



CITY OF ARLINGTON NOTICE OF DECISION

Reece Construction Special Use Permit

The City of Arlington has issued a Notice of Decision for a Special Use Permit as required by Arlington Municipal Code. The following project has been **APPROVED**, with the conditions listed in the attached Staff Report and Permit Decision.

Project Name: Reece Construction

Proponent: 2812 Architecture

Project Number: PLN#866

Description of Proposal: The applicant is proposing to construct a 7,421 square foot two-story office building and 840 square foot one-story scale house. The main entry of the office will face north towards Cemetery Road. Access to the office and scale house will be taken from a driveway into the site. The site is located at 5802 Cemetery Road, Arlington, WA in the General Industrial (GI) zone and in Airport Protection District Subdistrict A, Inner Turning Zone (ITZ) 3. The site is approximately 13.86 acres in size. The proposed building is constructed of metal paneling with a stone veneer at the base of the building, a large canopy and glass entry. The site provides trees and landscaping around the building and along the frontage.

Location: The project is located at 5802 Cemetery Road.

City of Arlington Decision: Approved, with Conditions

Notice of Decision Date: Friday, September 24, 2021

End of Appeal Period: Friday, October 8, 2021

Special Use Permit Expiration Date: September 24, 2023

Appeals: This decision may be appealed pursuant to AMC 20.20.010, which provides for a hearing of the zoning permit decision before the Hearing Examiner. Any aggrieved party of record may file an appeal within 14 days of the permit decision. An appeal shall be considered filed when a written notice of appeal, specifying the grounds and arguments, therefore, is delivered to the Department of Community and Economic Development by **5:00 PM on October 8, 2021**, and the appeal fee as set by resolution is paid.

Staff Contact: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov, 360-403-3550

SPECIAL USE PERMIT

FOR

REECE CONSTRUCTION

*This certifies that the proposed
INDUSTRIAL DEVELOPMENT*

Located at 5802 Cemetery Road

Meets all applicable requirements, as conditioned in the attached permit report, of

TITLE 20

Of the City of Arlington Municipal Code



ISSUED BY THE DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

Shy Rusus
SIGNATURE

FILE No
PLN #866

ISSUANCE DATE
September 24, 2021





Community and Economic Development Planning Division

18204 59th Avenue NE, Arlington, WA 98223

SPECIAL USE PERMIT – SITE PLAN REVIEW STAFF REPORT AND PERMIT DECISION

GENERAL INFORMATION

File Number:	PLN #866
Project Title:	Reece Construction
Owner/Applicant:	Andy Reece, Reece Construction
Contact:	2812 Architecture, Paul Douglas, paul@2812architecture.com
Description:	Site Plan Review
Location:	5802 Cemetery Road
Tax Parcel ID:	31051500200800 and 310500200700
Lot Size:	13.86 acres
Topographical Description:	Generally flat with slight slopes throughout the site
Soil Type:	Everett very gravelly sandy loam
Zoning Classification:	General Industrial
Land Use Designation:	General Industrial
Proposed Use Classification:	3.220 and 4.200
City Approvals Required:	Special Use Permit, Site Civil Permit, Building Permit
Date of Decision:	September 24, 2021
Decision:	APPROVED, with Conditions

I. NATURE OF APPLICATION

A. Request

The applicant is proposing to construct a 7,421 square foot two-story office building and 840 square foot one-story scale house. The main entry of the office will face north towards Cemetery Road. Access to the office and scale house will be taken from a driveway into the site. The site is located at 5802 Cemetery Road, Arlington, WA in the General Industrial (GI) zone and in Airport Protection District Subdistrict A, Inner Turning Zone (ITZ) 3. The site is approximately 13.86 acres in size. The proposed building is constructed of metal paneling with a stone veneer at the base of the building, a large canopy and glass entry. The site provides trees and landscaping around the building and along the frontage.

B. Project Chronology / Background

A formal application for the Special Use Permit – Site Plan Review was submitted to the Community & Economic Development Department on July 15, 2021, with revised plans submitted on August 17, 2021, and September 7, 2021. Staff routed the material to City review staff on July 20, 2021, and after each resubmittal.

