



Minutes of the Arlington City Council Workshop

Council Chambers
110 East Third Street
May 28, 2019

Councilmembers Present: Mike Hopson, Debora Nelson, Joshua Roundy, Jesica Stickles, Sue Weiss, and Jan Schuette.

Council Members Absent: Marilyn Oertle.

Staff Present: Mayor Barb Tolbert, Paul Ellis, City Attorney Steve Peiffle, Dan Cone, Jim Kelly, Marc Hayes, Bryan Terry, James Trefry, Sheri Amundson, Sarah Lopez, Jay Downing, Dave Ryan, and Kristin Banfield.

Also Known to be Present: Bob Nelson, Ruth Gonzales, Clay White, Michele Blythe, Don Vanney and family, Eyleen McClusky-Shouman, Judy Castanares, Stephen Tenison, George and Susan Edgerton, and Doug Buell

Mayor Barb Tolbert called the meeting to order at 7:00 p.m.

APPROVAL OF THE AGENDA

Councilmember Debora Nelson moved to approve the agenda as presented. Councilmember Jan Schuette seconded the motion, which passed with a unanimous vote.

INTRODUCTION OF SPECIAL GUESTS AND PRESENTATIONS

None.

WORKSHOP ITEMS - NO ACTION WAS TAKEN

Review of 2019 Comprehensive Plan Docket Items

1. Arlington School District Capital Facilities Plan

Community and Economic Development Director Marc Hayes reviewed the proposed amendment to the City's Comprehensive Plan to include the Arlington School District Capital Facilities Plan. School districts are required by the Growth Management Act to provide a plan for future growth and future enrollment, and to establish impact fees consistent with the Comprehensive Plan, which are used to fund new facilities only. A public hearing was held May 21, 2019 at Planning Commission. Public testimony was taken and one person spoke in support of the request. The Planning Commission voted unanimously to approve the requested inclusion in the Comprehensive Plan. Discussion followed with Mr. Hayes answering questions.

2. Lakewood School District Capital Facilities Plan

Community and Economic Development Director Marc Hayes reviewed the proposed amendment to the City's Comprehensive Plan to include the Lakewood School District

Capital Facilities Plan. School districts are required by the Growth Management Act to provide a plan for future growth and future enrollment, and to establish impact fees consistent with the Comprehensive Plan, which are used to fund new facilities only. A public hearing was held May 21, 2019 at Planning Commission. Public testimony was taken and one person spoke in support of the request. The Planning Commission voted unanimously to approve the requested inclusion in the Comprehensive Plan. Discussion followed with Mr. Hayes answering questions.

3. Gill Riar Family, LLP Rezone Request

Community and Economic Development Director Marc Hayes introduced Clay White, consultant for the applicant. Mr. White, with the use of a PowerPoint presentation reviewed the request to rezone of 7.24 acres at 7103, 7115, and 7127 172nd Street NE from Residential Low to Moderate Density zoning (RLMD) to a Residential High Density zone (RHD). The applicant's request to rezone also includes an offer to use a development agreement to limit the allowable uses of the property. A public hearing was held May 21, 2019 at Planning Commission. Public testimony was taken and 16 people spoke in opposition to the rezone. Five people spoke in support of the request. The Planning Commission voted unanimously to deny the requested rezone. Discussion followed with Mr. Hayes and Mr. White answering Council questions.

4. Tic Toc Rezone Request

Community and Economic Development Director Marc Hayes reviewed the proposed rezone of a 0.50 acre lot at 606 E. Highland Drive from Residential Low to Moderate Density zoning (RLMD) to a Residential High Density zone (RHD). The applicant is requesting the rezone of the property to allow an additional six units to be included in his proposed apartment buildings in lieu of the proposed two duplexes affronting Highland Drive. A public hearing was held May 21, 2019 at Planning Commission. Public testimony was taken and 13 people spoke in opposition to the rezone. The Planning Commission voted unanimously to deny the requested rezone. Discussion followed with Mr. Hayes answering Council questions.

