



Minutes of the Arlington City Council Workshop and Special Meeting

Council Chambers
110 East 3rd Street
Monday, June 12, 2023

Councilmembers Present: Don Vanney, Heather Logan, Debora Nelson, Marilyn Oertle, Jan Schuette, Michele Blythe, and Yvonne Gallardo-Van Ornam.

Council Members Absent: None.

Staff Present: Mayor Barb Tolbert, Paul Ellis, Jim Kelly, Marc Hayes, Amy Rusko, Dave Varga, City Attorney Steve Peiffle, and Wendy Van Der Meersche.

Also Known to be Present: Kathy Vanney, Steve Maisch, Holly Sloan-Buchanan, Todd Chase.

Mayor Barb Tolbert called the meeting to order at 6:00 pm, and the Pledge of Allegiance and roll call followed.

APPROVAL OF THE AGENDA

Mayor Pro Tem Jan Schuette moved to approve the agenda as presented. Councilmember Marilyn Oertle seconded the motion, which passed with a unanimous vote.

INTRODUCTION OF SPECIAL GUESTS AND PRESENTATIONS

None.

WORKSHOP ITEMS – NO ACTION WAS TAKEN

Tax Increment Financing Presentation and Discussion

Community and Economic Development Director Marc Hayes introduced Todd Chase, of FCS Group. With the use of a PowerPoint presentation, Mr. Chase reviewed Tax Increment Area (TIA) Project Analysis. City Council had questions for Mr. Chase after his previous presentation May 8. Discussion followed with Mr. Chase and Mr. Hayes answering Council questions.

Resolution Establishing a Tax Increment Area and Mandatory Affordable Housing for Housing Action Plan Implementation (HAPI) Grant

Community and Economic Development Director Marc Hayes reviewed a resolution to establish a tax increment area and a mandatory affordable housing requirement for all multi-family development within the tax increment area. Discussion followed with Mr. Hayes answering Council questions.

First Amendment to Interlocal Agreement with North County Regional Fire Authority for Fire Marshal/Investigative Services

City Administrator Paul Ellis reviewed the first amendment to the interlocal agreement with North County Regional Fire Authority for Fire Marshal/Investigative Services.

The City and NCRFA utilized the services of Karen Reed as a facilitator regarding issues with the existing ILA with NCRFA for fire marshal/investigative services. Following the negotiations conducted with Karen's assistance, the parties have reached an agreement to amend the ILA to address the concerns of both parties. Discussion followed with Mr. Ellis answering Council questions.

Amendment No. 1 to Consor for Redesign of Prairie Creek/BNSF Bridge

Public Works Director Jim Kelly reviewed Amendment No. 1 to the Consor contract for redesigning the Prairie Creek BNSF culvert to a bridge structure, as part of the Prairie Creek Drainage Improvement Project. Discussion followed with Mr. Kelly answering Council questions.

Ordinance Approving Smokey Point Park Rezone

Planning Manager Amy Rusko reviewed the ordinance to approve the Smokey Point Park rezone.

The Smokey Point Park Rezone is a City initiated request to rezone a 2.23 -acre parcel that was purchased for the development of a public community park. The request is to rezone from the existing Commercial Corridor zoning to Public/Semi-Public zone. This item was placed on the 2023 Comprehensive Plan Amendment Docket. A Public Hearing was held on May 16, 2023 before the Planning Commission. There were no public comments regarding the rezone of the subject property. Discussion followed with Ms. Rusko answering Council questions.

Ordinance Approving Hernandez 204th Street Rezone

Planning Manager Amy Rusko reviewed the ordinance to approve the Hernandez 204th Street Rezone.

The Hernandez 204th Street Rezone is a privately initiated request to rezone three properties along 204th Street NE. The three parcels total 1.18 acres. The request is to rezone from the existing Residential Low-Capacity zoning to Neighborhood Commercial with Mixed-Use Overlay zone. This item was placed on the 2023 Comprehensive Plan Amendment Docket. A Public Hearing was held on May 16, 2023 before the Planning Commission. There were no Public Comments regarding the rezone of the subject property. Discussion followed with Ms. Rusko answering Council questions.

Ordinance Amending Arlington Municipal Code Chapter 12.16

Planning Manager Amy Rusko reviewed the ordinance approving an amendment to the Arlington Municipal Code Chapter 12.16 Uniform Street Naming and House Numbering.

The amendment to Chapter 12.16 Uniform Street Naming and House Numbering is a City-initiated request to update development regulations.