C. Site Location / Description



D. Site and Adjacent Zoning / Uses

Subject Site		
Area	Zoning	Existing Use
Subject Site	General Industrial	Existing Industrial/Commercial Business
North	Residential Ultra Low Capacity	Vacant Property
South	Aviation Flightline	Arlington Municipal Airport
East	General Industrial	Non-Conforming Single-Family Residence / Home Occupation and Industrial Businesses
West	General Industrial and Aviation Flightline	Arlington Municipal Airport and Airport Vacant Land

II. PROJECT CONSISTENCY WITH TITLE 20 AMC, ZONING

A. Applicable Review Criteria and Process

The Zoning Permit – Site Plan Review request is subject to review for conformity with the Arlington Municipal Code (AMC), including but not limited to the following:

Regulation	Analysis	Meets
Chapter 20.16 AMC, Permits and Final Plat Approval		
20.16.010 (c) Permits Required. Physical improvements to land to be subdivided may not be commenced except in accordance with a zoning permit issued by the Community Development Director for short subdivisions.	The applicant submitted for a special use permit for Site Plan Review. The Community Development Director is responsible for the permit decision and the decision is appealable to the Hearing Examiner.	Yes
20.16.034 Official Representative of the Applicant. The applicant for each land use permit shall designate an official representative, which may be himself, to receive all correspondence, determinations, and notices regarding the application.	The owner, Andy Reece, has designated Paul Douglas of 2812 Architecture as the official representative for the subject permit.	Yes

Regulation		Analysis	Meets														
20.16.070 (c) Complete Application. Within 28 days of after receiving the permit application, the Community Development Director shall mail or provide in person a written determination to the applicant, stating either: 1. That the application is complete; or, 2. That the application is incomplete and what is necessary to make the application complete.		The application was submitted on July 15, 2021. The City issued a Notice of Incomplete Application on July 22, 2021, within the 28-day timeframe. The applicant submitted the additional required items on August 17, 2021. The City issued a Notice of Complete Application on August 23, 2021.	Yes														
Chapter 20.36 AMC, Zoning Districts and Zoning Map																	
20.36.030 Manufacturing Districts Established. The General Industrial (GI) and Light Industrial (LI) districts are primarily established to accommodate enterprises engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembly of goods, merchandise, or equipment. The Light Industrial district is intended to be a cleaner, more business park-like area and is more restrictive than the General Industrial district.		The subject property for the proposed special use permit is zoned General Industrial. The new office building, new scale house and existing business on the properties are permissible uses within the General Industrial district.	Yes														
Chapter 20.38 AMC, Airport Protection District																	
20.28.060 (a) Airport Protection Subdistrict A and Inner Turning Zone (ITZ) Zone 3. The ITZ boundary is defined by a triangular shaped area that is positioned along each side of the RPZ and ISZ boundaries. For Runway 16, the ITZ extends approximately 5,000 feet from a point that is on the runway centerline 1,500 feet inward from the future runway threshold, within a 30-degree sector or the extended runway centerline. For Runway 34 the ITZ extends approximately 6,000 feet from a point that is on the runway centerline 2,000 feet inward from the runway threshold, within a 20-degree sector of the extended runway centerline.		The subject property has an existing Avigation Easement over the property on file with the Arlington Municipal Airport.	Yes														
Chapter 20.40-1 AMC, Table of Permissible Uses																	
Use	SR	RLMD	RMD	RHD	OTR	NC	OTBD 1	OTBD 2	OTBD 3	GC	HC	BP	LI	GI	AF	MS	P/ SP
3.220										ZS	ZS	ZS	ZS	ZS			
4.200														ZS			
3.220 = Office operations designed to attract little or no customer or client traffic other than the employees of the entity operating the principal use. 4.200 = Manufacturing operations conducted within or outside fully enclosed buildings. - Z = Zoning Permit - ZS = Special Use Permit																	

Regulation	Analysis	Meets
Chapter 20.46 AMC, Design		
20.46.010 (a) Conformance with Design Standards. Structures within the following zones are subject to the relevant design standards adopted in this chapter. No building or land use permit shall be issued for structures or uses that do not conform to the applicable standards. (1) Zones (H) General Industrial	The building structure proposed with this land use zoning permit received Design Review Board approval on September 21, 2021, under permit number PLN#868.	Yes
Chapter 20.48 AMC, Density and Dimensional Regulations		
20.48.040 Building Setback Requirements. No portion of any building or any freestanding sign may be located on any lot closer to any lot line than is authorized in Table 20.48-1 Density and Dimensional Standards for the General Industrial zone.	The proposed project is within the General Industrial zone and complies with the following regulations.	Yes
Table 20.48-1 Density and Dimensional Standards		
General Industrial	Office Building	Scale House
Minimum Lot Size: 10,000 sf	212,573 sf	391,169 sf
Minimum Lot Width: 70 ft	560 ft	560 ft
Non-Arterial Building Setback: 25 ft	142 ft	486 ft
Lot Line Building Setback: 5 ft	61 – 350 ft	227 – 286 ft
Building Height: 50 ft	35 ft	20 ft
Maximum Lot Coverage: 100%	85% of Entire Site	Yes
20.48.042 Sight Visibility Areas at Intersections. At the intersection of two streets, either public or private, no structure, sign, vegetation, or anything else that obscures sight shall exceed 30 inches in height in the area described by a triangle having two 25-foot legs along the curb faces of the streets from the streets' point of intersection, and a diagonal line connecting the ends of these lines.	The proposed project takes access to the site from Cemetery Road through two entry driveways. Only low growing shrubs are proposed within the sight triangle of the driveways, which does not obscure vehicular or pedestrian traffic.	Yes
Chapter 20.56 AMC, Streets and Sidewalks		
20.56.030 Access to Lots. Every lot shall have access to it that is sufficient to afford a reasonable means of ingress and egress for emergency vehicles as well as for all those likely to need or desire access to the property in its intended use. Access includes vehicular, pedestrian, bicycle, and other common forms of transportation.	The project proposes vehicular, pedestrian, and bicycle access subject property through the public street and new pedestrian access from Cemetery Road.	Yes

