

**City Council
COMMUNITY DEVELOPMENT COMMITTEE
March 14, 2019 Meeting
Meeting Notes**

Attendance:*Council Committee Members and Staff:*

Rob Johnson, Councilmember
Dianne White, Councilmember
Judy Williams, Councilmember
Jennifer Ferguson, City Administrator
Patricia Love, Community Development Director

Public:

Tim Schmitt

Excused Absences:

Elizabeth Callaghan, Councilmember

1. 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.

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 forwarded to the City Council in the April / May timeframe. The draft was on the Planning Commissions March 11, 2019 meeting agenda. Staff will provide an update on their recommendation at the Committee meeting.

The Community Development Committee agreed with the need to have an ordinance and supports adding it to the Council's agenda upon receipt of the Planning Commission's Recommendation.

2. UPDATE TO FEE RESOLUTION:

Staff recommends annual review and update to the consolidated schedule of fees and charges. The City most recently updated the schedule in July 2018, by Resolution 2018-15. Upon review of the current fee schedule, staff noted further opportunities to improve structure and increase clarity.

The Committee found the fee resolution to be administrative in nature, they liked seeing all the fees in one document for ease of use. They also supported adding the Park User Fees to the Resolution. The Resolution will be added to the City Council's March 28, 2019 agenda.

3. SCHMITT DEVELOPMENT AGREEMENT:

Pat McCourt submitted a preliminary plat application to subdivide an 18.99 acre parcel of land into 98 units under the Traditional Neighborhood zoning. The TN zoning requires three different housing types; the applicant proposed a combination of single family residential, duplexes and multifamily units. Because the multifamily unit portion of the development is a standalone lot proposed for a future development phase not part of a traditional

subdivision, staff recommended to the Hearing Examiner that the developer enter into a Development Agreement with the City to ensure that the property designated for multifamily is reserved for that use. The Hearing Examiner approved the preliminary plat with the condition that they enter into a Developer Agreement with the City.

The committee understood the need for the Development Agreement to ensure that the project meets the intent of the Traditional Neighborhood Zoning Requirements. They stressed the need to build flexibility into the agreement to allow modification of the Developer Agreement should there be TN zoning changes or if the market forces demand of different housing types.

4. CHURCH CREEK PARK – DISC GOLF:

Church Creek Park has an existing 9-hole disc golf course that has been in use for several years. At the PTAC's January meeting, Alex Glasgow presented his proposal to expand the course to 18 holes with volunteer help. They envision holding tournament events at the site to help promote the sport. After extensive discussion regarding use, operations and maintenance of the facility, the Committee recommended that the Council approve the proposal. However there were some reservations about having non-city or non-tree specialists cut and trim some trees and/or vegetation that may need removal in order to accommodate the new course. Staff reached out to Public Works and they have noted that they can cut and trim the trees as requested. Based on the Public Works Committee's approval and an original PTAC Committee approval, Staff consensus is that the project should be moved forward after the Community Development Committee has an opportunity to review and forward a recommendation to the City Council.

Maintaining both open space and recreational uses/facilities is important. The disc golf course can work with both concepts. The committee recommends approval of the project to City Council.

5. OVENELL PARK CLEAN UP OPTION

The 2019 / 2020 budget included \$90,000 for 10% design of Ovenell Park (based off of the master plan) and another \$30,000 for master planning of the Johnson Farm site. As an alternative to moving forward with the Ovenell Park Design project, staff has been looking at options to clean up and open Ovenell to the public for a passive park. This would allow the City to concentrate on our efforts on Heritage Park and Hamilton Park as well as drafting the Parks Strategic Plan. Options include doing some of the work, fencing off others, and / or engaging limited volunteer efforts

The committee agreed with the strategy to clean up Ovenall as much as possible and allow some passive use/access to the site. They were comfortable delaying the Master Planning on the site until after Heritage and Hamilton Parks are developed. They asked stadd to look into liability concerns if Ovenell is opened to public use.

It was also requested that staff look into redevelopment phasing options to replace the barn within the next five years. An example could include building a "pole building"

Chair