



Arlington Planning Commission and Design Review Agenda

MARCH 17, 2015 7:00PM
Council Chambers
110 East Third Street

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

II. ROLL CALL

III. VISITORS

Anyone who wishes to speak on any matter not appearing on the agenda may do so at this time. The amount of time available to each speaker and the number of speakers is limited. Public comment on agenda items will be taken when the item is considered.

IV. APPROVAL OF THE AGENDA

V. CONSENT AGENDA

Meeting Minutes – March 3, 2015

VI. DESIGN REVIEW (the Planning Commission acting as the Design Review Board)

VII. NEW BUSINESS

Proposed Union Street Vacation. A petition has been filed by Steve and Sonya Kraski requesting a street vacation for a portion of the Union Street right-of-way that runs along the south 30 feet of Lot 10 of the Laverne Heights plat. The applicant is also requesting a relinquishment of a utility easement across the north 10 feet of Lot 10 (APN#00496200001001). Staff will discuss this proposal in more detail. A recommendation to the City Council from the Planning Commission regarding this proposal is needed.

Attachment A

VIII. CONTINUED BUSINESS

2015 Comprehensive Plan Update: Presentation/discussion from Public Works regarding water, sewer, and transportation plans as they relate to the comp plan update.

IX. OFFICERS REPORTS

X. COMMUNICATIONS FROM COUNCIL AND COMMITTEE REPORTS

XI. COMMISSION MEMBERS / STAFF CHECK IN

XII. INFORMATION ITEMS / ATTACHMENTS

XIII. ADJOURNMENT

XIV. WORKSHOP

DRAFT



Minutes of the Arlington Planning Commission / Design Review Board Meeting

Council Chambers
110 East Third Street
March 3, 2015

Commissioners Present: Bruce Angell, Mike Thomas, Craig Chase, Ken Levesque and Trevor Gaskin.

Commissioners Absent: Vicki Hadley and Tony La Salata.

Staff Present: Chris Young – Community & Economic Development Director, Marc Hayes – Permit Center Manager, Troy Davis – Associate Planner, Marilyn Oertle – City Councilwoman, and Amy Rusko – Commission Secretary

Commission Chair Angell called the discussion to order at 7:02 p.m.

Visitors: There were no visitors at this meeting who wished to speak on items not on the agenda.

Also known to be present: Vernon Beach, Margie Beach and Mike Hopson

APPROVAL OF THE AGENDA

Commissioner Thomas made a motion to approve the Agenda. Commissioner Levesque seconded the motion, which passed with a unanimous vote.

APPROVAL OF THE CONSENT AGENDA

Commissioner Thomas made a motion to approve the Agenda. Commissioner Gaskin seconded the motion, which passed with a unanimous vote.

NEW BUSINESS

Alliance for Housing Affordability. This is a discussion regarding the city's participation in the regional Alliance for Housing Affordability and its relation to our comprehensive planning.

Director Chris Young presented background on the Alliance for Housing Affordability and how the City of Arlington is one of thirteen cities who has joined to take part in this program. The Alliance for Housing Affordability will create a "housing profile" for the City that will include: baseline information, process our local statistical data, provide technical expertise, provide education and outreach.

Attachment A
Proposed Union Street Vacation

**Staff analysis for the proposed vacation of a portion of Union Street
Per AMC Chapter 12.18 –Street Vacations, Section 12.18.070 – Staff
Report, the following information shall be provided;**

(1) Information on how and when the street sought to be vacated became a public street.

