




# Community and Economic Development Planning Division

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

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## 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**

- 1. 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](#)
- 2. 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 the City of Arlington and located at the northeast corner of the Smokey Point Boulevard and 178<sup>th</sup> 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 204<sup>th</sup> Street Rezone  
**File No:** PLN#1031  
**Parcel No:** 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 67<sup>th</sup> Avenue and 204<sup>th</sup> 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 188<sup>th</sup> Street Rezone  
**File No:** PLN#1032  
**Parcel No:** 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 188<sup>th</sup> 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 No:** 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 No:** 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 №:** 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 №:** 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 №:** 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 №:** 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 №:** 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](#)