comply with the setbacks applicable to the approved site development plan. The unit lot subdivision shall comply with the density and dimensional standards set forth in Chapter 20.48. However, if alley access is proposed, the minimum setback for any structure from the alley shall be five feet.</p>	<p>The proposed preliminary minor unit lot subdivision has met the requirements of AMC 20.48 Density and Dimensional Standards for the parent parcel per this staff analysis. No alley access is proposed with this project.</p>	<p>Yes</p>

Regulation	Analysis	Meets
<p>20.44.020G Off-Street Parking</p> <p>(a) The minimum amount of parking shall be required by Chapter 20.72. Required off-street parking space may be provided in an area owned and maintained in common by the homeowner's association. Parking spaces located in a common area shall be available to residents or guest or invitees of residents and shall not be reserved for any specific dwelling units.</p>	<p>The preliminary unit lot subdivision for multi-family townhomes requires 2 parking spaces per unit for every 4 units in the development. The townhome garage parking provides 2 parking spaces per unit, and an extra 3 spaces are provided as on street parking at E. Haller Ave as shown on the approved Site Plan. No common parking areas are proposed.</p>	<p>Yes</p>
<p>(b) All required off-street parking spaces shall be maintained in perpetuity for off-street parking for the residents, or guests of residents. Such spaces shall not be used at any time or in any manner that precluded use for off-street parking of operable motor vehicles regularly used by occupants of the unit lot dwellings.</p>	<p>The proposed parking spaces on the site shall be used by residents or guests of residents and shall not store inoperable motor vehicles. This has been added as a condition of approval.</p>	<p>Yes</p>
<p>(c) Parking shall be prohibited in fire lanes, and each fire lane shall be clearly identified with signage and pavement markings to indicate that the fire lane is not to be used for parking at any time. The homeowner's association shall be responsible for enforcing this requirement. The city shall have the authority to remove any vehicle illegally parked in a fire lane at the vehicle owner's expense.</p>	<p>The applicant shall provide a condition on the face of the final minor unit lot subdivision that parking is prohibited in the private drive. This has been added as a condition of approval.</p>	<p>Yes</p>
<p>(d) The unit lot subdivision shall provide bicycle parking facilities equal to one stall for every four lots or provide within the garages of each unit.</p>	<p>The townhome development provides bicycle parking within each unit garage. The proposed rack within open space Tract 999 can be removed or remain.</p>	<p>Yes</p>
<p>20.44.020H Private Roads and Access Drives</p> <p>Private access drives are allowed, to provide access to dwellings and off-street parking areas within a unit lot subdivision. All private access drives shall be designed and constructed to city design and construction standards. A separate pedestrian walkway is required from the dwelling units to a public sidewalk. Parking within any access drive shall be prohibited, but off-street parking may be located adjacent to an approved access drive outside the minimum required dimensions of the access drive. The homeowner's association shall be responsible for enforcing this requirement. The city shall have the authority to remove any vehicle illegally parked in a fire lane at the vehicle owner's expense. As an alternative to the private access drive, the applicant may provide a public street meeting the city's design and construction standards.</p>	<p>A private access drive is provided via Tract 999 for garage access. Sidewalks are provided from E. Haller Ave, fronting each building face along the east and west site boundaries within a 5-foot easement which gives access to the Centennial Trail and E. Burke Ave.</p>	<p>Yes</p>

Regulation	Analysis	Meets
<p>20.44.020I Public Water Mains, Sewer Mains, and Fire Hydrants All water mains, sewer mains and fire hydrants within the unit lot subdivision shall be constructed to city design and construction standards and dedicated to the city. The city shall have the discretion to refuse or accept dedication of utility systems in developments that are not constructed to city standards.</p>	<p>The utilities proposed with the preliminary minor unit lot subdivision are required to be installed per the Public Works Construction Standards and Specifications. The final approval of all utilities is completed with the civil permit. All utility installation shall be approved prior to final unit lot subdivision approval.</p>	<p>Yes</p>
<p>20.44.020J Ingress, Egress and Utility Access Each unit lot subdivision shall make adequate provisions for ingress, egress, and utilities access to and from each unit lot by dedicating streets or by reserving such common areas or easements over and across the parent parcel necessary to comply with all other design and development standards applicable to the approved site development plan.</p>	<p>The preliminary minor unit lot subdivision provides access to the site from E. Haller Ave via private access tract in the center of the site.</p>	<p>Yes</p>
<p>20.44.020K Landscaping In addition to perimeter landscaping required for the parent parcel, landscaping shall be provided on each unit lot where yard area abuts an access drive, and between driveways and/or parking areas on abutting lots. A landscape plan shall be submitted with the land use application showing the following: (1) Perimeter landscape standard along rear or interior lot lines of parent parcel. All required perimeter landscaping shall be placed within a common area and shall be maintained by the homeowner's association. Conversion of perimeter landscaping to private yard area is prohibited. (2) Street trees on public streets shall be per city approved tree list. Street trees on private access drives shall be per city approved tree list.</p>	<p>The preliminary minor lot subdivision has provided landscaping throughout the site and has been addressed in 20.76 Screening Requirements in this decision.</p>	<p>Yes</p>

