



Community and Economic Development Planning Division

18204 59th Avenue NE, Arlington, WA 98223

Planning Commission STAFF REPORT & RECOMMENDATION

To: Planning Commission
From: 
Amy Rusko, Planning Manager
Date: May 2, 2023
Regarding: Smokey Point Park Rezone – PLN #1043

A. INTRODUCTION

The Smokey Point Park Rezone is a City-initiated amendment to the City of Arlington Comprehensive Plan and Zoning Map, submitted under the 2023 Comprehensive Plan Update Docket cycle.

B. GENERAL INFORMATION

Applicant: City of Arlington
Project Description: Rezone
Requested Action: Recommendation to City Council

C. DETAILED PROJECT INFORMATION

The City of Arlington has initiated the rezone of a parcel on the north side of 178th Street NE. The Smokey Point Park property is owned by the City of Arlington and located on one parcel. The proposed rezone is for the parcel listed under tax parcel 3105210302300 and is approximately 2.23 acres in size. The property is located at the northeast corner of the Smokey Point Boulevard and 178th Place intersection. The property is currently vacant and purchased by the city in 2022 for the purpose of a future public park.

The proposed rezone would take the property out of the Commercial Corridor zoning designation and change the property to the Public/Semi-Public zone. The Public/Semi-Public zone is for properties designated for public use and owned by a public entity.

Approval by the City Council is required for all rezone applications. If the request is granted, the City's Future Land Use Map, City's Official Zoning Map, and Regulating Plan Place Type Map (AMC Chapter 20.110) would need to be amended.

D. REGULATORY REQUIREMENTS

1. SEPA Compliance

The amendment to the comprehensive plan amendment is subject to provisions of the State Environmental Policy Act (SEPA) and Chapter 20.98 of the Arlington Municipal Code (AMC).

- a. The Determination of Non-Significance (DNS) was issued on April 24, 2023.
- b. The DNS was published in the Everett Herald and posted at City Hall, Smokey Point Post Office, Arlington Library, the City Website, and the physical site on April 26, 2023.
- c. The DNS was mailed to property owners within 500' of the property on April 26, 2023.
- d. The DNS public comment period will be open from April 26, 2023 to May 10, 2023.

2. Public Notification / Involvement

- a. Presentations and/or updates on the proposed land use action to the Planning Commission will occur on May 2, 2023, and May 16, 2023.
- b. A Public Hearings will be held at Planning Commission in person located at Arlington City Council Chambers on the following date, May 16, 2023.
- c. A Notice of Public Hearing at the May 16, 2023, Planning Commission meeting was posted at the City Hall, Smokey Point Post Office, Arlington Library, the City Website and the physical site on April 26, 2023.
- d. A Notice of Public Hearing at the May 16, 2023, Planning Commission meeting was mailed to property owners within 500' of the property on April 26, 2023.

3. Washington State Department of Commerce Notification

The Smokey Point Park Rezone was submitted to the Washington State Department of Commerce (DOC) on April 11, 2023, and the DOC will notify the City that if it is in procedural compliance with RCW 36.70A.106.

E. BACKGROUND INFORMATION

Staff completed the application and submittal information for the rezone on January 30, 2023. The city-initiated submittal was added to the 2023 Preliminary Docket. The preliminary docket was taken before the Planning Commission on March 7, 2023 and March 21, 2023. The Planning Commission made a recommendation to move the proposed docket item forward to the City Council. The final docket was taken before the City Council on April 10, 2023 and April 17, 2023. A public hearing was held at the Planning Commission meeting on March 21, 2023 and at the City Council meeting on April 17, 2023. The City Council approved the 2023 Final Docket through Resolution 2023-004.

F. ANALYSIS – AMC 20.96 AMENDMENTS

Staff has reviewed the rezone against Arlington Municipal Code 20.96 and finds that the applicant has met the intent of all applicable requirements and standards through the following analysis.

1. *AMC 20.96.026 – Selection and Decision Criteria Text and Zoning Map Amendments*

- a. *The proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Plan.*

The proposed rezone from the Commercial Corridor to Public/Semi-Public zone meets a variety of comprehensive goals and policies that are listed below:

GO - 2	Continue to provide effective stewardship over the natural and built environments within the City, ensuring harmony between both environments through application of best practice techniques.
GO - 4	Continue to use local resources and encourage local involvement in community actions. This should include continued encouragement of public and private involvement in community traditions, as well as encouragement of volunteerism.
GO - 5	Diversify recreational opportunities and cultural activities within the City.
PO - 6.4	Land-use developments should be conducive to social interaction.
PO - 6.5	Both publicly and privately owned civic spaces should be included in both commercial and residential neighborhoods to ensure adequate gathering places for residents.
GL - 1	Work to ensure that the character and location of land uses optimize the economic benefit, enjoyment by residents, and protection of natural resources while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation through implementation of the following: a) <u>Growth Management</u> : Manage growth so that the delivery of public facilities and services will occur in a fiscally responsible manner to support development and redevelopment within the City. c) <u>Neighborhood Conservation</u> : Achieve a well-balanced and well-organized combination of open space, commercial, industrial, recreation and public uses that are served by an efficient transportation network while protecting the fabric and character of residential neighborhoods.
GL - 15	Protect and enhance our various neighborhoods as follows:
PL - 15.48	A community park and neighborhood center park should be located within the Smokey Point neighborhood.
GL - 24	Promote equality in development regulations between private and public lands.
PL - 24.1	Public and semi-public development should be held to the same development standards as private development.
PL - 24.2	New public/semi-public development proposals should include the design and construction of walkways and/or sidewalks to integrate and link commercial activities and other neighborhoods within the Urban Growth Area.
GP - 1	Maintain and support existing and future recreational and cultural activities.
PP - 1.13	The City should seek grants as a way to pay for and provide park and recreation facilities at City-owned parks, trails, and open spaces.
GP - 2	Provide a diverse range of recreational, cultural, and educational opportunities.
PP - 2.1	Multi-purpose use of public lands, facilities, and personnel services should be encouraged.
PP - 2.2	Each community park should be developed with activities and facilities for every age group.
PP - 2.3	City park facilities and services should provide an appropriate range of recreational opportunities. Such facilities and services should be designed in a manner that responds to the needs of the intended users.
PP - 2.5	The City should encourage the provision of art, interpretive, and educational facilities in parks and public buildings and spaces
MPP - DP - 14	Preserve and enhance existing neighborhoods and create vibrant, sustainable compact urban communities that provide diverse choices of housing types, a high degree of connectivity in the street network to accommodate walking, bicycling and transit use, and sufficient public spaces.
MPP - DP - 38	Design public buildings and spaces that contribute to a sense of community and a sense of place.
MPP - DP - 39	Identify and create opportunities to develop parks, civic places and public spaces, especially in or adjacent to centers.

