

Joint Work Session
Between the Arlington City Council and Arlington Planning Commission
Thursday, March 16, 2023, at 6:00 p.m.

The Joint Work Session between the Arlington City Council and Planning Commission was held on March 16, 2023, in the Council Chambers of the Municipal Building and via telephone conference.

Presiding: Commissioner Hammer

Present: Mayor Bufton, Councilor Ball, Councilor Swope, Councilor Irby, Councilor Rayburn, Councilor Davidson, Commissioner Hammer, Commissioner Potter, Commissioner Dean, Commissioner Cunningham, Planner Fatland, City Engineer Baird, Recorder Hayter, Assistant Recorder Grubaugh, Superintendent Gronquist, and Julius Courtney. Via telephone conference: unidentified caller disconnected at 6:35 p.m.

Call to Order: Commissioner Hammer called the meeting to order at 6:04 p.m. Pledge of Allegiance Recited.

1. **Public Comment:** None.

2. **Columbia View Estates – Minimum Lot Size and Current**

Planner Fatland stated we need to understand what will happen if Columbia View Estates is filled to current capacity. Engineer Baird did a great analysis. Engineer Baird passed out a current map of Columbia View Estates. This map shows the 46 developed lots in blue and the 22 undeveloped lots in green. There are many different shaped lots; 68 in total. There is potential for these lots to be broken down. Engineer Baird review the Memo regarding the status of water, sewer and streets infrastructure. The entire town has 8 inch sewer pipes. Gravity flows all pipes down to the Cottonwood lift station where it congregates down to the sewer plant to a 12 inch pipe. Councilor Davidson asked what does the Cottonwood lift station accommodate. Engineer Baird stated the lift station handles the airport and everyone east of Main Street. It gets lifted about six feet. The lift station needs repairs regardless of Columbia View Estate occupancy. The two parts that are limited in the Estates are the roads and water. The only real access point is from Krameria which is fairly steep. The roads in the Estates are narrow and not up to the standard of other roads in town. The main issue is lack of a secondary access for emergencies and traffic relief. Engineer Baird reviewed Columbia View Estates water line system and potential of a looped system. A discussion was had regarding loss of water pressure due to fire hydrant use. Mayor Bufton asked if pulling water from Golf Course well would help. Engineer Baird stated yes, it would give Columbia View a second water source. Engineer Baird went over how a loop system works and the estimated cost of upgrading. A discussion was had regarding water pressure loss due to fire hydrant use. Engineer Baird stated the toughest challenge will be the roads. A Local Improvement District can be started. Seventy Percent of the District will have to approve of the improvements and everyone in the District will pay their portion. Residential areas will need to be a minimum of 3 inches of asphalt. Lot 101's storm well needs some work, it is hard to maintain drainage ditches.

Councilor Irby asked if no other lots are split and the undeveloped lots are developed, will our current systems hold up. Engineer Baird stated the sewer will be ok, the roads will get more traffic and the times of higher water demand, such as fires, may be an issue; regular water use will be ok. Currently, the water is insufficient for fire flow. Engineer Baird recommended looping the water system and adding an additional access to the subdivision. Street parking should not be allowed with the current roads. There was a brief discussion regarding utility easements.

Planner Fatland asked if the waterline improvements would work. Engineer Baird stated they can be added to the Water System Master Plan. Grants are also available.

Planner Fatland stated if a new zone is created we can choose the minimum lot size. We would need to notify everyone in the Estates. A discussion was had regarding what the new zone minimum lot size should be. Engineer Baird stated if the minimum lot size is 15,000 to 20,000 square feet, it would eliminate a number of potential lot splits. The Commission and Council instructed Planner Fatland to provide additional information to create a new zone for Columbia View Estates with a minimum lot size of 20,000 square feet. Planner Fatland will present this plan to the Planning Commission at a future meeting.

Meet adjourned 7:25 p.m.



Jeffery Bufton, Mayor



Kari Hayter, City Recorder