

City of Arlington
Regular Council Meeting Minutes
August 3, 2022

The regular meeting of the Arlington City Council was held on August 3, 2022 in the Council Chambers of the Municipal Building.

Presiding: Mayor Jeff Bufton

Council Present: Denise Ball, Robert Christensen, Marshall Swope, Matthew Irby, Jerry Hanan and Henry Thuener.

Council Absent: None

Staff Present: Recorder Kari Hayter, Public Works Superintendent Shanna Gronquist, Attorney Ruben Cleaveland City Engineer Brad Baird and City Planner Kirk Fatland.

Guests: Abraham Mooney, Kevin Olsen, Faheem Rasheed and Family, David Jones, Mike Keown, Kari Keown, Lt. Tory Flory, Eli Caudill, Keely Caudill, Christopher Jackson, Jan Longacre, Wayde Johnson, Jed Crowther, Leah Shannon, Naomi Oana, Daria Oana, and Rita Miciak

Call to Order: Mayor Bufton called the meeting to order at 6:30 p.m.

Pledge of Allegiance Recited

Mayor Bufton announced an agenda amendment. An executive session has been added pursuant to ORS 192.660 (2)(e).

1. PUBLIC COMMENT:

Mike Keown: Mike stated he's Eli Caudill's father in-law and would like to speak during the Caudill Hearing.

Christopher Jackson: Chris introduced himself and went over his experience in clean water production, wastewater treatment, well water treatment and sampling. Chris stated he is a member of the Citizen's Advisory Committee for Waste Management and believes there should be a separate advisory committee for Chemical Waste Management.

Lt. Tory Flory, Gilliam County Sheriff's Office: The Sheriff's Office has been busy and continues to operate with a small staff. Deputy Orendorff will not be out on her own until February. Councilor Christensen asked if there's been any issues with any of the cleanup ordinances. Lt. Flory stated if there's been any, it would be contacting absentee landowners.

2. CONSENT AGENDA: Consent agenda consisted of the following items:

- a. Approval of minutes - July 6, 2022.
- b. Approval of bills as listed.

Councilor Christensen motioned to approve the consent agenda and the bills as listed, motion seconded by Councilor Swope. Councilor Ball abstained from approving the minutes, she was absent from the July meeting. Motion passed with 5 votes in the affirmative.

3. ARLINGTON CHAMBER ACTION COMMITTEE UPDATE: No update.

4. KIRK FATLAND, TENNESON ENGINEERING:

a. Eli Caudill - Continuation of June Lot Split Hearing

Kirk stated Brad Baird and himself were asked to prepare a proposal for conditions upon approval; Kirk stated his proposal is based from a planning perspective. Kirk suggested the Council reopen the hearing and allow public comment along with applicant testimony. Mayor Bufton reopened the Caudill Lot Split hearing.

Proponents: Eli Caudill: Eli provided copies of documents to the Council which included: his written testimony, the 2021 approved Williamson partition, an Engineering Memorandum concerning water service capacity, an Engineering Memorandum identifying the needs and codes for fire hydrants and emergency service access, waterline layout, Columbia View Estates original plats, and the Oregon Solutions Gilliam County Attainable Housing Declaration of Cooperation. Eli read aloud his written testimony (attached).

Mike Keown: Mike stated he read some of the materials from the previous hearing. He's seen multiple semi-trucks and delivery trucks travel up and down Wright Road and doesn't see an increase in traffic as a real issue. In the past, there's been fires near the estates and there's an access road along the fence line. Fire trucks have tapped into hydrants near Mike's house and used water tankers to fight fires. He's not sure the additional homes are relevant and assumes the current placement of fire hydrants remain accessible. Eli is his son in-law and will someday inherit his property. Although Eli doesn't live in Arlington, he's not completely without interest in the community.

Opponents: None.