The update includes regulations for address number size and location on commercial, industrial, and mixed-use buildings within the city. This item was placed on the 2023 Comprehensive Plan Amendment Docket. A Public Hearing was held on May 16, 2023 before the Planning Commission. There were no public comments regarding the code amendment. Discussion followed with Ms. Rusko answering Council questions.

Ordinance Amending Arlington Municipal Code Chapter 16.28

Planning Manager Amy Rusko reviewed the ordinance approving an amendment to the Arlington Municipal Code Chapter 16.28 Building Construction and Life Safety Code.

The amendment to Chapter 16.28 Building Construction and Life Safety Code is a City-initiated request to update development regulations. The update includes re-organizing the layout and changing the language of Section 16.28.030 to provide clarification of building and civil permit extensions and associated fees. This item was placed on the 2023 Comprehensive Plan Amendment Docket. A Public Hearing was held on May 16, 2023 before the Planning Commission. There were no public comments regarding the code amendment.

Mayor Tolbert adjourned the workshop, and opened the special meeting at 7:52 p.m.

SPECIAL MEETING – FINAL ACTION WAS TAKEN

Resolution for Housing Action Plan Implementation (HAPI) Grant Closeout

Community and Economic Development Director Marc Hayes requested Council approve the resolution to establish a tax increment area and a mandatory affordable housing requirement for all multi-family development within the tax increment area. Discussion followed with Mr. Hayes answering Council questions.

Councilmember Debora Nelson moved, and Councilmember Don Vanney seconded the motion to approve the resolution authorizing the creation of a tax increment area, and the mandatory affordable housing requirement associated with the tax increment area and authorize the Mayor to sign the resolution. The motion passed unanimously.

Substitute Ordinance for Adoption of Moratorium Related to Island Crossing Subarea

City Attorney Steve Peiffle requested Council approve the substitute ordinance for adoption of moratorium related to Island Crossing Subarea.

Island Crossing is one of 13 subareas in the City of Arlington. The intent is to create a Subarea Plan for all 13 areas, thus identifying existing conditions, attributes and deficiencies and what future plans may occur in those subareas and their respective neighborhoods. With the recent interest to develop in Island Crossing, creating a Subarea Plan for this area became a priority, so as to not miss the opportunity to create a more functional, safe and sustainable commercial district for the City of Arlington.

This item was discussed in detail at the City Council Spring Retreat which occurred on March 31, 2023. Council adopted Ordinance 2023-006 on April 17, 2023. The Ordinance required a public hearing to be held within 60 days. Due to a clerical error, the City failed to publish notice of the public hearing for the June 5, 2023 Council meeting as intended. To remedy this, staff is asking for the original ordinance 2023-006 to be repealed; for a new ordinance to be adopted as an emergency; and for a public hearing to be scheduled on July 3, 2023. Council was asked to adopt this as an emergency ordinance again, which requires the approval of a majority plus one (5 votes) of the Council. Discussion followed with Mr. Hayes answering Council questions.

Mayor Pro Tem Jan Schuette moved, and Councilmember Debora Nelson seconded the motion to adopt the substitute interim ordinance establishing a moratorium which declares an emergency, suspends issuance of development permits within the Island Crossing Subarea, and schedules a public hearing for July 3, and authorize the Mayor to sign the ordinance. The motion passed unanimously.

Mayor Tolbert closed the special meeting, and the workshop resumed at 7:56 p.m.

ADMINISTRATOR AND STAFF REPORTS

None.

MAYOR'S REPORT

Mayor Tolbert spoke of her discussion with Representative Kim Schrier at the Arlington Community Food Bank.

COMMENTS FROM COUNCILMEMBERS

Councilmember Debora Nelson spoke of the passing of Arlington community member and Arts Council President Sarah Arney. She asked that City Council think about possibly naming the Smokey Point Park after her.

COUNCILMEMBER REPORTS

Councilmembers had nothing to report this evening.

PUBLIC COMMENT

None.

REVIEW OF CONSENT AGENDA ITEMS FOR NEXT MEETING

Council discussed and agreed to put the following item on the consent agenda for the June 20, 2023 Council Meeting.

3. First Amendment to Interlocal Agreement with North County Regional Fire Authority for Fire Marshal/Investigative Services

EXECUTIVE SESSION

None.

ADJOURNMENT

With no further business to come before the Council, the meeting was adjourned at 7:59 p.m.



Barbara Tolbert, Mayor