



Minutes of the Arlington City Council Meeting

Council Chambers
110 East Third Street
June 3, 2019

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

Council Members Absent: Debora Nelson.

Staff Present: Mayor Barb Tolbert, Paul Ellis, Dan Cone, James Trefry, Marc Hayes, Sarah Lopez, Jay Downing, City Attorney Steve Peiffle, Kristin Garcia, Wendy Van Der Meersche, Seth Kinney, and Kristin Banfield.

Also Known to be Present: Don Vanney and family, Clay White, John Branthoover, Sarah Arney, Brian Lewis, Ruth Gonzales, Doug Buell, Eyleen Shouman, Bob and Dianna Cameron, Keith Russell, Judy Castanares, Stephen Tenison, Scott Tomkins, Katelyn Devoir, Cathy Devoir, Michael Seehaas, Gary Whitley, Sandra Matthews, Mike Evans, Susan and George Edgerton, Robert Wagy, Lindsay Dunn, Armen Charmalian, Marcela Cravioto, Barbara Larson, and Ted Lohnes.

Mayor Barb Tolbert called the meeting to order at 7:00 p.m., and the Pledge of Allegiance and roll call followed.

APPROVAL OF THE AGENDA

Mayor Pro Tem Marilyn Oertle moved and Councilmember Jan Schuette seconded the motion to approve the agenda. The motion passed unanimously.

INTRODUCTION OF SPECIAL GUESTS AND PRESENTATIONS

None.

PROCLAMATIONS

Councilmember Jan Schuette read the proclamation declaring June 2019 as General Aviation Appreciation month.

PUBLIC COMMENT

Bob Cameron, 17407 73rd Avenue NE, Arlington, stated he is opposed to the Riar rezone request. He requested that the City Council follow the Planning Commission's recommendation. He shared that his concerns are the needed traffic improvements on SR-531 and school overcrowding.

Keith Russell, 18619 Heron Ct, Arlington, stated that he is opposed to the Riar rezone request, along with many of his neighbors in Gleneagle. He believes that 172nd Street NE widening project needs to be completed first and widening the portion between 67th and Highway 9 is not even on the state's radar. 172nd Street NE also needs additional transportation amenities like walking paths, bike lanes and sidewalks.

Judy Castanares, 17506 72nd Drive NE, Arlington, stated she is opposed to the Riar rezone. She thanked the City Council for giving the citizens a voice on this proposal and hopes that the rezone proposal does not have to be reviewed again in the future.

John Branthoover, 7208 Eaglefield Drive, Arlington, stated he is opposed to the Riar rezone for the additional traffic it would add to an already overburdened road. There are no sidewalks or traffic controls such as a signal to handle the additional traffic. He feels that it would be a traffic safety issue that would need to be addressed.

Stephen Tenison, 17504 73rd Drive NE, Arlington, thanked the City Council and Planning Commission for listening. He inquired who citizens should contact to get funding for 172nd Street NE to be widened between 67th and Highway 9. He is in opposition to the Riar rezone and shared a number of ideas that the property could be used for and transportation improvements that could be made in the area.

Scott Tomkins, 17812 Oxford Drive, Arlington, stated he is opposed to the Riar rezone and urged the City Council to accept the Planning Commission's decision. In opposition, he reemphasized points already shared regarding traffic and inadequate infrastructure. He thanked the Council for allowing the public to speak on the matter.

Sandra Matthews, 17323 74th Drive NE, Arlington, stated she is opposed to the Riar rezone. Her concerns are the additional traffic and increased difficulty to get out onto 172nd Street NE, the lack of plans and developer agreement, and the overcrowding of schools. She requested the Council reject the rezone.

Mike Evans, 18719 3rd Avenue NE, Arlington, stated he is opposed to the Tic Toc and Riar rezone requests under consideration. His concerns are traffic and losing Arlington's hometown feel.

Susan Edgerton, 17410 73rd Drive NE, Arlington, stated she understands the idea of the Growth Management Act and urban growth areas and shared information about the assistance the state provides for traffic and other issues. She is concerned that the distance from a project that the City is required to notify on project proposals does not encourage citizen participation and the time for comments to be submitted is not long enough. Not having a project plan submitted with the Riar rezone request is not acceptable to her.

George Edgerton, 17410 73rd Drive NE, Arlington, is opposed to the Riar rezone. He feels a plan needs to be in place for the property first, before a rezone is considered. He encouraged the Council to listen to the recommendation of the Planning Commission.

Robert Wagy, 9015 186th Street NE, Arlington, stated he is opposed to the Tic Toc and Riar rezone requests. He inquired about what we can do to plan and mitigate for the

transportation and traffic impacts from projects and how we can get the state to listen to us and fix SR-531.

Clay White, 20210 142nd Avenue NE, Woodinville, stated that he was speaking on behalf of the applicant of the Riar rezone request. He noted that there has been significant citizen interaction on this proposal. He noted the amount of population anticipated to come to Puget Sound by 2050 and the challenge for elected officials to plan for jobs and housing so the housing is near the jobs. He shared that traffic does not get better by spreading people out. The applicant has proposed a contract rezone or development agreement for the project.

Lindsay Dunn, 735 E. Highland Drive, Arlington, stated he supports the Arlington School District capital facilities plan. He stated he wants to do growth right and thinks the City Council and Mayor are being thoughtful and doing it right. He would like to see the City put regulations in place to prevent bait and switch on development projects, where certain portions of developments never materialize. He would like the zoning to revert to the original zoning if a project does not move forward.

Eyleen Shouman, 7607 W. Country Club Drive, Arlington, stated she wants to see the plans for development before any rezone occurs.