Mayor Bufton closed the hearing / public comment and asked Kirk and Brad if there's anything they would like to add. **Kirk Fatland:** Kirk asked the Council to state for the record if there's been any contact between the council members and anyone involved in the application, a site visit or any other conflict of interest. **For the record, there were no conflicts between the applicant and the council members.** Kirk stated in the previous hearing, we discussed a six inch waterline coming from Wright Road, amending the conditions to state that all lots must be tapped into a six inch waterline. Water hydrants and fire accesses should be decisions made by the Fire Department; they're not planning requirements. The idea of a Local Improvement District is that in the future, the City, developers and land owners or anyone who benefits, will contribute for improvements. Kirk stated in this instance, the City may clarify that it will only effect specific public facilities immediately adjacent; narrowing down to what is acceptable. **Brad Baird:** Brad stated Sunrise Lane serves two developed lots, it does not serve five lots. There's five lots, but they're not developed. The Google Map photos presented were to demonstrate that the main roads in the subdivision are wider than Sunrise Lane. You cannot drive down Sunrise Lane passing another vehicle and remain on the pavement. If the City believes this should be a condition of development, then the road should be widened, at least to the main road standard. Street parking is not an option, parked vehicles would block traffic. If Mr. Wetherell plans to develop all his lots, he would need to do the same. These are recommendations for safety and traffic. The waterline issue has been resolved. Due to developmental changes to the original plans intended for the estates, the City may want to ask the fire department if these changes will effect water density for fire service use. The subdivision was developed under County rules, 20 foot roads were not approved by the City. Now that the land is within the City, these lots have the opportunity to be broken down and this is when improvement need to be made. If the City chooses to make more formal conditions, exact road measurements and water pressure readings can be done. Councilor Thuener asked what questions will need to be answered by Fire Services. Brad stated to ask if the lay out of three homes on a lot is okay for fire service use. Kirk stated the list of recommended conditions were to be completed at the Final Plat Approval, this is preliminary approval. Kirk compared Eli's proposal to the City's proposal. The main difference is the City would like the conditions to be completed at the time of the final plat approval. Eli would like improvements to be made only if development occurs. This can be approved without widening the road, but once a dwelling is proposed, then road improvements must be made. Kirk stated he spoke with Brad and these conditions seem possible as long as there is a deed restriction filed. If a lot is sold before it is developed, the conditions will be on the title stating improvements must be made. Typically, improvements would be done and then we would sign off on the final plat giving permission to sell each lot in the future. Kirk stated the way the

properties are situated, buyers for the Wright Road property would not be responsible for Sunrise Lane improvements and vice versa. Attorney Cleaveland stated if the Council signed off on the final plat as Eli proposed, it would allow him to sell without doing the improvements. If we are comfortable going this way, he doesn't have an issue with it from a legal standpoint. There was a discussion about an expiration date on the waiver of remonstrance. It was determined that typically there are not expirations. Mayor Bufton stated he understands the zoning allows the partition to take place but from a social aspect, it takes away from the ambiance and atmosphere of the estates. Mike Keown stated the density in the estates has already increased due to the oversized shops allowed and doesn't see how Eli's request is different. Mayor Bufton stated he would like to avoid exasperating the situation by allowing three homes to a lot intended for one. Mayor Bufton asked for Council discussion. Councilor Irby stated he would like some time to review the information presented tonight. Councilor Ball stated the Council will need input from the Fire Marshall. Kirk stated we can go back to the drawing board with specific requirements. Mayor Bufton stated based on the amount of information given tonight, it seems the Council is not ready to make a decision. Attorney Cleaveland stated Mr. Caudill signed a waiver of the 120 day period, extending to a full 245 days. The Council will have time to review the information given. Mayor Bufton stated he would like to take the time to get this right because this will affect other properties in the future. Eli Caudill stated he did sign the waiver to extend the 120 day period knowing he had the opportunity to push this through. He wanted the Council to think this through and thanked them for continuing their consideration. Eli addressed his comments regarding Brad Baird in his testimony, stating he hopes they weren't taken personal. If there is a need for fire hydrants, he would like the code to be identified in the reason of requirement. Eli stated he wants to remind the Council that the City should consider the fact of a similar partition on a dead end street was approved in the same subdivision, there were no requirements for approval. **After some discussion, Councilor Ball motioned to continue the hearing to the September Council Meeting, motion seconded by Councilor Hanan. Motion passed unanimously.**

