

# CITY OF STANWOOD

*Regular Meeting of the City Council  
Thursday, June 25, 2009 – 7:00 p.m.  
Stanwood-Camano School District Administration Building Board Room*

## MINUTES

### 1. Call to Order and Pledge of Allegiance

Mayor Dianne W. White called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

### 2. Roll Call

City Clerk Melissa Collins called the roll with the following Councilmembers present: Leonard Kelley, Conrad Ryer, Andy Chappel, Arne Wennerberg and Bill Carlton

Councilmembers Timothy Loney and Shelley Klasse were excused.

Also present: City Administrator Joyce Papke, City Clerk Melissa Collins and Community Development Director Rebecca Lind.

### 3. Staff Announcements

There were no staff announcements.

### 4. Citizen Comments

There were no citizen comments.

### 5. Approval of the Agenda

Mayor White announced that there would not be an executive session.

*Motion by Councilmember Wennerberg, second by Councilmember Chappel to approve the agenda striking Executive Session. Motion carried unanimously.*

### 6. Consent Agenda

- a. Minutes of the March 12, 2009 Regular Meeting
- b. Minutes of the March 16, 2009 Workshop
- c. Minutes of the March 26, 2009 Workshop

*Motion by Councilmember Kelley, second by Councilmember Wennerberg, to approve the consent agenda to include items a through c; Motion carried unanimously.*

## **7. New Business**

### **d. Ordinance 1251, Traditional Neighborhood Zone Text Amendments**

Community Development Director Rebecca Lind provided the staff report and reported that this amendment would repeal the existing overlay designation and substitute a new zoning designation in its place. Ms. Lind explained in detail the Planning Commission's recommended changes and stated the Planning Commission and Economic Development Committee discussed the proposed amendments in meetings in April and in June. There was one additional change that was not reviewed by the Planning Commission. One section of code excluded schools from a list of allowed uses. On a separate list, schools were allowed. The City Attorney recommended eliminating the contradiction. Schools would now be allowed in the traditional neighborhood. Ms. Lind responded to questions from Council.

Councilmember Carlton reported that both Ordinances, 1251 and 1252 have been reviewed extensively by the Planning Commission and the Economic Development Committee and the Committee endorses both of the ordinances. They would recommend changing from the printed text the definition of affordable housing where the upper limits were changed from 120% of the median income to 80%. The Committee felt that at 120% provided more opportunity for spread and potential use.

*Motion by Councilmember Carlton, second by Councilmember Chappel to adopt Ordinance 1251 repealing the Traditional Neighborhood Overlay and replacing it with the new Traditional Neighborhood Zone, making amendments to definitions, and adding the Traditional Neighborhood Zone to the list of zones subject to the Architectural Design Guidelines in SMC Chapter 17.112 and further to revise the definition of affordable housing to have the upper limit of low income earning 120% or less of the very low income family.*

A discussion ensued among Council and staff regarding affordable housing definitions and requirements. Ms. Lind clarified that the 120% referred to moderate family income. Since the motion was on the floor, Councilmember Carlton requested the motion be changed to state moderate family income instead of low income. There was a discussion on procedure for changing the motion. Councilmember Carlton changed the motion by stating:

*The resulting amendment means revise the definition of affordable housing to have the upper limit of moderate income earning 120% of the area median income. Motion carried unanimously.*

e. Ordinance 1252, Neighborhood Business Zone Text Amendments

Community Development Director Lind stated that the review is the same as the Traditional Neighborhood. The same uses were deleted and added from the zone. The only other change is a new definition of specialty grocery that also applies to the Traditional Neighborhood.

*Motion by Councilmember Carlton, second by Councilmember Kelley to adopt Ordinance 1252 Amending the allowed uses in the Neighborhood Business Zone and adopting a new definition of "specialty food store". Motion carried unanimously.*

**8. Report of Officers and Committees**

a. Mayor's Report

Mayor White reported on the following:

- Recent opening of Safe Harbor Free Clinic
- Attended the Soap Box Derby
- Attended the North County Mayor's Meeting
- Met new Stanwood Camano News owner and said goodbye to Dave Pinkham
- Attended a breakfast with John Koster

b. Committee Reports

There were no committee reports.

c. Councilmember Reports/Questions

Councilmember Kelley attended Congressman Larsen's roundtable meeting.

d. City Administrator Business:

Ms. Papke announced that the Council Retreat will be held on July 25, 2009 in LaConnor from 9:00 a.m. to 4:00 p.m. or 9:00 a.m. to 5:00 p.m. She is working with the Effectiveness Institute to facilitate.

**9. Citizens Closing Comments**

There were no citizens closing comments.

**10. Adjourn to Executive Session**

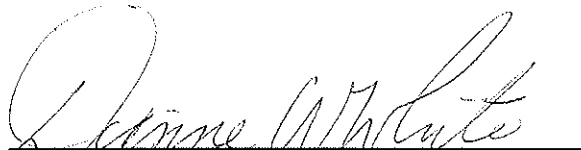
There was no executive session.

**11. Reconvene and Adjourn**

There being no further business before the Council, Mayor White declared the meeting adjourned at 7:37 p.m.

CITY OF STANWOOD

ATTEST:

  
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Dianne W. White, Mayor

  
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Melissa A. Collins, City Clerk