Regulation	Analysis	Meets
20.56.050 Entrances to Streets. (a) All driveway entrances and other openings onto streets within the city's planning jurisdiction shall be constructed so that: 1. Vehicles can enter and exit from the lot in question without posing any substantial danger to themselves, pedestrians, or vehicles traveling in abutting streets, and 2. Interference with the free and convenient flow of traffic in abutting or surrounding streets is minimized. 3. Driveway cuts shall be limited so the narrowest width necessary to provide safe ingress and egress onto and from the property. 4. Driveways shall not be located adjacent to one another in such a manner as to create a "double width" driveway without any landscaping between the driveways.	The proposed site has two access points to the property. The proposed project complies with the following City of Arlington Standards and Specifications: • The proposed entrances are within the required width and provide safe access to the site. • Chapter 2-3.09 (6) The proposed driveways on the same side of the street are separated by approximately 270 feet. • The driveway entrances are not located adjacent to each other creating a "double width" driveway.	Yes
20.56.130 Construction Standards and Specifications. Construction and design standards and specifications for streets, sidewalks, and curbs and gutters are contained in the "Public Works Construction Standards and Specifications," and all such facilities shall be completed in accordance with these standards.	The proposed project is subject to a Site Civil permit and Right-of-Way permit. This has been added as a permit condition.	Yes
Chapter 20.60 AMC, Utilities		
20.60.100 Sewage Disposal Facilities Required. Every principal use and every lot within a subdivision shall be served by a sewage disposal system that is adequate to accommodate the reasonable needs of such use or subdivision lot and that complies with all applicable health regulations.	The proposed project is required to connect to City of Arlington Sanitary Sewer. The construction of utilities will take place after Site Civil Permit approval and shall meet all requirements of the Public Works Construction Standards and Specifications. This has been added as a permit condition.	Yes
20.60.300 Water Supply System Required. Every principal use and every lot within a subdivision shall be served by a water supply system that is adequate to accommodate the reasonable needs of such use or subdivision lot and that complies with all applicable health regulations.	The proposed project is required to connect to City of Arlington water. The construction of utilities will take place after Site Civil Permit approval and shall meet all requirements of the Public Works Construction Standards and Specifications. This has been added as a permit condition.	Yes

Regulation	Analysis	Meets
20.60.400 Lighting Requirements. (a) All public streets, sidewalks, and other common areas or facilities shall be sufficiently illuminated to ensure security of property and the safety of persons using such streets, sidewalks and other common areas or facilities.	The proposed project has provided sufficient pole lighting throughout the site that will illuminate the building and parking areas.	Yes
(c) All entrances and exits in substantial buildings used for nonresidential purposes shall be adequately lighted to ensure the safety of persons and the security of buildings.	The proposed project has provided adequate lighting at the building entrance and throughout the site to ensure safety.	Yes
(d) All outdoor lights shall be low sodium or similar lamp type and be down shielded to prevent light pollution.	The property is currently developed and has down-shielded pole lighting on the site.	Yes
20.60.410 Excessive Illumination. Lighting within any lot that unnecessarily illuminates any other lot or public right-of-way and substantially interferes with the use or enjoyment of such other lot or public right-of-way is prohibited.	The proposed project has provided down-shielded lighting that illuminates the site but does not shine onto neighboring properties or public rights-of-way.	Yes
20.60.450 Underground Utilities. All existing, extended, new electrical power lines, telephone, gas distribution, cable television, and other communication and utility lines shall be placed underground in accordance with the specifications and policies of the respective utility service providers and located in accordance with the Public Works Construction Standards and Specifications.	All proposed utilities to and on the site shall be located underground. All utility lines are required to be shown on the Site Civil plans and shall be approved by the City of Arlington prior to construction activities on the site. This has been added as a permit condition.	Yes
Chapter 20.72 AMC, Parking		
20.72.010 Number of Parking Spaces Required. (a) All developments in all zoning districts shall provide a sufficient number of parking spaces to accommodate the number of vehicles that ordinarily are likely to be attracted to the development in question.	The proposed project is located within the General Industrial zone and the proposed use is manufacturing with an office building. All required parking spaces have been met for the uses, see table below.	Yes
(d) Uses in Table 20.72-1: Table of Parking Requirements are indicated by a numerical reference keyed to the Table of Permissible Uses.	The proposed uses with this project include the following: 3.220 – Office operations 4.200 – Manufacturing operations	Yes