b. Faheem Rasheed - Manufactured Home Noncompliance

Kirk Fatland went over the Decision and Order previously made by the Council regard Faheem Rasheed's property. Kirk stated the building inspector noticed that the home was not placed as shown on the approved site plans; a 35 foot front yard setback. The City requires a minimum 20 foot front yard setback, Faheem's setback is 17 feet, along with a deck that is encroaching within 9 feet of the front yard lot line. Councilor Irby asked if the property owner meets the criteria to be considered for a variance. Kirk went over the qualifications to apply for a variance. Attorney Cleaveland stated submitting plans showing where the building would be and building somewhere else does not equate for appropriate grounds for a variance. Councilor Thuener asked where the problem with the placement started. David Jones, Faheem's representative, addressed the Council stating the contractor who placed the home is no longer working for Faheem. David stated Faheem and himself were not aware of the home being placed in the wrong spot and feels this should have been noticed in March when the home inspection took place. There was a discussion regarding where the property line starts and where the home should have been placed based on submitted plans. Recorder Hayter stated several drawing were submitted by Faheem with drastically different measurements. Public Works was sent to the property to take measurements, the measurements did not match the final drawing submitted. Faheem Rasheed asked to speak to the Council. Faheem stated he put his trust in the contractor because he didn't know any better, the contractor took his money and walked away. Pursuing the contactor would waste more time and money while the home sits unused. Faheem stated he moved here from Dubai and worked hard for 16 years in order to buy his \$85,000 home with his own money. Faheem had plans for a family to move in four months ago until the final inspection was denied due to setbacks. This house is meant to be his retirement home with plans of moving his family into their dream home within the next three years. Mayor Bufton asked for clarity on the approval process. Kirk went over the process City Staff follows and explained in the past, something like this might not have been caught if it wasn't for Glenn who reviewed the plans for State approval. Mayor Bufton asked how far off the house is from where it should be, Kirk confirmed it is three feet off. Attorney Cleaveland went over the Council's options and reminded the Council of the Decision and Order previously granted

to Faheem. Councilor Ball asked if there were any safety issues with where the home is currently placed, there are none. Kirk stated a lot of towns require 10 foot front yard setbacks, there are many theories as to what the purpose is for a front yard setback. Councilor Christensen asked if this could be added to the first waiver granted to Faheem, Attorney Cleaveland stated the original Decision and Order can be amended. Rita Miciak asked if the Council decides to waiver this, how the City can prevent this from happening again. Attorney Cleaveland stated when dealing with property, you do have to recognize that each situation is unique, no two properties are the same. This decision would not bind the City, judgment calls must be made for these unique situations. It does not set a persistence but we should be striving to be consistent. **Motion made by Councilor Christensen to Amend Faheem Rasheed's Decision and Order to include the front yard setback. Motion Second Councilor Swope. Rollcall five votes in the affirmative, Councilor Hanan, Councilor Irby, Councilor Swope, Councilor Christensen and Councilor Ball, one vote in the negative Councilor Thuener. Motion passed five to one.**

5. BRAD BAIRD, ANDERSON PERRY & ASSOCIATES: Brad reported the following:

Tim Wetherell and I are putting together a comprehensive training for Public Works.

Water System Improvements Project, 1-Stop Meeting:

- The 1-stop meeting for potential funding for the City's 2.6 million dollar Water System Improvements Project was May 9, 2022. See full handout of three funding scenarios developed at the meeting. The single page handout highlights the preferred scenario.
- The best potential funding scenario resulted in an overall rate increase of just under \$12 per residential connection with \$700,000 in grant funds. There are other options we can discuss later that have the potential to significantly reduce water rate impacts.

ARPA Funded Projects:

- ARPA funding is secured for the \$65,000 Waste Water Facilities Plan and the \$250,000 Columbia River Pump Station. Anderson Perry is under contract with the City and work can officially begin.
- We need to schedule a work session for the Wastewater Facilities Plan. A Work Session for Wednesday, September 21, 2022 at 6:00pm was scheduled.