Regulation	Analysis	Meets
<p>20.44.020L Homeowners Association Incorporation: Prior to the recording of the subdivision, the applicant shall provide evidence that the homeowner's association had been incorporated pursuant to the laws of the State of Washington, including the filing of the association's articles of incorporation with the Washington Secretary of State. In the event the homeowner's association should cease to be a corporation under the laws of the State of Washington and as required by this section, such association shall continue as an unincorporated association governed by the Washington Uniform Common Interest Act (RCW Chapter 64.90).</p>	<p>A homeowner's association is required to be established and documentation submitted to the city prior to recording the final minor unit lot subdivision.</p>	<p>Yes</p>
<p>20.44.020M Covenants and Maintenance. (a) Covenants and Homeowners Association. The applicant shall provide a preliminary draft of covenants, declarations and restrictions with the subdivision application for review as part of the subdivision. Prior to the recording of the subdivision, the applicant shall provide final covenants, declarations and restrictions in a form satisfactory to the city attorney, which shall be recorded with the county auditor's office providing that the homeowner's association shall be subject to and comply with: (1) Such covenants, declarations and restrictions; (2) The Washington Uniform Common Interest Act (3) The applicable Washington corporation statute; (4) An applicable provision of the city code including, but not limited to, subsections (b) and (c) of this section below.</p>	<p>Covenants, Conditions, and Restrictions (CC&Rs) shall be submitted with the final minor unit lot subdivision for city review. The CC&Rs are required to be recorded, and the recording number shall be placed on the final minor unit lot subdivision before recording with Snohomish County Auditor's Office.</p>	<p>Yes</p>

Regulation	Analysis	Meets
<p>(b) Maintenance of Private Common Areas and Infrastructure. All common open space and recreation areas and all private utility infrastructure located within a unit lot subdivision shall be maintained in perpetuity by the homeowner's association. Prior to the recordings of the subdivision, the applicant shall provide the covenants, declarations and restrictions required by subsection (a) of this section, above, for review by the city, which shall provide that the following common areas and infrastructure are maintained by the homeowner's association in accordance with all applicable provisions of the city code.</p> <p>(1) Private access drives; (2) Vehicle and pedestrian access easements; (3) Joint use and maintenance agreements; (4) Common off-street parking; (5) Common open space (including, but not limited to, landscape areas, gardens, woodlands, walkways, courtyards or lawns and outdoor recreation areas; (6) Private utility infrastructure (including, but not limited to, underground utilities and utility easement; (7) Any other common buildings or improvements. Said covenants, declarations and restrictions shall provide authority for the city, after providing reasonable written notice to the homeowner's association and opportunity to perform required maintenance, to recover any costs incurred by the city to maintain private infrastructure or common areas due to a failure of the homeowner's association to adequately maintain privately owned improvements, including a lien on the property or other appropriate assurance device, as determined by the city.</p>	<p>All private common areas within the minor unit lot subdivision are required to be maintained by the homeowner's association and shall be stated within the CC&Rs and stated on the final minor unit lot subdivision.</p>	<p>Yes</p>
<p>(c) Maintenance of Lot, Buildings and Facilities, Buildings, utilities and facilities on individual unit lots shall be maintained by the property owner in accordance with city codes and the requirements of the covenants, declarations and restrictions applicable to the development. Prior to the recording of the subdivision, the applicant shall provide the covenants, declarations and restrictions required by subsection (a) of this section for review by the city, which shall provide that buildings, utilities and facilities on individual lots shall be maintained by the property owner in accordance with city codes and requirements of such covenants, declarations and restrictions.</p>	<p>All private lots, buildings, and facilities within the minor unit lot subdivision are required to be maintained by the individual lot owner and shall be stated in the CC&Rs and stated on the final minor unit lot subdivision.</p>	<p>Yes</p>