*Dedication of the south 30 feet, for public roadway purposes, over lots 4, 6,7,10 and 11-
Plat of La Verne Heights occurred July 8, 1963 (ord. 475).*

**(2) Whether or not utilities exist in the street and whether such street may reasonably be
necessary in the future for utility purposes.**

*The described portion of roadway, which is the subject of this petition to vacate, contains
no utilities or has a potential for future utility use.*

**(3) Whether or not and in what respect the public may be benefitted or harmed by the
vacation.**

*Public benefit may be served by placing the subject property back on the tax rolls. Staff
believes no public harm would be caused by this vacation.*

**(4) Whether or not the street has been opened or constructed, and what effect the vacation
may have on property served or which might be served in the future.**

*The subject property is unopened/unimproved and due to inaccessible topography to the
east, any future roadway would essentially terminate at this location. The south 30 feet
of lot 11 was vacated in 2003 to allow the construction of a single family residence, which
would prohibit any further extension of Union Street beyond lot 10 (ord. 1294).*

(5) Information on the appraised value of the street, if such information is available.

*Staff received no information related to the appraised value of the subject property with
this petition to vacate.*

- (6) Any recommendation of city staff concerning the desirability of retaining an easement or any interest in the property sought to be vacated for the purpose of the construction, repair and maintenance of public utilities and services.**

Since no public utilities currently exist upon the subject property, with no potential for future utility use, staff recommends that no easement be retained.

- (7) Any other information deemed by city staff to be appropriate for consideration by the city council.**

Any development of Lot 10 would necessitate the improvement of the remainder of Union Street over the south 30 feet of Lots 6 and 7 to Hamlin Drive.

Staff analysis of the request to relinquish a utility easement across the north 10 feet of lot 10 Plat of La Verne Heights.

Background; Ellis Place was original created to serve lots 5-10 within the Plat of La Verne Heights (May 1958). At the easterly terminus of Ellis Place two parallel utility easements, both 10 feet in width, were created to serve lots 9 & 12 (across their south 10 feet) and lots 10 & 11 (across their north 10 feet).

In July 1963 Ellis Place was vacated and a new road dedication occurred (Union Street) to serve lots 4-11. The vacation of Ellis Place removed any encumbrances within its described area across lots 5-7, but no extinguishment of the utility easements across lots 9-12 occurred.

Current request; The owner of lot 10 is requesting that the utility easement across the north 10 feet of lot 10 be relinquished by the City in an effort to prevent any "cloud" upon the title of the property.

Staff review; The subject easement contains no utilities, nor is there any intention to utilize these easements for future utility installation. All lots within the Plat of La Verne Heights are serviced with utilities from alternate points of connection.

Because this easement provides no value with regard to its original intent, staff recommends that the easement be relinquished as requested.



STREET VACATION PETITION

Community & Economic Development

City of Arlington • 18204 59th Avenue NE • Arlington, WA 98223 • Phone (360) 403-3551

Date: May 15, 2014

I hereby petition for the vacation of See attached map
 from See map and legal attached to
 The reasons for the vacation are: Steep slope, unuseable, south 30'
was vacated under ord # 1294, copy attached. To
allow 4 townhomes to be constructed on Lot 10,
which is permitted under the current zoning.

Public benefits to be derived from the vacation are: Increase in tax revenue,
city will have no further liability of owning property
on a steep slope. All development and building practices
will be completed under current codes that promote
public safety, health and welfare.

The following signatures constitute two-thirds of the owners of real property abutting the street
 or alley or portion of same sought to be vacated:
 If you do not know your Lot and Block - please give us your property tax account number.

Lot 10 Block _____ Proponent's (Record Owner's) Signature [Signature] Phone Number 360-435-5312

Addition/Plat _____

Lot _____ Block _____ Proponent's (Record Owner's) Signature _____ Phone Number _____

Addition/Plat _____

Lot _____ Block _____ Proponent's (Record Owner's) Signature _____ Phone Number _____

Addition/Plat _____

Lot _____ Block _____ Proponent's (Record Owner's) Signature _____ Phone Number _____

Addition/Plat _____

The filing fee must accompany the petition; make checks payable to the City of Arlington.

Return the completed petition with filing fee to: City of Arlington
 18204 59th Avenue NE. Arlington, WA 98223

For Official Use Only

Received

Fee Paid \$ _____ CR# _____ Date OCT 03 2014

Received

DEC 26 2014

Revised 10/2013

[Signature]

Right of Way Vacation Narrative together with Easement relinquishment

The vacation proposal would be to vacate the south thirty feet of lot 10 (see attached legal as exhibit 'A') together with the City of Arlington relinquishing any easement rights it may still have along the north ten feet of lot 10.