Grant from State of Oregon House Bill 5202 \$166,667

- Grant is from Greg Smith and his relationship with the Speaker of the House. These funds only went to District 57 (9 counties), to each small city. These funds may be used for basically whatever you prefer. The funds could be used to reduce the overall cost of the Water System Improvements Project.

Potential Upcoming Funding Opportunity for Infrastructure Work:

- Greg Smith has a potential two million dollars in grant funds for industrial park related use. This is a House of Representatives program and Greg is the decision maker. The decision will occur during the next Legislative Session (early 2023). Greg has Arlington on the short list and figures there is a 70 percent chance funding will be approved. Please note this can change, but this is the current plan.
- The City may be able to use these funds for the water system improvements. Between the \$166,667 funds, the \$250,000 ARPA funds for the Columbia River Pump Station, and the potential two million, these three would total \$2,416,667, nearly covering the entire water system improvement project. A small loan would be needed to cover the difference with a minimal rate impact.
- Other ideas for use of these funds:

Pave the roads at the Airport and in the 30-acre Industrial zone of the Port of Arlington.

Upgrade the Airport Well, build a pump station and a pipeline for use in the Industrial zoned area. If the City ends up with an industrial tenant that pays for some of the improvements, it might be wiser to use the fund for water system improvements. Mayor Bufton asked does this include converting the Golf Course wells. Brad Baird stated yes the conversion is included in the water project.

6. **OBSIDIAN RENEWAL, LLC:** Abraham Mooney stated he's worked with Obsidian Renewables for six months as their Renewal Energy Developer. Obsidian has been developing utility scale solar for 12 years in South East Oregon. Getting hydrogen from water is a new way to store energy. Abraham was introduced to the Mesa Industrial Park by Brad Baird, Obsidian is considering the property for solar and an electrolyzer. The backbone of the project will not only be in Arlington, but The Dalles and Hermiston, extending into Washington. The idea is for Arlington to be renewable energy storage, which will be the toughest challenge of our time due to it being tough to store. A pipeline will stretch hundreds of miles and will fix that. For solar, we're looking at thousands of acres for each solar installation. Abraham went over the different uses for hydrogen energy. Councilor Irby asked if the power needed to run the electrolyzer will come from the solar power they have generated. Abraham stated Obsidian would utilize solar and a local power sources. Councilor Irby asked how hydrogen is measured. Abraham stated it is measured in kilograms, one kilogram of hydrogen is comparable to one gallon of diesel. Councilor Thuener asked if there would be any safety risks for the community. Abraham stated there are similar risks with natural gas but it is less of a risk because it dissipates quickly. Councilor Thuener asked what water source Obsidian will be using. Brad Baird stated companies like Obsidian will need 600-800 gallons of water per minute. This is doable with a portion of the City's water right, this is one of the reasons they are interested in City property. Mayor Bufton asked if the water used would be considered terminal, Abraham stated once the molecule is split, what is left would become a vapor. Mayor Bufton asked where the solar panels are manufactured, Abraham stated they come from China; but currently there's a lot of changes happening in legislation to have solar products made in the USA. Mayor Bufton asked how many acres are needed for a project this size. Abraham stated it would depend on the project, an electrolyzer alone would occupy 30 acres. Councilor Ball asked if Obsidian would be interested in buying or leasing the land, Abraham stated leasing. Mayor Bufton asked if they plan to hardline the water or truck the water to the site, Abraham stated they would use hard lines. Mayor Bufton asked who the investors are, are they international? Abraham stated David Brown is the owner of Obsidian Renewables and he is his own backer. David is a successful entrepreneur in solar development for roughly 12 years and is now investing in hydrogen. Abraham stated he'd like to contact Waste Management based on their history of making hydrogen from waste. Abraham stated they'll be presenting a proposal soon.