Regulation	Analysis	Meets
<p>20.44.020N Recorded Conditions Notes shall be placed on the plat recorded with the county auditor's office to acknowledge the following:</p> <p>(1) Approval of the design and layout of the unit lot subdivision was granted by the review of the subdivision as a whole, on the parent parcel by the site development plan approval (stating the project file number);</p> <p>(2) Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent parcel as a whole, and shall conform to the approved site development plan;</p> <p>(3) If a structure or portion of a structure has been damaged or destroyed, any repair, reconstruction or replacement of the structure(s) shall conform to the approved site development plan;</p> <p>(4) The individual unit lots are not separately buildable outside of the context of the approved site development plan for the subdivision and additional development of the individual unit lots may be limited as a result of the application of development standards to the parent parcel.</p>	<p>The applicant shall provide the conditions listed as 1-4 of this section on the final minor unit lot subdivision. This has been added as a condition of approval.</p>	<p>Yes</p>
<p>Chapter 20.46 AMC, Design</p>		
<p>20.46.010 (a) Conformance with Design Standards. Structures within the following zones are subject to the relevant design standards adopted in this chapter. No building or land use permit shall be issued for structures or uses that do not conform to the applicable standards.</p> <p>(1) Zones (B) Old Town Business District 3</p>	<p>The proposed townhouse structures are required to meet the Development Design Standards. Per AMC 20.44.020A(c) prior to submittal of the final plat, the design of all buildings shall meet the design standards and shall have received design review approval. Design Review application has been reviewed and approved concurrently with this Zoning Permit.</p>	<p>Yes</p>
<p>Chapter 20.48 AMC, Density and Dimensional Regulations</p>		
<p>20.48.030 Lot Shape and Minimum Lot Width (a) No lot may be created that is so narrow or otherwise so irregularly shaped that it would be impracticable to construct on it a building that:</p> <p>(1) Could be used for purposes that are permissible in that zoning district, and</p> <p>(2) Could satisfy any applicable setback requirements for that district</p>	<p>The lots created from the preliminary minor plat are shaped in a way that allows for constriction of the proposed townhome units and satisfies the applicable setback requirements for Old Town Business District-3.</p>	<p>Yes</p>

Regulation	Analysis	Meets
20.48.040 Building Setback Requirements. No portion of any building or any freestanding sign may be located on any lot closer to any lot line than is authorized in Table 20.48-1 Density and Dimensional Standards for the Old Town Business District 3 zone.	The proposed project is within the Old Town Business District-3. All proposed setbacks for this development are in conformance with Table 20.48-1.	Yes
20.48.042 Sight Visibility Areas at Intersections. At the intersection of two streets, either public or private, no structure, sign, vegetation, or anything else that obscures sight shall exceed 30 inches in height in the area described by a triangle having two 25-foot legs along the curb faces of the streets from the streets' point of intersection, and a diagonal line connecting the ends of these lines.	The proposed project provides access to the site from E. Haller Ave. No structure, sign, vegetation, or anything else that obscures sight has been proposed within the site triangle as demonstrated via preliminary approved site distance plan dated 7-15-2025.	Yes
20.48.044 Garage Setbacks/Minimum Driveway Length. (a) Driveway Length (2) All residential driveways taking access from a public alley or private drive shall either be five feet or less or be between twenty to twenty-two feet in length from the property line or right-of-way.	The proposed townhomes provide garage access from the private drive aisle. Driveways are shown as 2-feet in length on the approved site plan, meeting this requirement.	Yes
(b) Garage Setbacks (2) Infill development: ii. Residential attached garages for two-story or greater residential dwellings where the garage is under the second story shall be recessed from the face of the primary structure a minimum of four (4) feet.	Not applicable. Proposed garages are rear loaded.	Yes
Table 20.48-1 Density and Dimensional Standards		
Minimum Lot Size: 0 ⁷	1,244sf	Yes
Minimum Residential Density: 0 ⁵	1.5 DU/Acre	Yes
Minimum Lot Width: 60ft*	30ft*	Yes
Front Lot Boundary Line: Non-Arterial/Arterial: 0 ⁵	20ft	Yes
Rear Lot Boundary Line: Primary: 5ft	5ft	Yes
Side Lot Line or Alley Building Setback: 5ft	5ft	Yes
Building Height Limitation: 50ft	28.3ft	Yes
Maximum Lot Coverage: 100%	48.3%	Yes
<p>⁵ "0" in this column means that there is no density maximum. One can build as many residential units as can fit, as long as the rest of the requirements of this code are met (e.g., parking, open space, screening, maximum lot coverage, setbacks, drainage, etc.)</p> <p>⁷ Maximum setbacks are required pursuant to Section 20.46.075 and the Development Design Standards for Old Town Business Districts 1,2, and 3.</p> <p>* Superseded by AMC 20.44 Supplemental Use Regulations for Unit Lot Subdivisions.</p>		