Union Street i.e. the south thirty feet was conveyed to the City of Arlington, entirely from Lot 10 under instrument recorded under recording number 1626190. Therefore, the vacation should grant the entire 30 feet back to Lot 10. Furthermore, Lot 11 to the East was vacated in this manner under ordinance No. 1294, approved by the Mayor February 18, 2003 and recorded under Snohomish County Auditor's File No. 200304010137.

Ellis Place was vacated in its entirety, by ordinance No. 475 on July 8, 1963. However, it is unknown whether the 10 foot easement encumbering the north 10 feet of said lot 10, legal description attached as exhibit 'B' still exists. The applicant has reviewed all of the City of Arlington utility records together with having dial a dig (directed by Cascade Survey and Engineering) ensure that there is currently no utilities and that the city has no plans for any future utilities inside said easement. Furthermore, there does not appear to be a future need for a utility easement in this location. Therefore, the applicant is requesting, for clarification purposes, that the easement that is depicted on the Plat of La Verne Heights be relinquished by the City of Arlington.

Exhibit 'A' Union Street Vacation

The South 30 feet, Lot 10, LA VERNE HEIGHTS, according to the plat thereof recorded in Volume 17 of Plats, Page 41, in Snohomish County, Washington. EXCEPT the West 30 feet thereof.

TOGETHER WITH that portion of vacated alley known as Ellis Place in said plat, lying adjacent to and abutting upon said lots as would attach by operation of law, said alley vacated by City of Arlington ordinance No. 475 as recorded under Auditor's File Number 1627030

Records of the County of Snohomish, State of Washington

Exhibit 'B' Easement Relinquishment

The North 10 feet of LA VERNE HEIGHTS, according to the plat thereof recorded in Volume 17 of Plats, Page 41, in Snohomish County, Washington.

TOGETHER WITH that portion of vacated alley known as Ellis Place in said plat, lying adjacent to and abutting upon said lots as would attach by operation of law, said alley vacated by City of Arlington ordinance No. 475 as recorded under Auditor's File Number 1627030

Records of the County of Snohomish, State of Washington

1627030

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CITY OF ARLINGTON, WASHINGTON

ORDINANCE NO. 475

AN ORDINANCE VACATING THE ALLEY IN LA VERNE HEIGHTS, AS RECORDED IN VOLUME 17 OF PLATS ON PAGE 41, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

THE CITY COUNCIL OF THE CITY OF ARLINGTON, WASHINGTON, DO ORDAIN:

Section 1. WHEREAS, a hearing was had on the 8th day of July, 1963, at 8:00 o'clock P.M., before the City Council of the City of Arlington, Washington, at the Council Chambers at the City Hall, upon the proposed vacation of the alley in Laverne Heights, as recorded in Volume 17, of Plats on page 41, records of Snohomish County, pursuant to a Resolution passed at a regular meeting of the City Council on the 10th day of June, 1963, and whereas a good and sufficient Notice of Hearing, pursuant to R. C. W. 35.78.000, was posted in three of the most public places in the City of Arlington, and in a conspicuous place on the alley sought to be vacated on June 19, 1963, and such notice was mailed to the owners or reputed owners of all land or other property abutting upon said portion of the street proposed to be vacated, as shown on the rolls of the County Treasurer, directed to the address thereon shown, on June 19th 1963.

Section 2. The following described alley in the City of Arlington, Washington, be and the same hereby is permanently vacated:

The alley in Laverne Heights, as recorded in Volume 17 of Plats on page 41, records of Snohomish County, Washington.

Section 3. That certain Dedication of Road, executed by Vern A. Pickett and Helen Pickett, dated July 8, 1963, over the South 30 feet of Lots 4, 6, 7, 10, and 11, La Verne Heights and over the said 30 feet of a portion of SW $\frac{1}{2}$ of NW $\frac{1}{2}$, Section 12, Township 31 North, Range 5 East, W.M., be and it hereby is accepted.