Regulation		Analysis	Meets																						
Table 20.72-1 Table of Parking Requirements																									
	<table><tr><th>Use</th><th>Required Parking Stalls</th></tr><tr><td>3.220 Office operations</td><td>1 space per 800 sf of gfa. 7,421 sf & 810 sf - office space (8,231 / 800 = 11 spaces)</td></tr><tr><td>4.200 Manufacturing operations</td><td>1 space for every two employees on the maximum shift. There are 40 anticipated employees. (40 / 2 = 20 spaces)</td></tr></table>	Use	Required Parking Stalls	3.220 Office operations	1 space per 800 sf of gfa. 7,421 sf & 810 sf - office space (8,231 / 800 = 11 spaces)	4.200 Manufacturing operations	1 space for every two employees on the maximum shift. There are 40 anticipated employees. (40 / 2 = 20 spaces)	The project site proposes a total of 42 parking spaces. The office operations require 11 dedicated spaces, which have been met and are located at the entrance of the building and at the scale house. The current business has 40 employees either existing or proposed for the site. The site is required to have a minimum of 31 parking spaces on the site and the proposal exceeds the required minimum.	Yes																
Use	Required Parking Stalls																								
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20.72.030 Parking Space Dimensions. Except accessible parking spaces, each parking space shall contain a rectangular area of at least 19 feet long and 9 feet wide.		The project site plan shows 38 standard parking stalls that are 9 feet wide and 19 feet long and 5 compact parking stalls that are 9 feet wide and 15 feet long.	Yes																						
20.72.040 Required Widths of Parking Area Aisles and Driveways.		The project site plan shows a two-way aisle width of 25 feet within the parking lot area.	Yes																						
<table><tr><th rowspan="2">Parking Angle</th><th colspan="4">Aisle Width</th></tr><tr><th>0°</th><th>30°</th><th>45°</th><th>60°</th><th>90°</th></tr><tr><td>One-Way Traffic</td><td>13'</td><td>11'</td><td>13'</td><td>18'</td><td>24'</td></tr><tr><td>Two-Way Traffic</td><td>22'</td><td>22'</td><td>22'</td><td>22'</td><td>24'</td></tr></table>		Parking Angle	Aisle Width				0°	30°	45°	60°	90°	One-Way Traffic	13'	11'	13'	18'	24'	Two-Way Traffic	22'	22'	22'	22'	24'	The project site plan shows paving throughout all drive aisles and parking spaces on the site and the striping of all parking spaces. These requirements shall be reviewed and approved through the Site Civil permit. This has been added as a permit condition.	Yes
Parking Angle	Aisle Width																								
	0°	30°	45°	60°	90°																				
One-Way Traffic	13'	11'	13'	18'	24'																				
Two-Way Traffic	22'	22'	22'	22'	24'																				
20.72.060 Parking Area Surface. (a) All parking areas shall be graded and surfaced with asphalt, concrete or other material that will provide equivalent protection against potholes, erosion, and dust. Specifications for surfaces meeting the standard set forth in this subsection are contained in the Public Works Construction Standards and Specifications. (b) Parking spaces shall be appropriately demarcated with painted lines or other markings. (c) Parking areas shall be properly maintained in all respects.		The project site plan shows the layout of the accessible parking spaces. The proposed spaces provide 10-foot stalls with 8 feet of adjacent striped area, along with adequate striping and signage.	Yes																						
20.72.064 Accessible Parking Spaces. All handicapped parking spaces shall meet all State and Federal Regulations. The parking spaces shall be at least 8 feet wide and shall have an adjacent access aisle at least 5 feet wide. The parking spaces shall have adjacent aisle access to the sidewalk, have required striping and provide display symbols required on the pavement and signage.																									