Regulation	Analysis	Meets						
Chapter 20.52 AMC, Recreational Facilities and Open Space								
<p>20.52.010 Residential Mini-Parks Required. All residential developments that create 25 or more units shall provide (through dedication or reservation; see §20.52.040, Dedication, Ownership, and Maintenance of Recreational Areas and Open Space) recreational areas in the form of mini-parks (as described in §20.52.020 (Mini-Parks: Purpose and Standards) in an amount that is equal to sixty-five square feet per person expected to reside in that development (as determined in accordance with Subsection (b)). Such recreational areas shall be provided in addition to the open space areas required by §20.52.030 (Usable Open Space).</p>	<p>The proposed project creates 6 units and is thus exempt from the requirement of mini parks for residential developments.</p>	<p>Yes</p>						
<p>20.52.024 Community Parks Impact Fee. In addition to the requirements of mini parks each residential development shall pay a Community Park impact fee.</p>	<p>The applicant is required to pay Community Park Impact Fees for 6 residential units. The fee amount is located under 20.90 as part of this analysis.</p>	<p>Yes</p>						
<p>20.52.030 Usable Open Space. (a) Every residential development shall be developed so that at least ten percent of the total area of the development remains permanently as usable open space.</p> <table border="1" data-bbox="191 1045 721 1115"> <thead> <tr> <th>Total Area</th> <th>Percent</th> <th>Required O/S</th> </tr> </thead> <tbody> <tr> <td>11,000 SF</td> <td>X 10%</td> <td>1,110 SF</td> </tr> </tbody> </table>	Total Area	Percent	Required O/S	11,000 SF	X 10%	1,110 SF	<p>The proposed project has provided 779 square feet of open space on the site located within Tract 997 and Tract 998 on the site plan. AMC 20.52.070 Flexibility in Administration Authorized has been utilized with this application as outlined below.</p>	<p>Yes</p>
Total Area	Percent	Required O/S						
11,000 SF	X 10%	1,110 SF						

Regulation	Analysis	Meets
<p>20.52.070 Flexibility in Administration Authorized.</p> <p>(a) The requirements set forth in this chapter concerning the amount, size, location, and nature of recreational facilities and open space to be provided in connection with residential developments are established by the council as standards that presumptively will result in the provision of that amount of recreational facilities and open space that is consistent with officially adopted city plans. The council recognizes, however, that due to the particular nature of a tract of land, or the nature of the facilities proposed for installation, or other factors, the underlying objectives of this chapter may be achieved even though the standards are not adhered to with mathematical precision. Therefore, the permit-issuing body is authorized to permit minor deviations from these standards whenever it determines that:</p> <p>(i) the objectives underlying these standards can be met without strict adherence to them; and (ii) because of peculiarities in the developer's tract of land or the facilities proposed it would be unreasonable to require strict adherence to these standards.</p>	<p>Due to the unique size constraints of the parent parcel measuring 100-feet by 110-feet, strict adherence to these standards would result in a loss of density which is desired for infill development. To mitigate for the lack of usable open space on site, credit for the adjacent Centennial Trail Park has been given to account for permanent usable open space on for this project. Within a half-mile radius from the project residents have access to the Centennial Trail and Haller Park.</p>	<p>Yes</p>
<p>(b) A reduction in required open space shall require a payment of an open space mitigation fee as set by ordinance.</p>	<p>At the time of permit issuance, open space mitigation fee amounts have not been adopted by ordinance.</p>	
<p>(c) Whenever the permit-issuing authority authorizes some deviation from the standards set forth in this chapter pursuant to Subsection (a) and (b), the official record of action taken on the development application shall contain a statement of the reasons for allowing the deviation.</p>	<p>A statement of reasoning allowing for this deviation has been included in the project file and included in 20.52.070, above.</p>	
<p>Chapter 20.56 AMC, Streets and Sidewalks</p>		
<p>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.</p>	<p>The proposed preliminary minor unit lot subdivision project provides a means of ingress and egress for emergency vehicles, passenger vehicles, pedestrian, and bicycle transportation to the site via private drive aisle from E. Haller Ave through the commercial parking lot to the south and out to E. Burke Ave.</p>	<p>Yes</p>

Regulation	Analysis	Meets
<p>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:</p> <ol style="list-style-type: none"> 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. 	<p>The proposed preliminary minor unit lot subdivision provides driveway access to each building lot from the private drive served from E. Haller Ave.</p> <p>The proposed project complies with the following City of Arlington Standards and Specifications:</p> <ul style="list-style-type: none"> • The proposed entrances are within the required width and provide safe access to the site. 	Yes
<ol style="list-style-type: none"> 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. 	<p>A single curb cut for the private drive aisle is provided from E. Haller Ave for access to each of the 6 townhome units. The proposal includes landscaping between the driveways to ensure not to create a “double width” driveway.</p>	Yes
<p>20.56.080 Street Width, Sidewalk, and Drainage Requirements in Subdivisions.</p> <p>(d) All public streets shall be constructed with curbs, gutter, sidewalk, and, as provided in Section 20.76.110 (required trees along dedicated streets), landscape strips and street trees. Only standard vertical curbs may be used. Street pavement width shall be measured from curb face to curb face.</p>	<p>The proposed preliminary minor unit lot subdivision is adjacent to E. Haller Ave which is an existing public street. The project is required to install curbs, gutter, sidewalk, and planting landscape strip along E. Haller Ave where deficient and for the installation of a new curb cut and the removal of the existing curb cuts as necessary.</p>	Yes
<p>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.</p>	<p>The proposed preliminary minor unit lot subdivision provides 90° intersections at all access points.</p>	Yes
<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 preliminary minor unit lot subdivision is subject to a civil permit and right-of-way permit.</p>	Yes

