

1. Agenda

Documents:

[5-11-2017 CDC MEETING AGENDA.PDF](#)

2. Meeting Materials

Documents:

[IDLERS CAR SHOW LETTER.PDF](#)
[SR 532 FLOOD BERM.PDF](#)
[TN ZONE FINAL REVIEW.PDF](#)



City Council Committee Meeting Agenda

Community & Economic Development Committee

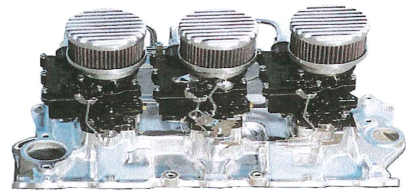
Stanwood-Camano School District
Administration Building Board Room
26920 Pioneer Highway, Stanwood

Thursday May 11, 2017 6:00 PM

1. Idler's Car Show (Discussion Item)
2. Cottage Housing (Further discussion requested by Council Member Gorsuch)
3. Traditional Neighborhood Zone Final Review
4. SR 532 Flood Berm

Twin City Idlers

Po Box 906 Stanwood WA 98292



Stanwood City Council Members,

With the planning of the 15th annual Twin City Idlers car show well under way, we are gaining support from the community and merchants that is truly amazing. We have total support from our club and all members are putting their efforts toward making this show one to be remembered as one of the best ever. In order to put on a car show of this size 500 to 600 cars and 7-10,000 Spectators, it takes the total support of our town and club members. Each of the past 2 years the Twin City Idlers were able to return \$12 thousand dollars back into the community with donations to Camano and Stanwood Senior Centers, Resource Center, Soap Box Derby, Food Bank, Needy Families at Thanksgiving and Christmas, Police and Fire Young Men and Women programs, Sarvey Wildlife Center and CASA animal shelters. We lower our bank accounts after the show so there is just enough to run the club throughout the next year. With the expense of setting up our show for this year we need all our fliers, posters, entry forms, ballots, window cards along with sani-cans, trophies, fees, tee-shirts, sound equipment. We do this with support from our local merchants in donations of money and products from their businesses. Our main money comes in the day of the show with entry fees from participants. We are asking the city to donate \$1500 dollars to help with the initial cost of our show and qualify to be called a Sponsor, and to help make this the best show ever.

Clarke Hamm,

A handwritten signature in blue ink, appearing to be 'CH' or 'Clarke Hamm'.

Twin City Idlers Treasurer, Co-Chairman of the Twin City Idlers Car Show

Cc; Mayor Leonard Kelly

City Administrator Debra Knight

Co-Chairman Les Anderson



**CITY OF STANWOOD
COMMUNITY DEVELOPMENT COMMITTEE
AGENDA STAFF REPORT**

DATE: May 11, 2017

SUBJECT: SR 532 Flood Berm and Pedestrian Path / RH2 Contract

CONTACT PERSON: Ryan C. Larsen, Community Development Director

ATTACHMENTS: A. RH2 – Amendment 2 – Additional Scope of Work
B. RH2 – Amendment 1a – Not Signed

ISSUE

The issue before the Community Development Committee is to review the RH2 contract for additional scope of work in Amendment 2 and the additional overage from the previous contracted amount.

RECOMMENDATION

1. Review and discuss the additional scope of work in Amendment 2 for the RH2 contract on the SR 532 Flood Berm and Pedestrian Path to address the additional overage from the previous contracted amount.
2. Provide a recommendation to City Council on Amendment 2 for RH2.

SUMMARY STATEMENT

City of Stanwood has submitted plans to Washington State Department of Transportation (WSDOT) for review and approval of the SR 532 Flood Berm and Pedestrian Path. The City received several comments from WSDOT which will need to be addressed by the City consultant RH2.

RH2 in March of last year was requested by the City to provide a scope of work to complete the work they had started. They provided the City with an Amendment 1 and then an Amendment 1a based on staff feedback of the work to be completed. This amendment was not processed because staff felt there was enough money remaining in the original contract to complete the work and the contract included several tasks that were not going to be completed until funding was available for construction. However, this was miscalculated and the project is now over budget. The Council will be asked to approve an amendment to cover both the overrun on submittal to WSDOT and to cover the remaining comments to be addressed by RH2 for WSDOT.

DISCUSSION

RH2 Engineering, Inc., (RH2) had previously contracted (January 2013) with the City of Stanwood (City) to prepare the design of a bermed shoulder along State Route (SR) 532 to protect the City's historic business district by constructing a permanent flood

protection system along the south side of SR 532 between Marine Drive and 92nd Avenue NW. The City authorized RH2 to prepare design plans and permit documents which RH2 completed in January 2017.

The City sent the design plans and documents to the WSDOT for review and permitting, and the City received review comments which are to be addressed prior to WSDOT issuing permits. The City has requested that RH2 respond to the WSDOT comments.

Additionally, the City is requesting that RH2 prepare project specifications that may be used at a future date for bidding and constructing. The City does not currently have construction funding; therefore, bid and construction are not yet determined.

