

RESOLUTION NO. 2023-004

A RESOLUTION OF THE CITY OF ARLINGTON ADOPTING THE
2023 COMPREHENSIVE PLAN FINAL DOCKET

WHEREAS, the City's Comprehensive Plan 2015 update was adopted January 25, 2018; and

WHEREAS, RCW 36.70A.130 allows jurisdictions to make amendments to its comprehensive plan once annually, and directs that the city shall compile and maintain a list, known as a "docket", of all city-initiated and privately-initiated proposed comprehensive plan amendments; and

WHEREAS, AMC 20.96.100 allows the city to make amendments to its development regulations, and directs that most development regulation amendments be processed concurrently with comprehensive planning docket developed under AMC 20.96.030 (b); and

WHEREAS, there are nine city-initiated proposals and two privately-initiated proposals for the 2023 preliminary docket; and

WHEREAS, the preliminary docket was made available to the public for review and comment at least fifteen days prior to consideration by the Planning Commission; and

WHEREAS, the Director of Community and Economic Development made a recommendation to the Planning Commission as to which proposed amendments should be included in the final docket; and

WHEREAS, the Planning Commission held a noticed hearing on March 21, 2023 on selection of proposed amendments for the final docket; and

WHEREAS, the Planning Commission's Findings of Fact and determination per AMC 20.96.050, are attached hereto as exhibit;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON, WASHINGTON AS FOLLOWS:

1. The Arlington City Council hereby adopts the Planning Commission's findings and the docket recommendation made by the Planning Commission per the selection and decision criteria outlined in AMC 20.96.060 as the 2023 Final Docket.

2. Except as provided in AMC 20.96.010(d), no additional comprehensive plan amendments may be considered after council adoption of the 2023 docket.

ADOPTED by the City Council and APPROVED by the Mayor this 17th Day of April, 2023.

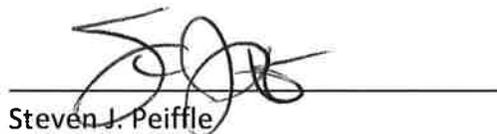
CITY OF ARLINGTON


Barbara Tolbert, Mayor

ATTEST:


Wendy Van Der Meersche, City Clerk

APPROVED AS TO FORM:


Steven J. Peiffle
City Attorney



City of Arlington Community and Economic Development Planning Commission

18204 59th Avenue NE, #B Arlington, WA 98223

Regarding:

2023 Preliminary Comprehensive Plan Amendment Docket

Summary:

The Planning Commission discussed the 2023 preliminary Comprehensive Plan Amendment Docket at its March 7, 2023 workshop, and subsequently held an open record Public Hearing to consider this item on March 21, 2023. The Planning Commission transmits the following findings and recommendation to the City Council:

Findings:

1. State law (RCW 36.70A.130) allows Cities to amend their Comprehensive Plans once annually. In 2016, the Council updated and clarified the docketing process for submission and review of all proposed amendments as part of an effort to ensure that these proposed changes were considered together.
2. AMC 20.96.020 provides clarifying detail for initiating amendments to the Comprehensive Plan by either the City or by private parties.
3. In either case, the process for inclusion of the proposed Comprehensive Plan amendments on the Docket are further regulated by AMC 20.96.22 (a) and (b). The only exception to this section is for emergency amendments, none of which were proposed for the 2023 docket.
4. There are eleven items on the 2023 Preliminary Comprehensive Plan Docket; two privately initiated and nine City initiated:
 - City initiated;
 1. PLN# 1042. The City is proposing to amend Chapter 7 (Parks and Recreation) of the Comprehensive plan and adopt the Parks and Recreation Master Plan as a supplemental document.
 2. PLN# 1043. 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 and located at the Northeast corner of Smokey Point Boulevard and 178th Place intersection. The City purchased the property in 2022 for the purpose of developing a future community public park.
 3. PLN#1035. The City is proposing 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.
 4. PLN#1037. The City is proposing revisions to Chapter 16.28 (Building Construction and Life Safety Code). The proposed update includes changing the language to provide clarification of permit extensions and associated fees.



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5. PLN#1041. The City is proposing revisions to Chapter 20.98 (State Environmental Policy Act) updating the sections that directly relate to changes to WAC 197-11 by the department of ecology and mandated by Senate Bill 5818 under administrative order 22-08.
 6. PLN#1036. The City is proposing revisions to Title 13 (Water and Sewers). The proposed update includes revisions to sections 13.04, 13.08, 13.12 and 13.28 to address utility connections for Accessory Dwelling Units.
 7. PLN#1038. The City is proposing 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.
 8. PLN#1039. 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.
 9. PLN#1040. The City is proposing revisions to Chapter 20.90 (Concurrency & Impact Fees) by updating the language required for consistency with 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 contain additional impact fee details.
- Privately initiated;
 1. PLN#1031. 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.
 2. PLN#1032. 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. This proposed rezone is contingent upon the Wear Commercial Annexation. The property may only be considered for rezone if the annexation is approved and will run concurrently with the annexation.
5. All eleven of the items on the proposed 2023 Docket meet the submission requirements and specific criteria contained in AMC 20.96 sections 020 and 022.
 6. Historically, the Planning Commission has only considered matters directly related to either Title 20 of the Municipal Code or the City's current or future Comprehensive Plans. This preliminary docket contains three items that are proposed modifications of the Municipal code but are not contained within Title 20.



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In the interest of public transparency, staff has asked the Commission to review PLN#1035 which clarifies street naming and house numbering regulations and is contained in Title 12; PLN#1037 which clarifies permit extensions and associated fees contained in Title 16, and PLN#1036 which addresses utility connections for accessory dwelling units as part of Title 13. Administration of both Title 12 and Title 16 fall within the authority of the Community and Economic Development Department, and both CED and Public Works have been collaborating on the proposed revisions to Title 13. These three items will be considered individually later this year along with the other eight docket items.

7. Conclusion and Recommendation:

Based on the foregoing findings and testimony received at the hearing, the Planning Commission hereby recommends, on a unanimous vote, that the City Council approve the proposed 2023 Preliminary Comprehensive Plan Amendment Docket.

Respectfully submitted through the Department of Community and Economic Development to the City Council this Twenty Second day of March 2023 by:

 *Tim Dean* 03/23/23

Tim Dean
City of Arlington Planning Commission Chair