Regulation	Analysis	Meets
Chapter 20.60 AMC, Utilities		
<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>The proposed project is required to connect to City of Arlington Sanitary Sewer system. Sanitary Sewer is available per the Water / Sewer Availability application that was approved by Public Works on January 31, 2025. Construction of utilities will take place after the 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 and every lot within a subdivision 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>The proposed project is required to connect to City of Arlington Water. Water is available from the City of Arlington per the Water / Sewer Availability application that was approved by Public Works on January 31, 2025. The construction of utilities will take place after the 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) Subject to Subsection (b), all public streets, sidewalks, and other common areas or facilities in subdivisions created after the effective date of this chapter shall be sufficiently illuminated to ensure the security of property and the safety of persons using such streets, sidewalks, and other common areas or facilities.</p>	<p>The proposed project provides lighting on the triplex units, pedestrian pathways, open space and street frontage providing security of the property and safety of persons. A final lighting plan shall be provided for review and approved with the Civil permit.</p>	<p>Yes</p>
<p>(d) All outdoor lights shall be low sodium or similar lamp type and be down-shielded to prevent light pollution.</p>	<p>The proposed project shall provide low sodium, LED or similar lamp type outdoor lighting. All lighting is required to be down shielded to prevent light pollution. The final lighting plan shall be approved with the Civil permit.</p>	<p>Yes</p>
<p>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.</p>	<p>The proposed project shall provide down-shielded lighting that illuminates the site but does not shine onto neighboring properties or public rights-of-way. The final lighting plan shall be approved with the Civil permit.</p>	<p>Yes</p>

Regulation	Analysis	Meets
<p>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.</p>	<p>All new utilities to the properties within the preliminary minor unit lot subdivision are required to be installed underground and shall be shown on Site Civil construction plans. Utility improvements are required to be installed prior to final plat approval.</p>	<p>Yes</p>
<p>Chapter 20.72 AMC, Parking</p>		
<p>20.72.030 Parking Space Dimensions. (a) Except accessible parking spaces, each parking space shall contain a rectangular area of at least 19 feet long and 9 feet wide.</p>	<p>The preliminary minor unit lot subdivision site plan shows parking as 8 feet by 19 feet. Final Minor Unit Lot Subdivision shall show corrected dimensions of 9'x19'. This has been added as a condition of approval.</p>	<p>Yes</p>
<p>20.72.060 Parking Area Surface. (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. (b) Parking spaces shall be appropriately demarcated with painted lines or other markings. Parking areas shall be properly maintained in all respects.</p>	<p>The preliminary minor unit lot subdivision site plan shows required parking spaces for the units within the garages and on-street guest parking as asphalt.</p>	<p>Yes</p>
<p>Chapter 20.76 AMC, Screening and Trees</p>		
<p>20.76.020 General Screening Standard. Developments shall provide sufficient screening so that: 1. Neighboring properties are shielded from any adverse external effects of that development. 2. The development is shielded from the negative impacts of adjacent uses such as streets and railroads.</p>	<p>The project is adjacent to single family residential/commercial to the east, Centennial Trail Park to the west, E. Haller Ave to the north and a commercial parking lot to the south. Perimeter landscaping screens from adverse effects of the development, and screens the project from the street.</p>	<p>Yes</p>
<p>20.76.030 Compliance with Screening Standard. The table set forth in 20.76-1, 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 is required between two uses, however, this table is only intended to establish a presumption and should be flexibly administered in accordance with 20.76.060 Flexibility in Administration Required.</p>	<p>Flexibility in Administration was given for required screening due to the proposed alternative subdivision style through the Unit Lot Subdivision process. The adjacent Centennial Trail Park to the west consists of large established trees which provide sufficient screening of the proposed use on the west. Proposed perimeter landscaping helps screen the eastern triplex from the adjacent single-family home and the neighboring commercial building.</p>	<p>Yes</p>