FINANCIAL IMPACT

The amendment would allow for RH2 to complete the scope of work within Amendment 2 in two separate tasks. Task 1 is projected to be completed for \$14,416 and Task 2 for \$9,251 for a total of \$23,667. City staff is requesting the contract amendment be approved for (not to exceed) \$30,000. This would allow for any additional comments from WSDOT.

The original contract with RH2 was approved by City Council in January 2013 for a not to exceed amount of \$124,665. As of today RH2 has billed the City approximately \$166,325.58 which is \$41,660.58 above the contracted amount. The Council will also be asked to authorize this overage.

It should be noted the City did received a grant from the State Legislature in the amount of \$89,000 for permitting. The City has already received approximately \$74,000 in funding to assist with this permitting.

COMMITTEE RECOMMENDATIONS

- 1) Support the additional scope of work in Amendment 2 for the RH2 contract on the SR 532 Flood Berm and Pedestrian Path not to exceed \$30,000 and approved the additional overage of approximately \$41,660.58 for work already completed.
- 2) Do not support the additional scope of work in Amendment 2 for the RH2 contract on the SR 532 Flood Berm and Pedestrian Path, however approve the additional overage of approximately \$41,660.58 for work already completed.
- 3) Recommend denial of the additional scope of work in Amendment 2 for the RH2 contract on the SR 532 Flood Berm and Pedestrian Path, however approve the additional overage of approximately \$41,660.58 for work already completed.

RECOMMENDED ACTION

No recommendation provided

ATTACHMENT A

ATTACHMENT A
EXHIBIT A
Scope of Work
Amendment No. 2
City of Stanwood
State Route 532 Flood Berm and Bike/Pedestrian Path
April 2017

Background

RH2 Engineering, Inc., (RH2) had previously contracted with the City of Stanwood (City) to prepare the design of a bermed shoulder along State Route (SR) 532 to protect the City's historic business district by constructing a permanent flood protection system along the south side of SR 532 between Marine Drive and 92nd Avenue NW. The City authorized RH2 to prepare design plans and permit documents which RH2 completed in January 2017.

The City sent the design plans and documents to the Washington State Department of Transportation (WSDOT) for review and permitting, and the City received review comments (see **Attachment 1**) which are to be addressed prior to WSDOT issuing permits. The City has requested that RH2 respond to the WSDOT comments. The following tasks outline the expected work to respond to the WSDOT comments.

Additionally, the City is requesting that RH2 prepare project specifications that may be used at a future date for bidding and constructing. The City does not currently have construction funding; therefore, bid and construction are not yet determined.

Task 1 – Respond to WSDOT Comments

Objective: Revise the design plans to respond to the comments the City received from WSDOT.

Approach:

- 1.1 Respond to WSDOT questions regarding traffic operations and traffic control during construction.
- 1.2 Prepare traffic control plans for lane shifts.
- 1.3 Respond to WSDOT comments regarding stormwater management.
- 1.4 Revise the storm pipe sizing for berm cross culverts to be 18-inch diameter, prepare profiles of these cross culverts and clarify bevel ends to closely match adjacent grades.
- 1.5 Conduct one (1) field visit by an RH2 environmental scientist to identify locations of big leaf maple trees per WSDOT comment.
- 1.6 Revise the Landscaping Plans to incorporate planting replacement trees for the loss of big leaf maple trees and revise seed mix per WSDOT comments.
- 1.7 Prepare and deliver electronic computer aided drafting (CAD) files and upload them to RH2's file sharing site for the City to download. The CAD files will be in the form of an AutoCAD eTransmit zip file and will not include professional engineers' stamps.

Assumptions:

- *The project design extends the proposed path to the intersections and will not affect the pedestrian poles; therefore, the design will not trigger any upgrades to pedestrian crossings and actuation*

buttons/displays at the intersections of 92nd Avenue Northwest and 88th Avenue Northwest with State Route 532.

Provided by City:

- City to print or plot any hard copies of documents needed for submittals.
- City will resubmit documents to WSDOT and coordinate with WSDOT staff.

RH2 Deliverables:

- Revised design plans and response comments to WSDOT review comments in portable document format (PDF).

Task 2 – Prepare Specifications

Objective: Develop project specifications to be used for bidding and constructing the project at a future date yet to be determined.

Approach:

- 2.1 Prepare project specifications using City standard bid and construction contract forms, general provisions, and any special provisions. Refine construction contract forms, general provisions, and City special provisions specific to the project. Develop project specific special provisions. Develop a bid schedule and corresponding measurement and payment sections.
- 2.2 Perform internal quality assurance/quality control (QA/QC) on the technical specifications.
- 2.3 Submit draft of project specifications to the City for review and comment in PDF.
- 2.4 Finalize the specifications based on City review comments and internal QA/QC review and prepare electronic copy of the specifications in PDF and submit to the City along with Word documents.

Assumptions:

- *City to provide standard bid and construction contract forms, general provisions, and any special provisions.*

Provided by City:

- Standard bid and construction contract forms, general provisions, and any special provisions.
- City to print or plot any hard copies of documents needed.
- Any updates needed to the specifications between the time RH2 completes and delivers the final specification to the City and the time that the City bids the project.