PUBLIC COMMENT ON COMPREHENSIVE PLAN AMENDMENTS

Judy Castanares, 17506 72nd Drive NE, Arlington, noted that she had sent a letter to the Planning Commission and City Council on the Riar rezone and will not repeat the contents of that letter. She reminded the Council that a similar rezone request for the Riar properties was rejected by the City Council in 2017. The proposal this time is for more units than what was proposed in 2017. She believes the Council needs to know the plans and have a developer agreement for the Riar properties before they approve a rezone, as residential high density is all the owner needs to develop to maximum capacity. She thanked the Council for listening and reading the public comments on these proposals.

Eyleen McClusky-Shouman, 7607 W. Country Club Drive, Arlington, inquired if any emails or letters sent to the Council in the next few days will be part of the public record and shared with the entire Council. Mayor Tolbert responded that the public record was set at the Planning Commission public hearing, however, any correspondence sent after tonight will be distributed to the Council. She believes the Riar rezone request puts the cart before the horse. The city needs to know what the plan is first and have a developer agreement before

considering a rezone of the property. She also stated that the Council may consider that the developer believes they have met the criteria set in the Comprehensive Plan but is not required to consider that fact.

Ruth Gonzales, 6823 211th Place NE, Arlington, provided comments on both rezone requests. She recommended that the city utilize the existing almost 70 acres of property zoned high density before considering any other requests for upzoning. The high density property available in the city now could be developed into 1,700 units and the city could achieve the required growth targets. She also stated that a prior Planning Commission intentionally left the lot proposed for rezone on Highland Drive as a transition between Old Town and the high density in the Jensen area.

Stephen Tenison, 17504 73rd Drive NE, Arlington, noted the Riar rezone request was made before and rejected by the Council in 2017. He opposes the Riar rezone for reasons on traffic. He would like the city to focus on traffic first and get the roads fixed. He believes that the citizens should start placing pressure on the state to get 172nd St NE fixed.

George Edgerton, 17410 73rd Drive NE, Arlington, spoke of his opposition to the Riar rezone request and encouraged the Council to stick with the Planning Commission's recommendation to deny the rezone.

Susan Edgerton, 17410 73rd Drive NE, Arlington, spoke of her opposition to the Riar rezone request and encouraged Council to slow down growth until we have the infrastructure, businesses and services to support the housing.

Councilmember Schuette then read a statement regarding State planning requirements under the Growth Management Act (GMA), why cities have to take growth, and the impacts of those requirements on cities like Arlington.

Right of Way Dedication for E. Highland Drive

Community and Economic Development Director Marc Hayes requested that the Council accept the dedication of right of way on E. Highland Drive to the east of Highway 9 as part of the land use process for the Special Delivery Birthing Center project. Discussion followed with Mr. Hayes answering Council questions.

Right of Way Dedication for 40th Avenue NE

Community and Economic Development Director Marc Hayes requested that the Council accept the dedication of right of way on 40th Avenue NE north of SR-531 (172nd Street NE) as part of the land use process for the Baker-Mor project. 40th Avenue NE has been fully constructed, except for the final lift of asphalt, which has been bonded for installation at a later date. Discussion followed with Mr. Hayes answering Council questions.

Interlocal Agreement with Yakima County for Technology Services

Information Technology Director Bryan Terry reviewed the proposed Interlocal Agreement with Yakima County to store equipment in their datacenter for disaster recovery. The City has had backup equipment in Yakima County's Data Center for the last three years and is requesting to extend that agreement for an additional year. Having the City's data stored in

an off-region location like Eastern Washington is best practice in the event of a disaster. IT researched moving data to the cloud as well, but found off-site storage was still the most cost-effective solution. Mr. Terry provided Council with a revised Interlocal Agreement that changed the payment schedule from quarterly to yearly. The cost is \$1,545 annually. Discussion followed with Mr. Terry answering Council questions.