Armen Charmalian, 17505 73rd Avenue NE, Arlington, noted that he had emailed the City Council with his concerns on the Riar rezone. He is concerned about the adverse impact to the schools and traffic. He encouraged the Council to not cater to every development proposal, but pick and choose what is best for Arlington.

Marcela Cravioto, 17419 72nd Drive NE, Arlington, stated that she is opposed to the Riar rezone. She does not agree that decisions are made just by the number of people that oppose something. She believes that it is done through giving due consideration to all the reasons such as traffic. She stated that Arlington can do better and does not have to do what others already have.

Barbara Larson, 4125 189th Place NE, Arlington, inquired about traffic improvements in the Island Crossing area and why they were not put in by the developers of projects before they were completed. She also requested the city's definition of homeless.

Ted Lohnes, 18023 Cambridge Drive, Arlington, stated that the conversation tonight was not necessarily talking about growth, but about who can afford to live in Arlington. He believes we need to think about the affordability aspect.

CONSENT AGENDA

Mayor Pro Tem Marilyn Oertle moved and Councilmember Jan Schuette seconded the motion to approve the Consent Agenda, which carried unanimously:

1. Minutes of the May 20, 2019 meeting.
2. Accounts Payable: EFT Payments and Claims Checks #96905 through #97021 dated May 21, 2019 through June 3, 2019 for \$459,015.05
3. Right of way dedication for E. Highland Drive
4. Right of way dedication for 40th Avenue NE

5. Interlocal Agreement with Yakima County for Technology Services
6. Contract for Utility Iron Raising

PUBLIC HEARING

None.

NEW BUSINESS

Appointment of City Clerk

Administrative Services Director James Trefry spoke of the Mayor's request to appoint Wendy Van Der Meersche as City Clerk due to the recent departure of Erin Keator. Ms. Van Der Meersche began her position as Executive Assistant to the City Administrator on January 1, 2015 and has performed many City Clerk functions since that time. With this appointment, Ms. Van Der Meersche will assume the full scope of duties of City Clerk. Discussion followed with Mr. Trefry answering questions. Mayor Pro Tem Marilyn Oertle moved and Councilmember Sue Weiss seconded the motion to confirm the appointment of Wendy Van Der Meersche as City Clerk. The motion passed unanimously.

Arlington School District Capital Facilities Plan PLN #511

Community and Economic Development Director Marc Hayes explained that the Arlington School District is requesting that the city approve for inclusion in its Comprehensive Plan, the District's 2018 six-year 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 on May 21, 2019 at Planning Commission. Public testimony was taken and one person spoke in support of the request. Planning Commission voted unanimously to recommend approval of the plan. Discussion followed with Mr. Hayes answering Council questions. Councilmember Mike Hopson moved and Councilmember Sue Weiss seconded the motion to adopt the Arlington School District 2019 Capital Facilities Plan, and authorize the Mayor to sign the adopting ordinance. The motion passed unanimously.

Lakewood School District Capital Facilities Plan PLN #512

Community and Economic Development Director Marc Hayes explained that the Lakewood School District is requesting that the city approve for inclusion in its Comprehensive Plan, the District's 2018 six-year 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 on May 21, 2019 at Planning Commission. Public testimony was taken and one person spoke in support of the request. Planning Commission voted unanimously to recommend approval of the plan. Discussion followed with Mr. Hayes answering Council questions. Councilmember Mike Hopson moved and Councilmember Sue Weiss seconded the motion to adopt the Lakewood School District 2018 Capital Facilities Plan, and authorize the Mayor to sign the adopting ordinance. The motion passed unanimously.

Gill Riar Family, LLP Rezone Request, PLN #518

Community and Economic Development Director Marc Hayes reviewed the proposed 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 answering questions. Councilmember Mike Hopson moved and Councilmember Sue Weiss seconded the motion to approve the ordinance denying the Gill Riar Family, LLC rezone request and authorize the mayor to sign the ordinance. The motion passed unanimously.

Tic Toc, LLC Rezone Request, PLN #523

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 questions. Councilmember Mike Hopson moved and Councilmember Sue Weiss seconded the motion to approve the ordinance denying the Tic Toc, LLC rezone request and authorize the Mayor to sign the ordinance. The motion passed unanimously.

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 Brew 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. Ms. Lopez noted that there was a minor change to Exhibit A of the license that she distributed to Council. Discussion followed with Ms. Lopez answering questions. Councilmember Sue Weiss moved and Mayor Pro Tem Marilyn Oertle seconded the motion to accept the Concession License Agreement for the Depot at Legion Park with Blues Brew, and authorize the Mayor to sign the agreement, subject to final review by the City Attorney. The motion passed unanimously.

Adjustment to the Equipment Replacement Schedules for Streets and Airport

Maintenance & Operations Manager Jay Downing explained that staff is requesting 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 questions. Councilmember Jesica Stickles moved and Councilmember Sue Weiss seconded the motion to approve the adjustment of the Streets and Airport Fund's equipment

replacement schedules and authorize the proposed \$68,000 increase in spending for 2019. The motion passed unanimously.

At this time, Mayor Tolbert excused herself from the meeting and turned the meeting over to Mayor Pro Tem Marilyn Oertle.

Resolution to Waive Fees for the Arlington Fly-In

City Administrator Paul Ellis 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. Ellis answering questions. Councilmember Jan Schuette moved and Councilmember Jesica Stickles seconded the motion to approve the resolution waiving Fly-In land use fees, and authorize the Mayor Pro Tem to sign the resolution. The motion passed unanimously.

DISCUSSION ITEMS

None.

INFORMATION

None.

ADMINISTRATOR & STAFF REPORTS

None.

MAYOR'S REPORT


None.

EXECUTIVE SESSION

None.

ADJOURNMENT

With no further business to come before the Council, the meeting was adjourned at 8:03 p.m.


Barbara Tolbert, Mayor