



NOTICE OF PUBLIC HEARING

2023 COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS PRELIMINARY DOCKET

Date of Public Hearing: March 21, 2023

Time of Public Hearing: 6:30 pm

Location of Public Hearing: City Council Chambers, 110 E. Third Street, Arlington, WA 98223

File Name and Number: 2023 Comprehensive Plan Preliminary Docket – PLN#1044

Description of Proposed Project: The 2023 Preliminary Docket is a list of proposed amendments to the City's Comprehensive Plan and Development Regulations. Under state law, comprehensive plans can only be amended once annually, so all proposed changes for a given year are considered concurrently. Once the preliminary docket is reviewed by the Planning Commission at a public hearing, the Planning Commission makes recommendation to the City Council on which docket items should be placed on the Final Docket. Approval of the Final Docket is required by the City Council. A copy of the 2022 Preliminary Docket is attached to this notice and can be found on the City of Arlington's website, under public notices: <https://www.arlingtonwa.gov/310/Public-Notices-Hearings>.

Proponent: City of Arlington Department of Community and Economic Development

City Staff Contact: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov

Approvals Required: City Council

Project Review: Any interested person may review the project files during normal business hours (8:00a.m. to 5:00p.m. closed 12:00 pm to 1:00 pm, Monday – Friday) at the Arlington Municipal Airport Office Building, 18204 59th Avenue NE, Arlington, WA 98223.

Testimony: Any interested person has the right to submit written testimony to the City regarding this action as well as the right to appear at the public hearing and give oral testimony. Written testimony must be submitted by 5:00 pm on March 21, 2023, to the Staff Contact or submitted online at: <https://arlingtonwa.seamlessdocs.com/f/PlanningCommissionMeeting>.

To Appeal a Decision: Only persons who submit written testimony or oral testimony to the permit-issuing authority may appeal any decision regarding this proposal.


Special Accommodations: The City of Arlington strives to provide accessible meetings for people with disabilities. Please contact the ADA Coordinator at 360-403-3441 or 1-800-833-8388 (TDD only) prior to a meeting date if special accommodations are needed.



Community and Economic Development Planning Division

18204 59th Avenue NE, Arlington, WA 98223

Planning Commission 2023 Comprehensive Plan Preliminary Docket

To: Planning Commission
From: 
Amy Rusko, Planning Manager
Date: February 28, 2022
Regarding: 2023 Comprehensive Plan and Development Regulation Code Amendment
Docket Items

There are nine (9) city-initiated and two (2) privately initiated proposals that have been submitted under the 2023 Comprehensive Update docket cycle.

2023 DOCKET PROPOSALS

- Amendment Type:** Comprehensive Plan Amendment
Applicant: City of Arlington
File Name: Chapter 7 and Parks & Recreation Master Plan
File No: PLN#1042
Description: The City is proposing to amend Chapter 7 (Parks and Recreation) of the Comprehensive Plan and adopt the Parks & Recreation Master Plan as a supplemental document. Approval by City Council is required for all comprehensive plan amendments.
Staff Report: [Attachment A](#)
- Amendment Type:** Comprehensive Plan Amendment – Map Amendment
Applicant: City of Arlington
File Name: Smokey Point Park Rezone
File No: PLN#1043
Parcel No: 3105210302300
Description: The City is proposing to rezone a 2.23-acre lot from Commercial Corridor to Public/Semi-Public zoning. The parcel is currently owned by the City of Arlington and located at the northeast corner of the Smokey Point Boulevard and 178th Place intersection. The city purchased the property in 2022 for the purpose of developing a future community public park. Approval by City Council is required for all rezone applications. If the request is granted, the City's Comprehensive Plan Land Use Map and City's Official Zoning Map.
Staff Report: [Attachment B](#)

3. **Amendment Type:** Comprehensive Plan Amendment – Map Amendment
Applicant: Ernesto & Teri Hernandez
File Name: Hernandez 204th Street Rezone
File №: PLN#1031
Parcel №: 31051000405100, 31051000403300 & 31051000404500
Description: The applicant is proposing to rezone a total of 1.18 acres on three parcels from Residential Low Capacity zoning to Neighborhood Commercial with Mixed-Use Overlay. The property is located northwest of the 67th Avenue and 204th Street intersection. Approval by City Council is required for all rezone applications. If the request is granted, the City’s Comprehensive Plan Land Use Map, City’s Official Zoning Map, Regulating Plan Place Type Map, and Village Center Transect Map (AMC Chapter 20.110) would need to be amended.
Staff Report: [Attachment C](#)

