



Minutes of the Arlington City Council Workshop

Council Chambers
110 East 3rd Street
Monday, November 13, 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, Kristin Garcia, Jim Kelly, Dave Ryan, Amy Rusko, Jonathan Ventura, Rory Bolter, Luke Adkins, Mike Phillips, Andrea Hill, Tony Orr, City Attorney Steve Peiffle, and Wendy Van Der Meersche.

Also Known to be Present: Kathy Vanney, Julie Good, Bob Nelson, Dave Kraski, Sid Logan, Lindsay Dunn, Eyleen McCluskey-Shouman.

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 Heather Logan seconded the motion. The motion passed with Councilmembers Nelson and Oertle voting no.

INTRODUCTION OF SPECIAL GUESTS AND PRESENTATIONS

None.

WORKSHOP ITEMS – NO ACTION WAS TAKEN

Resolution Setting the 2024 Regular Property Tax Levy

City Administrator Paul Ellis reviewed two 2024 tax levy scenarios. One option is taking a 1% increase over the prior year levy, the other option is using 90% of the City's banked property tax capacity. A public hearing will be held on November 20, 2023 to allow for public comment on the proposed options. After the November 20 Public Hearing, Council will need to take action. A resolution must be submitted to the County on or before November 30. Discussion followed with Finance Director Kristin Garcia and Mr. Ellis answering Council questions.

Resolution Declaring Property as Surplus

Airport Director Dave Ryan reviewed property formerly occupied by the Point Church. The property is currently vacant and in need of substantial repairs.

The Arlington Municipal Airport is the owner of the building and improvements formerly occupied by the Point Church located at 18722 59th Ave. NE, Arlington. The City believes substantial improvements will be required soon, so City staff has recommended the building(s) be declared as surplus, and that the most economical approach is to sell the building(s) in their present condition to a private buyer willing to improve the building(s). Pursuant to AMC 3.70.020, the buildings may be disposed of pursuant to a Request for Proposal (RFP) process. Discussion followed with Mr. Ryan answering Council questions.

Amendment No. 1 to the 169th St NE Connecting Segment Design Contract with SCJ Alliance

Public Works Director Jim Kelly reviewed Amendment No. 1 for the 169th Street Connecting Segment 30-100% design.

The City has been working on the development of an integrated multi-modal transportation system in the Smokey Point neighborhood that is connected to the Cascade Industrial Center; part of this network is the completion of 169th Street. The proposed 169th St Connecting Segment project includes a two-lane roadway, multiuse path, sidewalks, and drainage improvements. Completion of this final segment of 169th St will support the continued growth of the CIC and jobs while improving walkability and multimodal transportation within Smokey Point.

The City contracted with SCJ in April 2022 for preliminary design up to 30% drawings. The project is now ready for design up to 100%. In early 2023 the City received a FHWA Congressionally Directed Spending grant in the amount of \$3,654,893.00 completing the funding package for this project. Staff has negotiated the scope and is recommending award of Amendment No. 1 for 30-100% design documents to SCJ Alliance per the attached negotiated scope of work. Discussion followed with Mr. Kelly answering Council questions.

Ordinance Amending Arlington Municipal Code (AMC) Title 13 Water and Sewer

Planning Manager Amy Rusko reviewed an ordinance to amend Arlington Municipal Code Title 13 Water and Sewers.

The proposed amendment to AMC Title 13 Water and Sewers is a City-initiated request to revise the sections of AMC Chapters 13.04, 13.08, and 13.12. The amendment provides updated regulations regarding utilities provided for accessory dwelling units. The revisions include definitions, housing type classifications, residential classifications, water and sewer connections, connection charges, and water/sewer/stormwater rates.

The AMC Title 13 Code Amendments were proposed with the 2023 Docket. The proposed code amendments are required to be updated to include accessory dwelling unit connection standards. Discussion followed with Ms. Rusko answering Council questions.

Ordinance Amending Arlington Municipal Code Chapter 20.44 Supplemental Uses

Planning Manager Amy Rusko reviewed an ordinance to amend Arlington Municipal Code (AMC) Chapter 20.44 Supplemental Uses.

The amendment to AMC Chapter 20.44 Supplemental Uses is a City-initiated request to update Section 20.44.032 – Master Planned Neighborhoods and Section 20.44.042 – Accessory Dwelling Units.

Section 20.44.032 amends the procedure and requirements for parcels within the Master Plan Neighborhood Overlay of the city. The update amends the title of the section to Subarea Plans and establishes criteria and procedures for both private and public initiated subarea plans.

The subarea plans correlate to the fourteen subareas of the City's Comprehensive Plan that distinguish specific geographical areas and existing neighborhoods within the community. The intent of creating subareas is to develop a subarea plan for each area of the city that contains specific policies and criteria to guide land development, incorporate missing middle housing options, transportation facilities, community facilities, infrastructure and capital improvement decisions that provide for a more coordinated, efficient, and effective structure for predictable neighborhood planning.

Section 20.44.042 amends the requirements and criteria set forth for Accessory Dwelling Units per Engrossed House Bill 1337 as filed to the Secretary of State of the State of Washington on May 10, 2023. The amendments follow the criteria adopted by the State of Washington and all updates to RCW 36.70A, RCW 43.21C, and RCW 64.32, 64.34, 64.38, 64.90.

The AMC Chapter 20.44 Zoning Code Amendments were proposed with the 2023 Docket. The proposed zoning code amendments are required to establish subarea planning in the city and to meet the accessory dwelling unit requirements from the state.

Police Third Quarter Report

Police Chief Jonathan Ventura presented the third quarter report. Discussion followed with Chief Ventura answering Council questions.

North County Regional Fire Authority Third Quarter Report

Deputy Chief of Operations Dave Kraski presented the third quarter report. Discussion followed with Chief Kraski answering Council questions.

ADMINISTRATOR AND STAFF REPORTS

None.

MAYOR'S REPORT

None.

COMMENTS FROM COUNCILMEMBERS

Councilmember Heather Logan provided information regarding the Department of Health regarding fentanyl overdoses.

COUNCILMEMBER REPORTS

Councilmembers had nothing to report this evening.

PUBLIC COMMENT

Eyleen McCluskey-Shouman, Arlington, provided public comment.
Lindsay Dunn, Arlington, provided public comment.

REVIEW OF CONSENT AGENDA ITEMS FOR NEXT MEETING

Councilmembers discussed and agreed to put the following items on the consent agenda for the November 20 Council meeting.

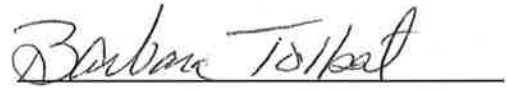
2. Resolution Declaring Property as Surplus
3. Amendment No. 1 to the 169th St NE Connecting Segment Design Contract with SCJ Alliance.

EXECUTIVE SESSION

None.

ADJOURNMENT

With no further business to come before the Council, the meeting was adjourned at 7:37 p.m.



Barbara Tolbert, Mayor