Regulation		Analysis	Meets
Table 20.76-1 Screening Requirements			
Use	Frontage Landscaping	Side and Rear Property Lines	
Multi-Family Triplex	1 Tree in the Front Yard and/or Street Trees and 1 Tree in Rear Yard.	Type B – Neighboring Single-Family Residential Only. N/A – Other Neighboring Residential Type A – All Other Neighboring Properties	
<p>20.76.124 Shade Trees on Lots.</p> <p>(a) Each new or existing lot within the City shall maintain a minimum number of trees on-site, as specified in Subsection (b). This section shall be enforced at the time that any land use or building permit is issued. If fewer than the required trees exist on a lot for which a land use or building permit is applied, the granting of the permit shall be conditioned on the planting of trees to meet the requirements of this section.</p> <p>(b) The minimum number of required trees depends on the Zoning District in which the site falls, as follows:</p> <ol style="list-style-type: none"> 1. Residential Ultra Low Capacity, Residential Low Capacity, Residential Moderate Capacity, Residential Medium Capacity, and Old Town Residential – 2 trees per lot. 2. All other zoning districts – The tree requirement is satisfied by compliance with §20.76.020 (General Screening Standard), and §20.76.130 (Shade Trees in Parking Areas). 		<p>The site falls within Old Town Business District-3, therefore this section has been satisfied with 20.76.020 & 20.76.130.</p>	Yes
<p>20.76.130 Shade Trees in Parking Areas.</p> <p>(a) Vehicle accommodation areas that are required to be paved must be shaded by deciduous trees that have or will have when fully mature a trunk at least 8 inches in diameter.</p> <p>(b) Landscaping within vehicle accommodation areas shall meet the requirements of 20.46 and the Development Design Standards.</p> <p>(c) Each tree of the type described in subsection (a) shall be presumed to shade a circular area having a radius of 15 feet with the trunk of the tree as the center, and there must be sufficient trees so that, using this standard, 20 percent of the vehicle accommodation area will be shaded.</p>		<p>The preliminary minor unit lot subdivision provides shading of the guest parking spaces by utilizing the trees provided within open space tracts 997 & 998 adjacent to E. Haller Avenue in conformance with this standard.</p> <p>There are no vehicle accommodation areas proposed on site as required parking is within individual garages.</p>	Yes

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> <ol style="list-style-type: none"> 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. 2. Dead, diseased, stolen, vandalized, or damaged plants shall be replaced within three months of the plants indicated on the approved landscape plans. 3. All screening and shading elements shall be maintained reasonably free of weeds and trash. 4. All screening and shading elements located within the public right-of-way shall be maintained by the abutting property owner. 	<p>The property owner(s) or homeowners' association of the minor unit lot subdivision are required to maintain the landscaping on the property and within the right-of-way per AMC 20.76. This requirement shall be listed within the CC&Rs and recorded with the final minor unit lot subdivision.</p>	<p>Yes</p>						
Chapter 20.90 AMC, Concurrency & Impact Fees								
<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>The project provides (6) townhome dwelling units. The Traffic Impact Analysis provided from Gibson Traffic Consultants was for a 24-unit apartment project dated February 2015.</p> <p>Impact fees do not vest and are based on the fees in place at the time of payment or building permit issuance. An updated analysis with the current version of Trip Generation Manual (11th Edition) is required to be provided with Civil Permit submittal for evaluation of fees. This has been added as a condition of approval.</p>	<p>Yes</p>						
<p>20.90.040 (b) For subdivisions, short plats, and all other development activities, impact fees shall be assessed prior to the issuance of the building permit.</p>	<p>A building permit is required for each building proposed with this project. Traffic Impact Fees are required to be paid at that time.</p>	<p>Yes</p>						
<p>20.93.230 School Fees Required. Each residential development shall be subject to the school impact fee as adopted by Ordinance 2020-031. Arlington School District Mitigation Fee: \$4,002 per single family dwelling unit</p>	<p>The preliminary minor unit lot subdivision is subject to Arlington School District Mitigation Fees.</p> <table border="1" data-bbox="841 1640 1349 1717"> <thead> <tr> <th>Dwelling Units</th> <th>School Fee</th> <th>Total Fee</th> </tr> </thead> <tbody> <tr> <td>6</td> <td>X \$4,002</td> <td>\$24,012.00</td> </tr> </tbody> </table>	Dwelling Units	School Fee	Total Fee	6	X \$4,002	\$24,012.00	<p>Yes</p>
Dwelling Units	School Fee	Total Fee						
6	X \$4,002	\$24,012.00						
<p>20.90.400 Community and Neighborhood/Mini Parks Impact Fee. Each residential development shall pay a Community Park Impact Fee of \$1,648 for each unit prior to issuance of a building permit.</p>	<p>The preliminary minor plat is subject to Community Park Impact Fees.</p> <table border="1" data-bbox="841 1822 1349 1892"> <thead> <tr> <th>Dwelling Units</th> <th>Park Fee</th> <th>Total Fee</th> </tr> </thead> <tbody> <tr> <td>6</td> <td>X \$1,662</td> <td>\$9,972.00</td> </tr> </tbody> </table>	Dwelling Units	Park Fee	Total Fee	6	X \$1,662	\$9,972.00	<p>Yes</p>
Dwelling Units	Park Fee	Total Fee						
6	X \$1,662	\$9,972.00						