4. **Amendment Type:** Comprehensive Plan Amendment – Map Amendment
Applicant: Ernesto & Teri Hernandez
File Name: Hernandez 188th Street Rezone
File №: PLN#1032
Parcel №: 31051600301200 & 31051600301800
Description: The applicant is proposing to rezone a total of 4.37 acres on two parcels from Residential Low Capacity zoning to Business Park. The property is located northeast of the 188th Street and Airport Boulevard intersection. The rezone proposal is contingent upon the Wear Commercial Annexation. Approval by City Council is required for all rezone applications. If the request is granted, the City’s Comprehensive Plan Land Use Map and City’s Official Zoning Map.
Staff Report: [Attachment D](#)

5. **Amendment Type:** Development Regulations Amendment
Applicant: City of Arlington
File Name: Chapter 12.16 Amendment
File №: PLN#1035
Description: The City has proposed revisions to Chapter 12.16 Uniform Street Naming and House Numbering. The update includes regulations for address number size and location on commercial, industrial, and mixed-use buildings within the city.
Staff Report: [Attachment E](#)

6. **Amendment Type:** Development Regulations Amendment
Applicant: City of Arlington
File Name: Chapter 16.28 Amendment
File №: PLN#1037
Description: The City has proposed revisions to Chapter 16.28 Building Construction and Life Safety Code. The update includes changing the language to provide clarification of permit extensions and associated fees.
Staff Report: [Attachment F](#)

7. **Amendment Type:** Development Regulations Amendment
Applicant: City of Arlington
File Name: Chapter 20.98 Amendment
File No: PLN#1041
Description: The City has proposed revisions to Chapter 20.98 State Environmental Policy Act by updating the sections that directly relate to changes to WAC 197-11 by the Department of Ecology as mandated by Senate Bill 5818 under Administrative Order 22-08.
Staff Report: [Attachment G](#)
8. **Amendment Type:** Development Regulations Amendment
Applicant: City of Arlington
File Name: Title 13 Amendment
File No: PLN#1036
Description: The City has proposed revisions to Title 13 Water and Sewers. The update includes revisions to sections 13.04, 13.08, 13.12, and 13.28 to address utility connections for Accessory Dwelling Units.
Staff Report: [Attachment H](#)
9. **Amendment Type:** Development Regulations Amendment
Applicant: City of Arlington
File Name: Chapter 20.44 Amendment
File No: PLN#1038
Description: The City has proposed revisions to Chapter 20.44.032 Master Plan Neighborhood Developments by updating the language to the most current code regulations, adding the residential use types expected, and providing specific development criteria. The proposed revisions to Chapter 20.44.042 Accessory Dwelling Units include updating the language and referencing Title 13 Utilities for utility connection requirements.
Staff Report: [Attachment I](#)
10. **Amendment Type:** Development Regulations Amendment
Applicant: City of Arlington
File Name: Chapter 20.52 Amendment
File No: PLN#1039
Description: The City has proposed revisions to Chapter 20.52 Recreational Facilities and Open Space by updating the language to follow the proposed update of the Parks and Recreation Master Plan. Changes will need to be made to the following sections 20.52.010, 20.52.020, 20.52.024, 20.52.030 and new sections may need to be added.
Staff Report: [Attachment J](#)
11. **Amendment Type:** Development Regulations Amendment
Applicant: City of Arlington
File Name: Chapter 20.90 Amendment
File No: PLN#1040
Description: The City has proposed revisions to Chapter 20.90 Concurrency & Impact Fees by updating the language to follow the proposed update of the Parks and Recreation Master Plan. A new code section will need to be written under Part III. Park Impact and Mitigation Fees. The new section will provide the follow: impact fees established, impact fee calculation formula, imposition of impact fee, collection of fees, disposition of impact fee revenues, refunds, and additional sections deemed necessary.
Staff Report: [Attachment K](#)