Regulation	Analysis	Meets
Chapter 20.76 AMC, Screening and Trees		
20.76.020 General Screening Standard. Every development shall provide sufficient screening sot that: 1. Neighboring properties are shielded from any adverse external effects of that development. 2. The development is shielded from the negative impacts of adjacent uses such as streets and railroads.	The project is in the General Industrial zone, with adjacent industrial and manufacturing uses. A legal non-conforming single-family residence with a home occupation is located to the east of the project. All surrounding properties are zoned General Industrial. The proposed landscape plan shows that adequate screening is provided between the proposed use and the street and the proposed use and neighboring properties.	Yes
20.76.030 Compliance with Screening Standard. The table set forth in 20.76.050, in conjunction with the explanations in 20.76.040 concerning the types of screens, establishes screening requirements that presumptively satisfy the general standards established in 20.76.020. The table uses the permissible use designation to determine the type of screening that is required between two uses.	The proposed project includes the following uses: • 3.220 – Office operations • 4.220 – Manufacturing operations Type A Landscaping is required along the east property line next to the legal non-conforming single-family residence/home occupation impacted by the proposed office. Type C Landscaping is required along the street frontage of Cemetery Road.	Yes
20.76.040 (a) Opaque Screen, Type A. A screen that is opaque from the ground to a height of at least six feet, with intermittent visual obstructions from the opaque portion to a height of 20 feet. The width shall be a minimum of 5 feet wide.	The proposed landscape plan shows an existing 6-foot fence along the entire east property line for the length of the office building and parking area. 10 trees are proposed to be planted at 30-foot intervals along the property line, with various shrubs and ground cover within a 10-foot landscape bed.	
20.76.040 (c) Intermittent Screen, Type C. A screen composed of intermittent visual obstructions form the ground to a height of at least 20 feet. The width shall be a minimum of 5 feet wide and in all cases a minimum of 10 feet along street frontages where required.	The proposed landscape plan shows that Type C landscaping has been provided along the street frontage of Cemetery Road. Additional landscaping has been provided for the parking lot that is located between the street and the building. 27 street trees are proposed to be installed along Cemetery Road at 25-foot intervals, with 3 layers of shrubs and ground cover. 32 trees are proposed to be installed for additional screening for the site and parking area.	Yes

Regulation	Analysis	Meets
20.76.110 Required Trees Along Dedicated Streets. The developer shall either plant or retain sufficient trees so that within the landscape strip there is for every 30 feet of street frontage at least an average of one deciduous tree of two inches dbh at the time of planting and with a canopy that starts at least eight feet above finished grade and has or will have when fully mature a trunk at least 8 inches in diameter. Root barriers shall be provided for all street trees and the landscape strip shall be planted per the Department of Public Works Standards and Specifications.	The proposed landscape plan shows 27 trees will be planted along the street frontage of Cemetery Road at 25-foot intervals. The applicant has provided the City of Arlington Planting Strip Behind Sidewalk Tree Detail R-270 that shows the installation of a root barrier on both sides of the root ball facing the right-of-way and sidewalk.	Yes
20.76.130 Shade Trees in Parking Area. Vehicle accommodation areas that are paved are required to provide trees that shade 20 percent of the parking area.	The landscape plan shows 12 trees to be planted within the parking area. The parking area is 8,490 square feet and the trees will shade 1,957 square feet for a total of 23 percent parking area shading.	Yes
20.76.140 Maintenance of Screening and Shading Elements. All screening and shading elements required by this Chapter shall be maintained by the owner for the life of the project to the following standards: 1. All plant material shall be maintained with respect to pruning, trimming, mowing, watering, insect control, and fertilizing to maintain a healthy growing condition, create an attractive appearance, and to accomplish the purpose for which it was required. 2. Dead, diseased, stolen, vandalized, or damaged plants shall be replaced within three months of the plants indicated on the approved landscape plans. 3. All screening and shading elements shall be maintained reasonably free of weeds and trash. 4. All screening and shading elements located within the public right-of-way shall be maintained by the abutting property owner.	The required maintenance of the landscaping on the property and within the right-of-way will be conditioned on this permit decision. The final landscape plan shall be approved with the Site Civil Permit.	Yes