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Section 5. This Ordinance shall become effective immediately upon its passage and publication, passed at a regular meeting of the City Council of the City of Arlington, Washington, held on the 8th day of July, 1963, and approved by the Mayor.

H. James Quinn
MAYOR

ATTEST:
Helen Bergan
City Clerk

APPROVED AS TO FORM:
R. C. Bibb
CITY ATTORNEY

CERTIFICATE

I, HELEN BERGAN, Clerk of the City of Arlington, Washington, do hereby certify that the attached Ordinance, being Ordinance No. 475, is a full, true and correct copy of the original Ordinance passed on the 8th day of July, 1963, as said Ordinance appears on the Ordinance Book of the City.

DATED this 12th day of July, 1963.

Helen Bergan
City Clerk

JUL 16 1963

1627030



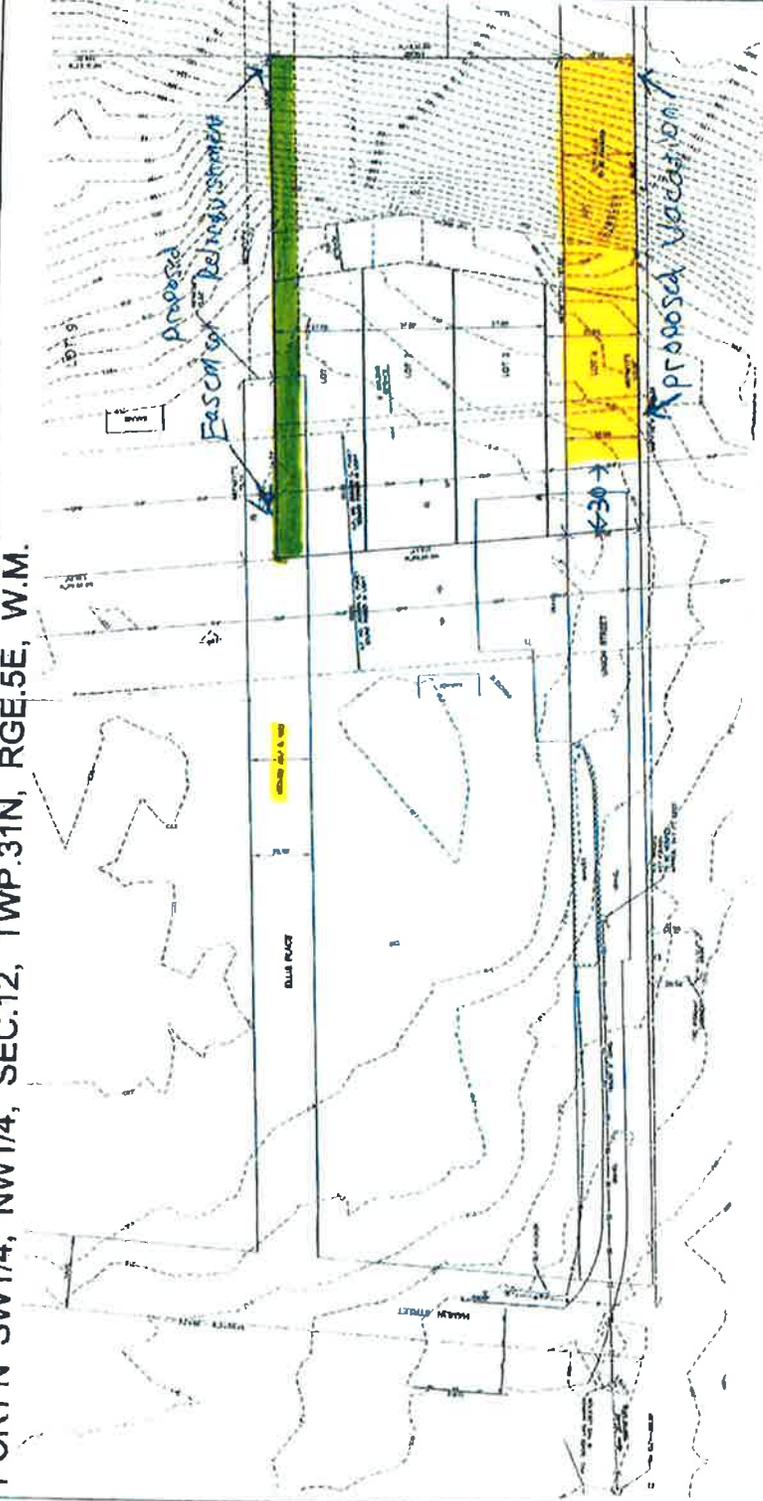
copy
INDEXED
REC'D
City Clerk
JUL 14 1963

