



Public Infrastructure and Conservation

Deb Bell

Council Initiated:

Yes

No

ECAF: 2025-2264

Motion: 25-240

Type:

- Contract
- Board Appt.
- Code Amendment
- Budget Action
- Other

Requested Handling:

- Normal
- Expedite
- Urgent

Fund Source:

- General Fund
- Other
- N/A

Executive Rec:

- Approve
- Do Not Approve
- N/A

Approved as to

Form:

- Yes
- No
- N/A

Subject: Easement agreement.

Scope: As part of the redevelopment of the Arlington Operations Center, a retaining wall is needed to be built along the southern common property line. Due to the constraints of the property and necessary setbacks, the County needs to purchase, from the adjacent property owner, a permanent easement for below ground, tie-back anchors that will support and stabilize the retaining wall. Additionally, a right to cross the easement area is also sought. The proposed agreement would encumber Assessor’s Tax Parcel No. 31051500401400 in perpetuity.

Duration: Permanent easement.

Fiscal Impact: Current Year Multi-Year N/A

The agreed cost for the permanent easement is \$28,238.00 and funds are available.

Expenditures	2025	2026	Total
306501065016399 ROAOC-200	\$28,238.00		\$28,238.00
Total	\$28,238.00		\$28,238.00

Authority Granted: Snohomish County Council finds that it is in the public interest to allow the Property Officer of the Department of Facilities and Fleet to sign all necessary documentation to complete the acquisition of a permanent easement for below ground, tie-back anchors that will support and stabilize the retaining wall on behalf of Snohomish County. All parties and departments involved with this matter have been conferred with and agree with the proposed Council action as described, under [SCC 4.46.115\(14\)](#).

Background: Snohomish County Department of Public Works and the Facilities Department have been working together on a plan to redevelop the current Road/Bridge/Fleet Maintenance facility located in Arlington, known as the Arlington Operations Center. To mitigate the existing site’s soil contamination, provide stormwater and utility improvements, and replace the road crew/administration building, a Progressive Design-Build method was selected to best fit the needs of the project. The Agreement for the Progressive Design-Build of the new Arlington Operations Redevelopment Center was approved in December 2023. Amendment No.4 for full construction at the Arlington site with a Guaranteed Maximum Price (GMP) of \$25,215,490 was approved in July 2025, by Motion [25-320](#).

Action Requested: For Council to move the motion to GLS on August 27, 2025, for consideration.