Regulation	Analysis	Meets						
Chapter 20.90 AMC, Concurrency & Impact Fees								
20.90.040 (a) Imposition of Impact Fees on Development Activity. All development projects within the City shall be assessed a transportation impact fee, at the rate of \$3,355.00, based on peak p.m. trips, as computed in accordance with the most current edition of the Institute of Transportation Engineers Trip Generation Manual, as applied to the City's transportation element of the adopted Comprehensive Plan.	The applicant provided a Traffic Impact Analysis prepared by Gibson Traffic Consultants in August 2021. The traffic analysis concluded that the proposed use would produce 4 new PM peak-hour-trips to the site. The city concurs with the amount proposed for City of Arlington Traffic Impact Fees as shown below, due to the existing business and employees already located on site. If the office staff employee count exceeds the existing (15) and the future addition of 5 employees over the next five years than a new traffic study is required to be completed and additional traffic impact fees may be applied. <table border="1"> <tr> <th>Traffic Fee</th><th># Of Trips</th><th>Total Amount</th></tr> <tr> <td>\$3,355.00</td><td>4</td><td>\$13,420</td></tr> </table>	Traffic Fee	# Of Trips	Total Amount	\$3,355.00	4	\$13,420	Yes
Traffic Fee	# Of Trips	Total Amount						
\$3,355.00	4	\$13,420						
Per Ordinance 2021-002, which adopted the Planned Action for the Cascade Industrial Center, established a transportation impact fee, at the rate of \$5,841.39, based on peak p.m. trips, as computed in accordance with the most current edition of the Institute of Transportation Engineers Trip Generation Manual.	The applicant provided a Traffic Impact Analysis prepared by Gibson Traffic Consultants in August 2021. The traffic analysis concluded that the proposed use would produce 4 new PM peak-hour-trips to the site. The city concurs with the amount proposed for the Cascade Industrial Center Traffic Impact Fees as shown below, due to the existing business and employees already located on site. If the office staff employee count exceeds the existing (15) and the future addition of 5 employees over the next five years than a new traffic study is required to be completed and additional traffic impact fees may be applied. <table border="1"> <tr> <th>Traffic Fee</th><th># Of Trips</th><th>Total Amount</th></tr> <tr> <td>\$5,841.39</td><td>4</td><td>\$23,365.56</td></tr> </table>	Traffic Fee	# Of Trips	Total Amount	\$5,841.39	4	\$23,365.56	Yes
Traffic Fee	# Of Trips	Total Amount						
\$5,841.39	4	\$23,365.56						
Chapter 20.93 AMC, Critical Area Ordinance								
20.93.230 Compliance. All land uses or development applications shall be reviewed to determine whether an environmentally critical area exists on the property for which the application is filed, what the action's impact to any existing environmentally critical area would be, and what actions are required for compliance with this chapter.	The City of Arlington concludes that the subject property does not contain environmentally critical areas and does not impact nearby critical areas.	Yes						

Regulation	Analysis	Meets
Chapter 20.98 AMC, State Environmental Policy Act (SEPA)		
20.98.110 (d) Environmental Checklist. For projects submitted as planned actions under WAC 197-11-164, the City shall use its existing environmental checklist form or may modify the environmental checklist form as provided in WAC 197-11-315. The modified checklist form may be prepared and adopted along with or as part of a planned action ordinance.	Under WAC 197-11-164 and WAC 197-11-315 the City of Arlington has adopted a modified environmental checklist through Ordinance 2021-002 for projects that are located within the Cascade Industrial Center. The applicant has provided the modified environmental checklist and the city has approved the proposed project per the requirements of the checklist.	Yes
Chapter 13.28 AMC, Stormwater		
13.28.070 Applicability of the Utility. The following actions or applications for the following permit and/or approvals will require submittal for approval by the utility: site plans, design drawings, and operations and maintenance plans. Submittals shall be consistent with the provisions of this Code, and shall comply with the stormwater manual and engineering standards: (4) Redevelopment that creates or alters hard surfaces.	The proposed project is subject to meeting the required stormwater regulations for the site. A Site Civil Permit shall be required for all site improvements. The approval of the stormwater system takes place during this review process. All stormwater systems shall comply with the City of Arlington Public Works Standards and Specifications and the most recent Department of Ecology Stormwater Manual for Western Washington. This has been added as a permit condition.	Yes

III. CONCLUSIONS

Under AMC 20.16.100, the Community Development Director shall issue the requested special use permit unless he concludes after reviewing the application that:

Regulation	Analysis	Meets
(a) The requested permit is not within its jurisdiction according to the table of permissible uses.	The requested site plan review is within the City of Arlington's jurisdiction per the above zoning map and permissible use table.	Yes
(b) The application is incomplete.	The application for the subject site plan review was deemed complete on August 22, 2021	Yes
(c) If completed as proposed in the application, the development will not comply with one or more of the requirements of this title.	The proposed site plan review complies with all required sections of AMC Title 20 per the above staff analysis.	Yes
(d) The proposed project is not in conformance with the Comprehensive Plan, Transportation Plan, and the Arlington Municipal Code.	The proposed site plan review complies with the Arlington Municipal Code, Comprehensive Plan, and Transportation Plan.	Yes

IV. ADMINISTRATIVE DECISION

The proposed project was found to be consistent with and meets the intent of the Arlington Zoning Code, Comprehensive Plan, and the Arlington Municipal Code, therefore the Special Use Permit – Site Plan Review for Reece Construction (PLN #866) is hereby APPROVED, subject to the following conditions.