7. **COUNCILORS REPORTS**

- Councilor Thuener no report.
- Councilor Hanan no report.
- Councilor Irby asked if we are getting enough water on the golf course. Superintendent Gronquist stated there's been some issues that have been addressed and they grass is coming back green.
- Councilor Swope no report.
- Councilor Christensen reported there was a fire at Blalock that burned a thousand acres. The fire was contained by North and South Gilliam Fire Services, with help from Hermiston, Boardman and surrounding farms. He's been in contact with the State Fire Marshall and they'll send a representative to discuss grants next month.
- Councilor Ball no report.
- Public Works Superintendent Gronquist reported all but one of the clay valves have been serviced. Public Works is still down a crew member.
- Attorney Cleaveland reported the State of Oregon put in Measure 109, which would allow manufacture and usage of psilocybin. The intent of use will be in a clinical environment under supervision but the rules of use have not been published yet. If the City would like to opt out, we would need to pass an ordinance and a resolution during a special meeting by August 19 and refer it to the voters. **The consensus of the council was to have a special meeting to review a psilocybin ordinance.**


- Recorder Hayter reported in the following:
 - Council seats one (Councilor Thuener), three (Councilor Christensen) and five (Councilor Swope) are up for election. The Councilors have been notified, Notice of Election has been published in the Times-Journal, and posted at City Hall, Bank of Eastern Oregon and the Post Office. These are four year terms; the deadline for paperwork to be turned into City Hall is Tuesday, August 30, 2022 at 5:00 pm. Councilor Ball asked if Councilor Hanan will have to run in this election since he was not elected. Recorder Hayter stated according to the City's Charter, Councilor Hanan will not have to run for election until the term he is filling is up.
 - Yo County Yogurt would like to bring their truck to Arlington to sell frozen yogurt. The owner stated she was given permission by Big River Pizza to use their parking lot but would like permission from the Council to use the park parking lot. The Council discussed their thoughts on allowing the use of the parking lot. Attorney Cleaveland stated if the truck owner already has permission to use private property, they should use it. **The Consensus of the Council is they can't grant permission for Yo County Yogurt to use the park parking lot since it's owned by the Army Corp of Engineers.**
 - The Library annual report is available and can be emailed to those who are interested.
 - Gilliam County is currently a member of the Greater Eastern Oregon Development Corporation (GEODC). For at least five or more years, the goal of Gilliam County has been to change and become a member of the Mid-Columbia Economic Development District (MCEDD). Katheryn Greiner from the City of Condon represents Gilliam County at GEODC, she believes the MCEDD would do a better job at representing Gilliam County. MCEDD would like to know if the Council will be okay with Gilliam County having one voting seat at the table for MCEDD. Gilliam County currently has one vote on the GEODC side. Typically, MCEDD would give a seat (vote) to Gilliam County, Arlington and Condon. At this point, to keep the voting body smaller, they would like Gilliam County to have one seat. **The consensus of the Council is Arlington would need its own seat on the MCEDD Board to switch.**
- Mayor Bufton no report

Regular meeting closed at 7:08pm


Executive Session opened at 7:08 pm per ORS 192.660(2)(e): To conduct deliberations with persons designed by the Governing body to negotiate real property transactions.

Executive Session adjourned at 9:32 pm

Regular meeting adjourned at 9:32pm



 Jeffrey Bufton, Mayor



 Taylor Grubaugh, Assistant Recorder

Written testimony of Eli Caudill to the City Council
Application of Eli Caudill for minor partition

Thank you, Mr. mayor and city council members, for taking time to hear me today concerning my proposed minor partition to turn one residential lot into three. I have reviewed the Updated Recommended Conditions of Approval provided by Mr. Fatland and Mr. Baird and have the following comments. I'll re-iterate what Mr. Fatland wrote previously in his memo dated, March 23, 2022, "the applicant meets all necessary criteria for preliminary approval of a minor partition."