- b. *The proposed amendment is consistent with the scope and purpose of the City's zoning.*

The proposed rezone is consistent in that all community parks that are owned by the City of Arlington are zoned Public/Semi-Public. The comprehensive plan also states that a community park in the Smokey Point area is desired.

- c. *Circumstances have changed substantially since the establishment of the current zoning map or district to warrant the proposed amendment.*

The City of Arlington has been working on finding property within the Smokey Point area for multiple years. Without knowing the exact property that could be purchased, the city waited until the property was purchased prior to rezoning to public / semi-public for the future use of a community park.

- d. *The proposed zoning is consistent and compatible with the uses and zoning of surrounding property.*

The proposed rezone to Public / Semi-Public will enhance the property and surrounding area by allowing a future community park to be enjoyed by future commercial and residential uses along the Smokey Point Boulevard Corridor.

- e. *The property that is the subject of the amendment is suited for the uses allowed in the proposed zoning classification.*

The subject property sits on the northeast corner of the Smokey Point Boulevard 178th Place intersection which provides frontage access along both streets to a community parks.

- f. *Adequate public services could be made available to serve the full range of proposed uses in that zone.*

The subject property has access to public water and sewer utilities, along with power.

2. *AMC 20.96.060 – Section and Decision Criteria Comprehensive Plan and Zoning Map Amendments*

- a. *The amendment represents a matter appropriately addressed through the comprehensive plan, and the proposed amendment demonstrates a public benefit and enhances the public health, safety, and welfare of the city.*

The proposed rezone provides public benefit and enhances the public health, safety, and welfare of the city by providing a future community public park. The future project will also provide frontage improvements (sidewalks, street trees, parking, and accessible access to the park).

- b. *The amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by city council.*

The amendment does not raise policy or land use issues, since the intent of the city owned property is to develop a future community public park.

- c. *The proposed amendment addresses significantly changed conditions since the last time the pertinent comprehensive plan map or text was amended. "Significantly changed conditions" are those resulting from unanticipated consequences of an adopted policy or changed conditions on the subject property or its surrounding area, or changes related to the pertinent comprehensive plan map or text, where such change has implications of a magnitude that need to be addressed for the comprehensive plan to function as an integrated whole.*

The City of Arlington has been working on finding property within the Smokey Point area for multiple years. Without knowing the exact property that could be purchased, the city waited until the property was purchased prior to rezoning to public / semi-public for the future use of a community park.

- d. *The proposed amendment is consistent with the comprehensive plan and other goals and policies of the city, the countywide planning policies, the Growth Management Act, other state or federal law, and the Washington Administrative Code and other applicable law.*

There are twenty-one (21) goals and policies from the City of Arlington Comprehensive Plan and Countywide Planning Policies that were used to show compliance for a future community park on the subject site. The future community parks also meets the requirements of the Parks and Recreation Master Plan.

G. FINDINGS AND CONCLUSIONS

1. Public meetings will be held before Planning Commission on May 2, 2023, and May 16, 2023.
2. The Smokey Point Park Rezone was submitted to the DOC on April 11, 2023, in accordance with RCW 36.70A.106 and the submittal will meet all DOC's procedural requirements.
3. On May 2, 2023, the Planning Commission will review the Smokey Point Park Rezone at their workshop meeting.
4. On April 26, 2023, a Notice of Public Hearing for the May 16, 2023, Planning Commission public hearing was posted at City Hall, Smokey Point Post Office, Arlington Library, the City Website, and the subject site.
5. On April 26, 2023, Notice of Public Hearing for the May 16, 2023, Planning Commission public hearing was mailed to all property owners within 500' of the subject property site.
6. The application for the Smokey Point Park Rezone, PLN#1043, has been reviewed for consistency with the Arlington Comprehensive Plan.
7. The Smokey Point Park Rezone, PLN#1043, has been reviewed in accordance with, and is consistent with, the Snohomish County Countywide Planning Policies.
8. The Smokey Point Park Rezone, PLN#1043, has been reviewed in accordance with, and is consistent with, the Multi-County Planning Policies.
9. The proposed Smokey Point Park Rezone, PLN#1043, was prepared in accordance with the Washington State Enabling Legislation (RCW 35A.63) and the Growth Management Act.
10. Documentation supporting the findings of fact is in file PLN#1043, which is adopted by reference into this approval.
11. Adoption of the proposed Smokey Point Park Rezone, PLN#1043, furthers public health, safety, and general welfare.

H. RECOMMENDATION

Staff recommends that the City of Arlington Planning Commission make a recommendation to the Arlington City Council to approve the Smokey Point Park Rezone, PLN#1043.