V. CONDITIONS

Special Use Permit:

1. All development shall be in substantial conformance with the approved site plan received on September 7, 2021, subject to any conditions or modifications that may be required as part of the permit review.
2. The developer shall meet all local, state, or federal code requirements. Attached is a list of code requirements that are specifically called to the developer's attention. It is in no way intended to be a complete list of code requirements, but a general checklist of major steps and issues. Please refer to the Arlington Municipal Code for a complete list of code requirements for your project type.
3. The development is subject to the following traffic impact fees for 15 new PM peak-hour trips as proposed in the Traffic Impact Analysis prepared by Gibson Traffic Consultants:
 - o City of Arlington Traffic Impact Fees: \$13,420.00
 - o City of Arlington Cascade Industrial Center Traffic Impact Fees: \$23,365.56These fees are payable at the levels in effect at the time of building permit submittal and will be collected at the time of building permit issuance.
4. The development complies with the Cascade Industrial Center Planned Action Final EIS.
5. A Development Agreement shall be in place prior to the Certificate of Occupancy of the building, to establish the future required frontage improvements along Cemetery Road.

Site Civil Permit:

6. A Site Civil construction permit shall be applied for and approved prior to any land disturbance on the subject property.
7. A Right-of-Way Permit shall be required for all work within the City of Arlington right-of-way.
8. The Final Landscape Plans shall be approved with the Site Civil plans.
9. Prior to any construction activities, the applicant shall file and receive approval of site civil construction plans, which comply with all requirements of the Arlington Municipal Code, International Building Code(s), International Fire Code and Public Works Construction Standards and Specifications. Said plans shall address all site improvements, either required or voluntarily provided.
10. The developer shall comply with AMC Chapter 13.28, Stormwater Management, and the most current City-adopted edition of the Department of Ecology Stormwater Management Manual for Western Washington.
11. The Applicant shall connect to City of Arlington water and sanitary sewer. All proposed improvements shall be shown and approved on the Site Civil Plans.

12. The Applicant shall construct all existing, extended, and new electrical power lines (not to include transformers or enclosures containing electrical equipment including but not limited to, switches, meters, or capacitors which may be pad mounted), telephone, gas distribution, cable television, and other communication and utility lines in or adjacent to any land use or building permit approved after the effective date of this chapter shall be placed underground in accordance with the specifications and policies of the respective utility service providers and located in accordance with the administrative guideline entitled "Public Works Construction Standards and Specification." Even in the event the distribution line originates from a point opposite any public roadway from the new construction the service lines shall be placed beneath said roadway by means of boring or surface excavation across said roadway.

Building:

13. A building permit application shall be reviewed and approved prior to building construction on the site.
14. All building permits shall meet the most current edition of the International Building Code.
15. The proposed development is subject to a water and sanitary sewer utility application and payment of applicable utility connection charges. All fees shall be paid at the time of building permit issuance.

Other:

16. Construction hours of operations are limited to 7:00 am to 7:00 pm Monday through Saturday. No construction activity or use of heavy equipment may occur on Sundays or holidays observed by the city.
17. All contractors working on the subject site shall obtain a City of Arlington Business License through the Washington State Department of Licensing.

VI. EXPIRATION

Per AMC 20.16.220, a Special Use Permit shall expire automatically if, within two (2) years after the issuance of such permits:

1. The use authorized by such permits has not commenced, in circumstances where no substantial construction, erection, alteration, excavation, demolition, or similar work is necessary before commencement of such use, or
2. Less than 10 percent of the total cost of all construction, erection, alteration, excavation, demolition, or similar work on any development authorized by such permits has been completed on the site.

VII. APPEAL

This decision may be appealed pursuant to AMC 20.20.010, which provides for a hearing of the zoning permit decision before the Hearing Examiner. Any aggrieved party of record may file an appeal within 14 days of the permit decision. An appeal shall be considered filed when a written notice of appeal, specifying the grounds and arguments, therefore, is delivered to the Department of Community and Economic Development by 5:00 PM on October 8, 2021, and the appeal fee as set by resolution is paid.