SECRETARY, AUDITOR
SNOHOMISH COUNTY, WASH.
DEPUTY
[Signature]

Arlington Wash
300

PORT'N SW1/4, NW1/4, SEC.12, TWP.31N, RGE.5E, W.M.

GASCADIE SURVEYING & ENGINEERING, INC. 1100 N. 10th Street, Suite 100 Portland, Oregon 97228 Phone: 503.255.1111 Fax: 503.255.1112 www.gascadie.com				SHEET NO. _____ OF _____ DATE _____ DRAWN BY _____ CHECKED BY _____ APPROVED BY _____	INNOVATIVE INVESTMENTS, INC. WORKSHEET FOR:	1 of 1 # 200883
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DATE: 08/12/2010
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 APPROVED BY: J. B. BROWN

GRAPHIC SCALE

- 1. PROPOSED VACATION
- 2. PROPOSED BASINS FOR RAINWATER STORAGE
- 3. DRAINAGE CANAL
- 4. EXISTING ROAD
- 5. EXISTING UTILITY
- 6. EXISTING FENCE
- 7. EXISTING EASEMENT
- 8. EXISTING EASEMENT
- 9. EXISTING EASEMENT
- 10. EXISTING EASEMENT
- 11. EXISTING EASEMENT
- 12. EXISTING EASEMENT



NORTH

SOUTH

215TH PL NE

87TH AVE NE

MARSHALL ST

MAPLE ST

212TH ST NE

267ft

City of Arlington

0

EAST

WEST



Legend

- LaVern Heights Relinquish
- Assessor parcels
- Union St vacation
- La Verne Heights Lot 10
- Remains Union St ROW

Maps and GIS data are distributed "AS-IS" without warranties of any kind, either express or implied, including but not limited to warranties of suitability for a particular purpose or use. Map data are compiled from a variety of sources which may contain errors and users who rely upon the information do so at their own risk. Users agree to indemnify, defend, and hold harmless the City of Arlington for any and all liability of any nature arising out of or resulting from the lack of accuracy or correctness of the data or the use of the data presented in the maps.

City of Arlington

Relinquishment and Vacation Exhibit

Scale 1 inch = 67 feet	File: CouncilExhibit_8.5x11_15
Date: 1/29/2015	Cartographer: kdh

Community & Economic Development

DRAFT

PLANNING COMMISSION



Bruce Angell, Chair

238 N. Olympic Avenue

360-403-3551

Regarding:

Planning Commission Findings and Recommendation for PWD#338–Union Street Right-of-Way Vacation.

Summary:

The Planning Commission held a meeting for PWD#338 on March 17, 2015 and is forwarding their findings and recommendation to the City Council.

Findings:

1. _____

2. _____

3. _____

4. _____

Conclusion and Recommendation:

The Planning Commission has reviewed PWD#338 and, based on the foregoing findings, hereby recommends that the City Council _____ APPROVE / _____ DISSAPPROVE the proposed Union Street Right-of-Way Vacation and relinquishment of the utility easement for Lot 10.

Respectfully submitted through the Department of Community and Economic Development to the City Council this _____ day of _____, 2015 by

Bruce Angell
Arlington City Planning Commission Chair