

ORDINANCE NO. 2019--011

AN ORDINANCE OF THE CITY OF ARLINGTON, WASHINGTON, DENYING THE YORK PROPERTY ARLINGTON LAND USE MAP AMENDMENT AND CONCURRENT REZONE (PLN #515)

WHEREAS, the City of Arlington has the authority to regulate land uses within the City, and is in the process of its periodic annual review and update of the Comprehensive Plan; and

WHEREAS, included in the review of the Comprehensive Plan was a series of proposed amendments to the City of Arlington Comprehensive Plan and Zoning Map; and

WHEREAS, the City Planning Commission considered the proposed York Property Land Use Map amendment and Concurrent Rezone (PLN #515) and conducted an open record public hearing on April 16, 2019 and recommended denial to the City Council; and

WHEREAS, the City Council considered the same at a workshop held on April 22, 2019, and considered them along with the Planning Commission recommendations, at their public hearing conducted on May 6, 2019; and the City Council having determined denying said amendment was in the best interest of the City; and

WHEREAS, the City Council has considered the proposed York property comprehensive plan amendment and concurrent rezone and finds it to be inconsistent with city and state law and not in the best interests of the citizens;

NOW, THEREFORE, the City Council of the City of Arlington do hereby ordain as follows:

Section 1. Findings. The City Council adopts the following findings as required by AMC Chapter 20.96:

- a. The subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and not with zoning standards under the proposed zoning classifications.
- b. The proposed amendment is not consistent with the goals, objectives, and policies of the comprehensive plan, including the requirement in goal GL-1 of "protecting the fabric and character of residential neighborhoods";
- c. The proposed amendment is not consistent with the scope and purpose of the city's zoning ordinances and the original purpose for which the property was purchased;
- d. Circumstances have not changed substantially since the establishment of the current zoning map or district to warrant the proposed amendment;
- e. The proposed zoning is inconsistent and incompatible with the uses and zoning of surrounding property;
- f. The property that is the subject of the amendment is suited for the existing uses allowed in the proposed zoning classification and not more intensive zoning.


Section 2. The City Council denies the York Property Arlington Land Use Map Amendment and Concurrent Rezone (PLN #515).

Section 3. Severability. If any provision, section, or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. Effective Date. The title of this Ordinance, which summarizes the contents of this ordinance, shall be published in the official newspaper of the City. The Ordinance shall take effect and be in full force five (5) days after the date of publication.

PASSED BY the City Council and APPROVED by the Mayor this 6th day of May, 2019.

CITY OF ARLINGTON



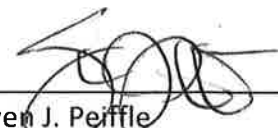
Barbara Tolbert, Mayor

Attest:



Erin Keator, City Clerk

Approved as to form:



Steven J. Peiffle
City Attorney

CERTIFICATION OF ORDINANCE

I, Erin Keator, being the duly appointed and City Clerk of the City of Arlington, Washington, a municipal corporation, do hereby certify that the following Ordinance No. 2019-011 was approved at the May 6, 2019 City Council meeting.

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AN ORDINANCE OF THE CITY OF ARLINGTON, WASHINGTON
DENYING THE YORK PROPERTY ARLINGTON LAND USE MAP
AMENDMENT AND CONCURRENT REZONE (PLN #515)

A true and correct copy of the original ordinance is attached.

Dated this 8th day of May 2019.



A handwritten signature in blue ink that reads "Erin Keator". The signature is written in a cursive, flowing style.

Erin Keator
City Clerk for the City of Arlington