ORDERED THIS ON THE 24th DAY OF September, 2021



Marc Hayes, Community and Economic Development Department Director

Distributed to the Following Parties:

Andy Reece, owner
Paul Douglas, applicant
Marc Hayes
Nova Heaton
Kevin Olander

ATTACHMENT B CODE REQUIREMENTS

NOTE: The following items are not conditions of permit approval but rather certain local, state, or federal code requirements that the developer needs to be aware of. This is in no way intended to be a complete list of code requirements, but is a general checklist of major steps and issues. Please refer to the Arlington Municipal Code for a complete list of code requirements for your particular project type.

1. **Code Applicability.** This permit is subject to the applicable requirements contained in the Arlington Municipal Code, Land Use Code, Building Code, and COA Public Works Design, Construction Standards and Specifications. It is the responsibility of the developer to ensure compliance with the various provisions contained in these ordinances.
2. **Pre-Construction Phase.** Prior to commencing any site work, including installing any easement or right-of-way improvements, utility systems, drainage systems, street lights, mailbox structures, emergency facilities, storm water control systems, or any other improvements, the developer shall submit site civil construction improvement plans for review and approval by the Public Works Director. Said plans shall be in conformance with applicable code and below listed conditions.
 - a. The developer shall survey and mark all property corners prior to review of any submitted construction plans.
 - b. The developer shall design and install erosion control measures deemed necessary by the City. These measures shall be installed and inspected by the City prior to the issuance of any permits.
 - c. The developer shall undertake no site preparation or other disturbances within environmentally sensitive areas or their required buffers.
 - d. The developer shall submit to the Community & Economic Development Department and receive approval of a storm-water run-off and detention plan in conformance with the AMC Chapter 13.28, Stormwater Management, and the most current City-adopted edition of the Department of Ecology's Stormwater Management Manual for the Puget Sound Basin (The Technical Manual) for both the construction phase and a permanent system. All site drainage must be directed through bio filtration swales prior to discharge into wetlands.
 - e. The developer shall place all new utility lines underground.
 - f. The developer shall provide a temporary rock pad at all points of ingress and egress to the site throughout the construction phase.
 - g. The developer shall show locations of all required streetlights on the construction plans and install them as designed.
 - h. The developer shall obtain a right-of-way permit prior to any work done in a public right-of-way. (NOTE: City departments are exempt from right-of-way permits.)
 - i. The developer shall install all low sodium or similar low intensity illumination lighting and it shall be placed in a way as to not cause glare on an adjoining property or right-of-way.

3. **Construction Phase.** The following conditions shall apply during construction.

- a. The developer shall follow all applicable noise and other nuisance codes.
- b. The developer shall not track mud and dirt onto public rights-of-way, but if tracked by accident, the developer shall clean it up immediately.
- c. During any site grading or clearing activity, the developer and contractor shall use all available means of controlling air pollution (dust, ash, and smoke).
- d. The restrictions of the AMC shall apply to any and all grading.

4. **Installation of Improvements.** Prior to receiving a Certificate of Occupancy, the developer shall:

- a. Install all rights-of-way and access easement improvements on all proposed streets internal and existing streets adjacent to the project in accordance with the requirements of AMC Chapter 20.56 and per COA Public Works Design, Construction Standards and Specifications. The developer shall coordinate with all adjacent developments the final design of the street improvements and/or include the appropriate transition tapers for the street pavement from the property.
- b. Install a potable water system to serve the project per the COA Public Works Design, Construction Standards and Specifications. Water is to be served by the City of Arlington. This system cannot be deferred if a performance bond is secured. Both water and sanitary sewer must be completely installed and approved before either a temporary or permanent Certificate of Occupancy is issued.
- c. Relocate any existing water facilities and/or install water services/fire hydrants at the expense of the developer.
- d. Install a sanitary sewer system per COA Public Works Design, Construction Standards and Specifications. This system cannot be deferred if a performance bond is secured. Both water and sanitary sewer must be completely installed and approved before either a temporary or permanent Certificate of Occupancy is issued.
- e. Install a permanent storm water control system per AMC Chapter 13.28.
- f. Prior to issuance of a Certificate of Occupancy, the applicant shall complete all required or voluntary improvements unless otherwise secured by the developer and authorized by the City Engineer.

(NOTE: Code requirements for infrastructure improvements are based on conceptual information as submitted by the applicant for the land use permit. Additional specific requirements may be required upon review of the engineered construction drawings submitted by the developer. All improvements are subject to review and approval by the City of Arlington Inspectors. All utilities shall be constructed underground.)