I've talked to Mr. and Mrs. Weatherell and told them that I would appreciate the opportunity to do what I could so that the partition would have minimal impact on their water and not encroach on their privacy. The house that is currently on my property has water supplied by a line coming from Wright Road. Not on Sunrise as mentioned previously. I submitted to city council an engineering memo showing that water can be supplied to my existing home and proposed lots from a water line on Wright Road, leaving the entire two-inch water currently line traveling from Wright Road to the east along Sunrise to serve only the Weatherell property. No other lines come off that line currently going to the Weatherell property, and my proposal is to keep it that way. The Weatherells would continue to have a two-inch water line dedicated to only them. I have proposed a condition of approval to require all three partition lots to take water service from current and future facilities within Wright Road.

There is conflicting information of the water line size to the south of Sunrise Lane along Wright Road. A map provided by Mr. Baird shows a 6-inch line to the south of Sunrise Lane along Wright Road. However, the houses recently built to the south of Sunrise tap into a two-inch line. So, my proposal would be to use a six-inch water line along Wright Road to the south of Sunrise Lane. I would appreciate the opportunity to work with the city to make that work and to assure appropriate water flow and pressure. There is also mention of the current water system pressures in the recommended conditions. The city should monitor that information and have that available for future use, instead of asking a developer to do that research.

The additional traffic introduced by the creation of another lot on Sunrise Lane was pointed out to cause an apparent tipping point of "significantly increasing the residential traffic". The original design of the subdivision is for four lots to access Sunrise Road. There are currently four lots with access to Sunrise, as it was designed. So, four lots seem acceptable. I do not see how a fifth lot will increase traffic on a dead-end street, let alone "significantly" increase traffic. I expect neighbors to testify that there is very little traffic in this part of the city. However, to the degree Council evaluates a fifth lot as an undue traffic generator, I would agree to an approval condition under which access to the existing house on Sunrise is reconfigured, to result in the existing house taking access from Wright Road.

Extending the road to the upper lot on Wright in a way that mimics the layout of the paved road going to Ms. Longacre's house also seems acceptable, as that aligns with existing practices. I have proposed a condition of approval to take driveway access from Wright Road in this manner. Widening Wright Road serves no purpose, as four lots seem to be the allowed number of lots accessing one of those dead-end roads. However, I have created a condition of approval under which I would waive remonstrance to formation of an LID for future roadway improvements within Wright Road.

Besides the mention of off-street parking (which is already identified as a requirement in the city's zoning ordinances), the remaining items on the Updated Recommended Conditions of Approval are further excessive and vague, and I do not believe we should rely on them—indeed I have supplanted some of the conditions with much more concretely worded conditions. The suggestion that the proposed partitions would lead to “significantly increasing the residential traffic” is based on anecdotal information by the neighbors not wanting the partition approved. The proposed partitions would have minimal impact on residential traffic in a place where the existing traffic is already minimal. I've provided a solution to minimize traffic impact on the already minimal traffic surrounding the property. Having me widen the roads solely adds unnecessary cost to the partition. I have not noticed any precedent in Arlington to suggest that this has been required elsewhere in the city.

Additionally, the guidance for widening the streets is vague. The Updated Recommended Conditions of Approval do not identify if the widening is based on Center of Street or if the streets are to be widened on just one side. According to Gilliam County tax maps, Sunrise Lane extends between Wright Road and the golf course. Mr. and Mrs. Weatherall own two lots along Sunrise Lane. Sunrise Lane splits the lots that the Weatherells have to the north and south next to the golf course. The paving currently stops in alignment with their lot lines to the west and then turns into his driveway and lawn. The suggested widening does not identify if it is to go all the way to the golf course, take out part of the Weatherell's driveway and lawn, or take out 1 ½ - 3 feet of Mr. Hawkin's driveway. Over developing was mentioned as a concern of the neighbors against the partition and widening of the streets is exactly what the proposed street widening would cause. Widening of Wright Road is additionally unjustified due to concerns of increased traffic or the design of the neighborhood. So, I do not believe we pursue the self-created problems of street widening. However, if Council insists on it, the only fair and equitable approach would be for me to construct a half-street improvement on the segment of Sunrise that abuts my property. Again, I don't recommend that we do this. But if you need to, I suggest we use the language of my proposed approval condition.