Award of Utility Iron Adjustment Service Contract to Northwest Infrastructure

Public Works Director Jim Kelly explained that The City of Arlington owns and operates a water distribution system, a sanitary sewer collection system, and a stormwater sewer system. Over the years, infrastructure components that are in road surfaces, such as inlet grates, manhole rings and covers, and valve boxes, suffer damage from breakage, wear and road settlement. The infrastructure components in the road surface are collectively referred to as utility iron; repairing and adjusting this utility is an annual maintenance project. The 2019-2021 Utility Iron Adjustment Project was publicly advertised for bid using the MRSC Small Works Roster as a unit priced public works contract for repair and rehabilitation of settling manholes, inlets, and valve cover boxes. Only one bid was received. The proposed contract with Northwest Infrastructure is a three-year unit-priced agreement that includes an optional one-year extension. PW staff will plan utility iron raising work accordingly to stay within the annual budgeted amount. Discussion followed with Mr. Kelly answering Council questions.

Concession License for the Depot at Legion Park

Community Revitalization Project Manager Sarah Lopez reviewed the staff recommendation to award a concession license for the Depot at Legion Park to Blues Brews for the period of June 7, 2019 to January 1, 2020. The Stilly Valley Chamber of Commerce has vacated the Depot. The public would benefit from having onsite refreshments at this location and the City benefits by having the building occupied. The license fee is 10 percent of gross monthly sales. Discussion followed with Ms. Lopez answering Council questions.

Adjustment to the Equipment Replacement Schedules for Streets and Airport

Maintenance & Operations Manager Jay Downing explained staff's request for approval to adjust the Street and Airport Fund's equipment replacement schedules for 2019 and authorize an increase in spending of \$68,000 to acquire an excavator and brush mower. The Streets replacement schedule budgeted \$230,000 in 2019. The Airport replacement schedule budgeted \$0 in 2019. Staff is requesting a total budget increase of \$68,000, \$8,000 Streets and \$60,000 Airport. The airport replacement fund will be paying for 50% of the costs for the excavator and brush mower, which is \$60,000. The streets replacement fund will pay for the remaining costs, which is \$238,000. Discussion followed with Mr. Downing answering Council questions.

At this time, Mayor Tolbert excused herself from the meeting and turned the meeting over to Councilmember Debora Nelson.

Resolution to waive Fees for the Arlington Fly-In

Airport Director Dave Ryan reviewed the proposed resolution waiving land use fees for the 2019 Arlington Fly-In. Each year the airport is required to bring to the City Council a resolution to waive land use fees for the annual Fly-In. Part of the resolution details the

findings of fact supporting the decision to waive fees for this event. The Airport Commission approved the findings of this resolution at their May 14, 2019 regular commission meeting and recommended approval by the City Council. Discussion followed with Mr. Ryan answering Council questions.

At this time, Mayor Tolbert rejoined the meeting and Councilmember Debora Nelson returned management of the Council meeting to Mayor Tolbert.

Miscellaneous Council Items

Councilmember Schuette congratulated Mayor Tolbert on her receipt of the Henry M. Jackson Award from Economic Alliance Snohomish County.

ADMINISTRATOR & STAFF REPORTS

None.

PUBLIC COMMENT

None.

COUNCILMEMBER REPORTS

Councilmembers Roundy, Nelson, Hopson, Schuette, Stickles, and Weiss provided brief updates.

EXECUTIVE SESSION

None.

REVIEW OF CONSENT AGENDA ITEMS FOR NEXT MEETING

Council discussed and agreed to place the right of way dedications, the Interlocal Agreement with Yakima County, and the contract for iron raising on the June 3, 2019 Consent Agenda.

Councilmember Nelson informed Council that she would be out of town and not in attendance at the June 3 and June 10 Council meetings.

ADJOURNMENT

With no further business to come before the Council, the meeting was adjourned at 8:57 p.m.


Barbara Tolbert, Mayor

