



Minutes of the Arlington City Council Zoom Workshop

Monday, October 11, 2021

Councilmembers Present: Mike Hopson, Marilyn Oertle, Debora Nelson, Don Vanney, Jan Schuette, Michele Blythe, and Heather Logan.

Council Members Absent: None.

Staff Present: Mayor Barb Tolbert, Paul Ellis, Kristin Garcia, Marc Hayes, Tony Orr, City Attorney Steve Peiffle, and Wendy Van Der Meersche.

Also Known to be Present: 20 YouTube viewers.

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

Contract Approval for Capital Facilities Needs Assessment

Finance Director Kristin Garcia reviewed the contract with MENG Analysis for a Capital Facilities Needs Assessment.

Staff issued a request for proposals to do a capital facilities needs assessment on city owned buildings in order to determine long term capital and maintenance needs, and related costs, on those facilities. After review of the proposals, interviews and reference checks, staff is recommending council approve a contract with MENG Analysis. The contract is for \$98,809, however a \$10,000 contingency was included only on an as needed basis. The contingency is for additional work that might be relevant based on results of the energy study or if areas of deficiency are identified that might need further evaluation. Discussion followed with Ms. Garcia answering Council questions.

Revisions to Arlington Municipal Code Chapter 3.98 regarding Property Tax Exemption for the Cascade Industrial Center

Community and Economic Development Director Marc Hayes reviewed the ordinance reflecting amendments to Chapter 3.98 of the Arlington Municipal Code (AMC), related to Engrossed House Bill 1386.

In 2015, the state legislature passed Senate Bill 5761, authorizing several cities in Western Washington to create tax incentives, in targeted areas, for the new construction of industrial/manufacturing facilities to create family living wage jobs. In 2016, Arlington adopted Ordinance No. 2016-008, which created an application process, and identified criteria, required to be eligible to receive an ad valorem tax exemption for the improvements. In 2021, the legislature modified both the language and the applicability of the property tax exemption, to all cities in Washington, as identified in Engrossed House Bill 1386. This proposed ordinance captures those modifications made by the legislature, and amends Chapter 3.98 AMC. Note: to date, only one business has applied for the tax exemption. Discussion followed with Mr. Hayes answering Council questions.

Ordinance Amending Title 20 of the Arlington Municipal Code Addressing Engrossed Second Substitute House Bill 1220

Community and Economic Development Director Marc Hayes reviewed the ordinance adopting zoning regulations and amending Title 20 of the Arlington Municipal Code (AMC).

An ordinance adopting zoning regulations requiring Permanent Supportive Housing, Transitional Housing, Emergency Housing, and Emergency Shelters, through local planning and development regulations, in response to ESSHB 1220, and amending Title 20 AMC. This also amends the Permissible Use Table to reflect zoning changes that were adopted as a part of the 2020 docket.

Early in 2021, the state legislature enacted HB 1220, which requires cities planning under RCW 36.70A.040 (Growth Management) to allow transitional housing and permanent supportive housing in any zones in which residential dwelling units or hotels are allowed. HB 1220, also requires cities to allow emergency shelters and indoor emergency housing in any zones in which hotels are allowed. This ordinance amends AMC Chapter 20.08, Section 20.08.010 – Basic Definitions and Interpretations, Section 20.40.040 – Permissible Uses and Specific Exclusions, and Table 20.40-1-Table of Permissible Uses, in response to ESSHB 1220.

These amendments were presented to the Planning Commission at a public workshop on September 7, 2021. A Public Hearing was held on September 21, 2021 at the Planning Commission meeting, with no public opposition being presented. The Planning Commission voted unanimously to recommend the amendments to City Council for approval. Discussion followed with Mr. Hayes answering Council questions.

Dedication of Right of Way for 173rd Place NE

Community and Economic Development Director Marc Hayes reviewed a dedication of real property for public right of way.

This dedication of a strip of real property for public Right of Way purposes, is for installation of frontage improvements on 173rd Pl. NE.

Dedication of real property for Right of Way purposes related to new development typically occurs through the Land Use process pursuant to 20.56.170 AMC. This dedication was a

requirement of the Van Leuven Mixed Use building. Discussion followed with Mr. Hayes answering Council questions.

Dedication of Right of Way for Smokey Point Boulevard

Community and Economic Development Director reviewed a dedication of real property for public right of way.

This dedication of a strip of real property for public Right of Way purposes, is for installation of frontage improvements on Smokey Point Blvd.

Dedication of real property for Right of Way purposes related to new development typically occurs through the Land Use process pursuant to 20.56.170 AMC. This dedication was a requirement of the Magnolia Place project. Discussion followed with Mr. Hayes answering Council questions.

Property Acquisition for Smokey Point Park Space

Community and Economic Development Director Marc Hayes reviewed a possible property purchase for future Smokey Point Community Park Property.

Mr. Hayes discussed the appraisal for the Christian Missionary Alliance Church parcel, with a review of correspondence with Smokey Point Community Church (SPCC) pastor/board members.

An appraisal of the church parcel conducted by Gustafson & Associates, real estate appraisers, was prepared in August of this year. The appraisal indicated five, recent comparable property sales, ranging from \$10.12 to \$13.74, per square foot, with the subject property being valued at \$11.25 per square foot. The appraisal was shared with the pastor of SPCC, and they are in the process of having their own independent appraisal of the property performed. At this time, the City has not presented the church with any formal offer of purchase, and is waiting for their appraisal to be completed before doing so. Discussion followed with Mr. Hayes answering Council questions. York Park was briefly discussed with a majority of Councilmembers giving Mr. Hayes a thumbs up to return York Park rezone to the docket next year.

ADMINISTRATOR AND STAFF REPORTS

None.

MAYOR'S REPORT

Mayor Tolbert stated that Arlington partners with Snohomish County yearly to use Real Estate Excise Tax (REET) funds for park improvements. Evans Field improvements were recently completed, and Snohomish County will be touring tomorrow. For next year, the City is requesting \$50,000 in REET funds to accompany City funds for a shelter at Haller Park.

COMMENTS FROM COUNCILMEMBERS

Councilmember Debora Nelson requested additional signage for traffic control. Mr. Ellis stated that Public Works and the Police are working on signage.

Councilmember Jan Schuette stated she is on the Puget Sound Regional Council (PSRC) Project Selection Committee for grants. There has been and will continue to be additional criteria for those grants that include safety on roadways. Those will be requirements for federal and state transportation money.

Councilmember Mike Hopson acknowledged that today is Columbus Day and Indigenous Peoples Day. He would like Council to consider reading aloud the Statement of Land Acknowledgement after the pledge of allegiance at each Council workshop and meeting. Discussion followed. Mayor Tolbert requested Councilmember Hopson email the statement to Councilmembers, and encouraged Councilmembers to research this to discuss more thoroughly at a future workshop

COUNCILMEMBER REPORTS

Councilmembers had nothing to report this evening.

PUBLIC COMMENT

None.

REVIEW OF CONSENT AGENDA ITEMS FOR NEXT MEETING

Councilmembers discussed and agreed to put the following items on the Consent Agenda for the October 18, 2021 Council meeting:

4. Dedication of Right of Way for 173rd Place NE
5. Dedication of Right of Way for Smokey Point Boulevard

EXECUTIVE SESSION

None.

ADJOURNMENT

With no further business to come before the Council, the meeting was adjourned at 7:52 p.m.


Barbara Tolbert, Mayor