

**City Council
COMMUNITY DEVELOPMENT COMMITTEE**

**February 14, 2019 Meeting
Meeting Notes**

Attendance:

Council Committee Members and Staff:

Elizabeth Callaghan, Councilmember
Rob Johnson, Councilmember
Dianne White, Councilmember
Patricia Love, Community Development Director
Amy Rusko, Senior Planner

Public:

Tim Schmitt

Excused Absences:

STREET VACATION ORDINANCE:

Over the past several years, the city has received a handful of street vacation applications. The City of Stanwood currently does not have a code section that addresses the process or procedures for street vacations. The City follows Chapter 35.79 RCW for the review and approval of street vacations. In 2017 a draft street vacation ordinance was started, but never completed.

In December of 2017, staff took the draft street vacation ordinance to the Public Works Committee where discussion items included: concerns with the current process, assessing property valuation, creating a new title in the Stanwood Municipal Code and a new chapter for street vacation. Committee recommendation at that time was to take to full council with the recommendation to approve the proposed language for the street vacation ordinance. For unknown reasons, work on the ordinance was delayed.

Staff is currently preparing a draft ordinance under the guidance of the City Attorney. We anticipate that a new Stanwood Municipal Code Chapter 11.48 – Street Vacation will be proposed that includes the following sections:

- Petition/Application for Street Vacation
- Pre-Application Procedure
- Definitions
- Petition Fees
- Petition Procedure
- Resolution Setting Public Hearing
- Compensation (Appraisal or Assessed Value)
- Public Hearing Notice
- Appraisal
- Granting Criteria (Specific to Stanwood: Consistency with Transportation Plan)
- Vacation Ordinance
- Notice of Action to Auditor

The Community Development Committee supports staff to continue to continue working on the street ordinance.

SHEPRO DOCKET STRATEGY:

The intent is to work the ordinance through the Planning Commission and then forward to the City Council for final adoption. Staff is recommending that the ordinance be adopted to customize applications to the City processes, better define the submittal requirements; and add review criteria to the approval process.

The strategy will include the following outlined steps:

Step 1: Comprehensive Plan Evaluation

Step 2: Zoning Code Evaluation

Step 3: TN Development History

Step 4: Data Analysis

Step 5: Alternative Evaluation

Step 6: Public Outreach

Step 7: Adoption Process

The Community Development Committee supports the continued work by staff on the TN zone analysis. Discussions included reviewing the original documents, small café style workshops at Planning Commission meetings, mix of commercial and residential, unintended consequences.

DRAFT 2050 PSRC GROWTH OPTIONS:

The Puget Sound Regional Council is currently working on the 2050 Growth Strategies. These strategies are update every ten years and are the basis for County population allocations. In 2040 the PSRC growth strategies was based on “Regional Geographies” or by cities. Our 2015 – 2035 Comprehensive Plan is based on growth allocated to Snohomish County then assigned to cities based on land availability and density.

Each alternative distributes anticipated growth – 1.8 million people and 1.2 jobs by 2050 – across the region in different ways.

Population is divided into multiple categories: Metropolitan Cities, Core Cities, High Capacity Communities (HCT), Cities and Towns, Urban Unincorporated Areas and Rural Areas. Stanwood falls in the “Cities and Towns” category. Applying the three strategies, Stanwood could expect to increase its population by:

- Maintain 2040 Growth Strategy: 9%
- Transit Focused Growth Strategy: 6%
- Reset Urban Growth Strategy: 8%

PSRC is currently working on drafting the supplemental Environmental Impact Statement and Plan; adoption of VISION 2050 by the General Assembly is scheduled for spring 2020. Staff is working with Snohomish County on the population projections and will keep the Committee posted as work progresses.

Discussion included Snohomish County percentage numbers, senate and housing bills, affordable housing and the expectation of a hybrid mix of the above options. The SEIS is scheduled to be released on February 28th and comments can be given during the 30 day comment period.

PARKS UPDATE:

Heritage Park:

- Waiting on the wetland report to be finalized
- Negotiating Purchase and Sale Agreement with Josephine
- Waiting on Legislature on Youth Athletic Fields (YAF) funding notice
- Working with PTAC on a recommendation which project elements to be included in the 2020 work plan

Hamilton:

- Integrated Planning Grant work continues – wetland monitoring will be installed in the next couple of weeks; initial cultural resource report has been prepared
- RCO has confirmed that the ALEA grant has been approved; work will supplement the WDFW boat launch by adding vehicle parking, non-motorized boat launch, drainage improvements and signage
- Staff is meeting with Jim Brennan on Monday, February 11 to start drafting a scope of work for the project
- Soil testing will begin at the Raplee site on February 14 (part of the Hamilton IPG)

Ovenell:

- Staff is meeting with WSDOT on SR 532 Corridor Planning on Thursday February 21; access to Ovenell will be discussed as well
- The PTAC will be discussing and forwarding a recommendation to the City Council on how to proceed with the 2019/2020 funding: forward design to 10% engineering design or clean up the site and open it to the public then hold on further design efforts until Heritage and Hamilton are complete

Discussion about the allocation of resources to Hamilton and Heritage parks to get them finished. Monitoring wells have been installed at Heritage Park and monitoring wells will be installed at Hamilton to determine a more accurate analysis. Work on cleaning up Ovenell Park to be able to open for passive use. The Community Development Committee supports the idea of completing both Hamilton and Heritage Parks and cleaning up Ovenell Park to open for citizen use.

COMMITTEE ELECTIONS:

Election of Committee Chair

Rob Johnson made a motion to elect Elizabeth Callaghan for Committee Chair. Dianne White seconded the motion.

Election of Committee Vice-Chair

Dianne White made a motion to elect Rob Johnson for Committee Vice-Chair. Elizabeth Callaghan seconded the motion.