Chapter 20.93 AMC, Critical Area Ordinance		
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
Chapter 20.98 AMC, State Environmental Policy Act (SEPA)		
20.98.090(a) Flexible Thresholds for Categorical Exemptions. The City establishes the following maximum exempt levels for minor new construction under WAC 197-11-800 (1)(b) based on local conditions: (3) For multifamily residential units in WAC 197-11-800(1)(b)(ii): Up to 49 dwelling units.	The proposed 6-lot preliminary minor unit lot subdivision is exempt from the regulations of SEPA due to the multifamily triplex structures proposed.	Yes
Chapter 13.28 AMC, Stormwater		
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 minor unit lot subdivision will divide the property into 6 fee-simple townhouse lots. Stormwater for this proposal is considered feasible through infiltration. The final stormwater design is subject to Civil approval.	Yes

III. PUBLIC COMMENTS

Public Comment	Response
No public comments were received for this project.	Not applicable.

IV. CONCLUSIONS

(a) The applicant has applied for a Zoning Permit as required under AMC 20.16.

(b) Under AMC 20.16.220(b), the Community and Economic Development Director shall issue the zoning permit unless he finds, after reviewing the application and consulting with the applicant as provided in section 20.16.130, that:

Regulation	Analysis	Meets
Chapter 20.16.220(b)		
(1) The requested permit is not within its jurisdiction according to the table of permissible uses.	The requested preliminary minor plat 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 preliminary minor plat was deemed complete on July 8, 2024.	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 preliminary minor plat 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 proposed project has complied with SEPA through the Flexible Thresholds Exemption.	Yes
(5) The proposed project is not in conformance with the Comprehensive Plan, Transportation Plan, or other adopted plans, regulations, or policies.	The proposed preliminary minor plat divides the property into seven parcels, which complies with the Arlington Municipal Code, Comprehensive Plan, and Transportation Plan.	Yes

(c) Even if the permit-issuing authority 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 at the hearing, that if completed as proposed, the development, more probably than not:

Regulation	Analysis	Meets
Chapter 20.16.260(a)		
(1) Will not endanger the public health or safety,	The proposed preliminary minor unit lot subdivision will not endanger the public health or safety of Arlington residents.	Yes
(2) Will not materially harm adjoining or abutting properties,	The proposed preliminary minor unit lot subdivision will not materially harm abutting properties.	Yes
(3) In terms of design and use will be compatible with the area in which it is located, and	The proposed preliminary minor unit lot subdivision is compatible with the existing neighborhood and has provided middle housing types, which is the expected development for the zone and area.	Yes
(4) Will be in conformity with the land-use plan, transportation plan, or other plan officially adopted by council	The proposed preliminary minor unit lot subdivision complies with the land-use plan, transportation plan and other plans adopted by council.	Yes

IV. 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 Zoning Permit – Minor Plat Review for Haller Townhomes Preliminary Minor Unit Lot Subdivision (PLN#1279) is hereby **APPROVED**, subject to the following conditions.

V. CONDITIONS

Preliminary Minor Unit Lot Subdivision (Zoning Permit):

1. All development shall be in substantial conformance with the approved Preliminary Minor Unit Lot Subdivision and Landscape Plans received on September 30, 2025, 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 your project type.
3. The Preliminary Minor Unit Lot Subdivision shall comply with all permits and conditions thereof from the City of Arlington and other government agencies with jurisdiction.
4. The development is subject to impact fees for 6 new dwelling units:
 - i. City of Arlington Traffic Impact Fees
 - ii. Arlington School District Mitigation Fees
 - iii. Community Park Impact Fees

Civil Permit:

5. The applicant is required to apply for a Civil Construction Permit and receive approval prior to any land disturbance or work commencing on the site.
6. The applicant shall submit a lighting plan meeting requirements of 20.60 with the Civil Construction Permit.
7. The project is subject to submit a Right-of-Way Permit for all work with public rights-of-way.
8. The project is required to meet the most current version of the Department of Ecology Stormwater Manual for Western Washington and the City of Arlington Engineering Standards for the specific details of the project.
9. Final Minor Unit Lot Subdivision Map shall show corrected dimensions of 9'x19'.
10. The Applicant shall construct all existing, extended, and new electrical power lines (not to include transformers or enclosures containing electrical equipment including but not limited to, switches, meters, or capacitors which may be pad mounted), telephone, gas distribution, cable television, and other communication and utility lines in or adjacent to any land use or building permit approved after the effective date of this chapter shall be placed underground in accordance with the specifications and policies of the respective utility service providers and located in accordance with the administrative guideline entitled "Public Works Construction Standards and Specification." Even in the event the distribution line originates from a point opposite any public roadway from the new construction the service lines shall be placed beneath said roadway by means of boring or surface excavation across said roadway.