Rough measurements from Google Earth are not sufficient to document the road widths as documented in the city staff's Updated Recommended Conditions of Approval. My measurements using a tape measure show main roads leading to the proposed partition have paved surfaces that are 21-21 ½ feet wide. The dead-end roads that Mr. Baird is referencing are about 17 feet wide depending on where they are measured. The dead-end roads of the size adjacent to my lot serve up to five lots in the Columbia View Estates, not one or two homes as incorrectly and misleadingly documented in the Updated Recommended Conditions of Approval. The original design specifically identifies four lots on Sunrise. The City Engineer's language in the proposal identifying the dead-end streets at 15-16 feet wide and serving one or two homes is misleading and inappropriate information to provide to city council.

I provided a copy of documentation provided to me by the city for the Williamson Partition on Columbia View Drive, also in Columbia View Estates. The partition was approved by the Planning Commission on April 7, 2021. That partition that was approved by the city increases the density from 3 lots to 5 lots on an approximately 400-foot length of road that is similarly sized as the dead-end streets adjacent to my property – approximately 17 feet wide. That is a much longer stretch of road than what is in my proposal and serves more lots than in my proposal. However, no requirements for street widening or requirements for assessing emergency vehicle access and fire hydrants was identified.

Similarly, vehicles passing each other, and parking on the street, are nonissues. The dedicated rights-of-way are sixty feet wide in this subdivision. That means in addition to the approximately 17 feet of pavement, there are 21.5 foot shoulders on each side of the pavement. That is plenty of room for cars to pass each other, even with cars parked on either side of the right-of-way.

The emergency vehicle access has already been deemed as appropriate for the neighborhood. The partition does not increase the distance from a hydrant to the any lots in the subdivision. Any updates for emergency vehicle access and fire hydrant coverage needs to be specifically identified in writing in Mr. Baird's recommendations and provided before the meeting, identifying how this partition affects the needed water flow and distance to fire hydrants as identified in fire code. They also need to reference the code that will be used to identify the requirements, not just leave it up to city council to decide on the spot or for the fire department to determine later. Mr. Baird's mention that fire hydrant spacing "can be closer when density increases" is also misleading. I am unaware of how this partition would initiate the requirement of closer spacing of fire hydrants in Appendix C of the Fire Code or the need for additional gallons per minute as identified in Appendix B of the Fire Code. Mr. Baird's memo does not mention the required gallons per minute of fire-flow requirement and maximum distance from a fire hydrant or how those numbers change due to the potential creation of two new lots. Without calculations pointing to the fire code identifying the need for new fire hydrants and turnaround, his mention of needing these is misleading. The distance from existing hydrants to the furthest lot from the hydrant and the needed water flow should be the primary concern of the city, not my partition. If the distance from the existing hydrants and the furthest lot from the hydrants is of concern, the city should take action to remediate that issue. This development does not change anything that is identified in fire code that would suggest that this development increases the need for new hydrants.

I object to the condition of signing a waiver of remonstrance ensuring participation in any future local improvement district to improve public facilities in the immediate vicinity of the subject property. That statement is excessively vague and does not provide adequate information of the extent of the improvements to public facilities or the range of the immediate vicinity. As mentioned, I have agreed to a limited waiver of remonstrance as to Wright Road.

I would appreciate the opportunity to work with the city to come up with and identify agreeable solutions to the concerns identified in Mr. Baird's memo to minimize the utility and perceived traffic strain on neighbors. This partition and future building on these lots are my investments in the city. I have family in town, the people are nice, it's in a nice location, and it is where I have chosen to invest money. However, my proposed investment in the city has been thrown back into my face throughout this entire process. Ordinances have been ignored throughout this process and the proposed recommendations for approval as written are vague and would cause me to spend money for minimal benefit to the city. People wanting to invest in the city should not be treated like this. The process has caused me to unnecessarily spend thousands of dollars instead of having that money invested in the city. People building in Arlington, businesses wishing to locate in Arlington, and people who want to live in Arlington should be welcomed and receive consistent consideration for their investments. We are all pulling for the same public good in Arlington.