Prior to Final Unit Lot Subdivision Submittal:

11. The applicant shall submit a copy of the incorporation of the Homeowner's Association and the Covenants, Conditions, and Restrictions with the final minor unit lot subdivision application. The CC&Rs shall include the following:
 - No storage of inoperable motor vehicles.
 - Maintenance of private lots, drive aisle, landscaping, buildings and abutting right-of-way for the site.
 - Parking within any access drive shall be prohibited. The homeowner's association shall be responsible for enforcing this requirement. The city shall have the authority to remove any vehicle illegally parked in a fire lane at the vehicle owner's expense.
12. The proposed townhouse structure is required to meet the Development Design standards. Per AMC 20.44.020A(c) prior to submittal of the final plat, the design of all buildings shall meet the design standards and shall have received design review approval.

Prior to Final Unit Lot Subdivision Approval:

13. The applicant shall complete all required Civil Construction improvements on the subject site.
14. The applicant shall submit as-builts, acquire all required bonds, and complete the civil construction punch list for the project.
15. The applicant shall provide the conditions found in AMC 20.44.20N on the face of the final plat document.
16. The applicant shall provide language to be placed on the final unit lot subdivision that notifies future property owners of possible effects from aviation activities and the proximity of the Arlington Municipal Airport.
17. The proposed townhouse structure is required to meet the Development Design standards. Per AMC 20.44.020A(c) prior to submittal of the final plat, the design of all buildings shall meet the design standards and shall have received design review approval.
18. The proposed project shall provide sufficient lighting throughout the site that will illuminate the public road, private drive, parking areas, and residences. The final lighting plan shall be approved with the Civil permit.
19. A condition of final minor unit lot subdivision approval shall be specification of ownership of the common areas within the subdivision. The applicant shall provide a condition on the face of the final minor unit lot subdivision that the ownership of the common areas is the responsibility of the homeowner's association.
20. The applicant shall provide a condition on the face of the final minor unit lot subdivision that no parking is allowed along the private drive.
21. The utilities proposed with the preliminary minor unit lot subdivision are required to be installed per the Public Works Construction Standards and Specifications. The final approval of all utilities is completed with the civil permit. All utility installation shall be approved prior to final unit lot subdivision approval.

Building:

- 22. The final unit lot subdivision shall be recorded at Snohomish County Auditor’s Office and the recorded document returned to the City of Arlington prior to issuance of any Building Permits.
- 23. The proposed building plans shall be in compliance with the approved Design Review Board Decision.
- 24. The project is subject to applicable water and sewer utility fees. These fees are collected at the time of building permit issuance.
- 25. Prior to issuance of building permits, all associated impact fees shall be paid.

Other:

- 26. All contractors working on the site are required to obtain a Washington State Business License and a City of Arlington Endorsement.
- 27. The placement of Snohomish County PUD transformer cases shall be reviewed and approved by the city. All cases that abut public right-of-way are required to be decoratively wrapped.

VI. EXPIRATION

Per AMC 20.16.280(c), a Zoning Permit for minor plats shall expire automatically if, within five (5) years after the issuance of such permits:

- (1) The plat has not been submitted for final plat, or
- (2) A one-year extension has not been granted per Subsection (e).

VII. APPEAL

This decision may be appealed pursuant to AMC 20.20.010, which provides for a hearing of the zoning 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 by 5:00 PM on December 1, 2025, and the appeal fee as set by resolution is paid.

Prepared by: Jen Haugen, Planning Manager
Date: November 14, 2025

ORDERED THIS ON THE 14th DAY OF November, 2025

Amy Rusko

Amy Rusko, Community and Economic Development Department Director

Distributed to the Following Parties:

Joshua and Stephanie Tremmel
Tracy Taylor, Elevation Home Designs

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 implemented 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.)

20251114_PLN1279_Decision

Final Audit Report

2025-11-15

Created:	2025-11-15
By:	Jen Haugen (jhaugen@arlingtonwa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA27aF1ITfkeV4Og0jA0rvMT0gm2TDXggI

"20251114_PLN1279_Decision" History

-  Document created by Jen Haugen (jhaugen@arlingtonwa.gov)
2025-11-15 - 1:28:09 AM GMT
-  Document emailed to Amy Rusko (arusko@arlingtonwa.gov) for signature
2025-11-15 - 1:28:16 AM GMT
-  Email viewed by Amy Rusko (arusko@arlingtonwa.gov)
2025-11-15 - 1:29:02 AM GMT
-  Document e-signed by Amy Rusko (arusko@arlingtonwa.gov)
Signature Date: 2025-11-15 - 1:29:30 AM GMT - Time Source: server
-  Agreement completed.
2025-11-15 - 1:29:30 AM GMT