RH2 Deliverables:

- Draft of project specifications in PDF.
- Final project specifications in PDF and Word format.

Project Schedule

It is the goal of all parties that this Scope of Work shall be completed within ten (10) weeks of RH2 receiving authorization. The schedule for this project may be modified as mutually agreeable to RH2 and the City.

EXHIBIT B

City of Stanwood

State Route 532 Flood Berm and Bike/Pedestrian Path

Amendment No. 2

Fee Estimate

Description Classification		Total Hours	Total Labor	Total Expense	Total Cost
Task 1	Respond to WSDOT Comments	76	\$ 13,126	\$ 1,290	\$ 14,416
Task 2	Prepare Specifications	46	\$ 8,816	\$ 435	\$ 9,251
AMENDMENT NO. 2 TOTAL		122	\$ 21,942	\$ 1,725	\$ 23,667

EXHIBIT C
RH2 ENGINEERING, INC.
2017 SCHEDULE OF RATES AND CHARGES

RATE LIST	RATE	UNIT
Professional I	\$142	\$/hr
Professional II	\$155	\$/hr
Professional III	\$167	\$/hr
Professional IV	\$177	\$/hr
Professional V	\$191	\$/hr
Professional VI	\$203	\$/hr
Professional VII	\$220	\$/hr
Professional VIII	\$229	\$/hr
Professional IX	\$229	\$/hr
Technician I	\$101	\$/hr
Technician II	\$107	\$/hr
Technician III	\$136	\$/hr
Technician IV	\$145	\$/hr
Administrative I	\$69	\$/hr
Administrative II	\$81	\$/hr
Administrative III	\$97	\$/hr
Administrative IV	\$114	\$/hr
Administrative V	\$135	\$/hr
CAD/GIS System	\$27.50	\$/hr
CAD Plots - Half Size	\$2.50	price per plot
CAD Plots - Full Size	\$10.00	price per plot
CAD Plots - Large	\$25.00	price per plot
Copies (bw) 8.5" X 11"	\$0.09	price per copy
Copies (bw) 8.5" X 14"	\$0.14	price per copy
Copies (bw) 11" X 17"	\$0.20	price per copy
Copies (color) 8.5" X 11"	\$0.90	price per copy
Copies (color) 8.5" X 14"	\$1.20	price per copy
Copies (color) 11" X 17"	\$2.00	price per copy
Technology Charge	2.50%	% of Direct Labor
Mileage	\$0.535	price per mile (or Current IRS Rate)
Subconsultants	15%	Cost +
Outside Services	at cost	

Rates listed are adjusted annually.

Attachment 1

Larsen, Ryan

From: Anderson, Dawn <AnderDM@wsdot.wa.gov>
Sent: Monday, April 10, 2017 1:34 PM
To: Larsen, Ryan
Subject: Stanwood Flood Berm-100% Comments

Hi Ryan,

Ok here are the rest of the comments, there are from different sections in our Traffic Group. Let me know if you have any questions. This should be all the comments, I am not expecting any from any other groups.

From Traffic Area Operations:

After review, there are references to rephrasing and lane shifts on plansheets TC1, yet there are no specifics as to how, when and exactly where the shifts and phase changes are to take place. In short, we need more detail that shows where and what is to be shifted and when. It appears five j-boxes will require adjusting. I'm not certain to what degree this adjustment will be and how it will affect the electrical conduit runs. Signal Maintenance should review the plans as well, but they will need further detail as to what work will affect existing electrical.

I have several questions:

1. Are they going to take a partial lane?
2. Will the work affect the detection zones and require video detection cameras during the shifts?
3. Will the shifts be full time during the course of the project, or during the night/day at specific times?
4. How will the path tie-in to the existing ped crossings at the west & east ends? As a combination ped/bike path, will bicycles be required to use the ped crossing exclusively? Will it be signed and striped appropriately if so?
5. Will the ped buttons be updated to ADA type?
6. Should the pedestrian displays be updated, countdown ped displays installed?

The project should create detailed traffic control plans for lane shifts, citing any phase changes and exactly when and where these changes are to take place. In addition, they should address required updates to the ped crossings and actuation buttons/displays. The pictures below are just a few ideas, but the buttons and displays need to be addressed specifically for this project.

Attachment 1



From Our CTCO Reviewer:

The Traffic Control Plan, TCP, submittal is faint and unclear.

TCP1: (lane shifts)

For the lane shifts on SR-532 across 92nd and 88th Avenues NW, please submit TCPs that conform to the following design guide for lane shifts:

<http://www.wsdot.wa.gov/publications/fulltext/Standards/psl/TC-1-18/TC-12.pdf>

Please clearly show all elements and provide a legend.

The intersections are signalized. With thru traffic diverted into the left turn lane, a uniformed officer should be added to direct traffic.

The presence of a uniformed police officer requires adding the flagging sign series. ('Road Work Ahead', 'Be Prepared to Stop' (2 on SR-532) and, Flagger Symbol')

Will the lane shifts be done one intersection at a time, or will both take place at the same time? Recommend shifting lanes at only 1 intersection at a time.

TCP2: (shoulder closure)

Add impact attenuators to the temporary concrete barrier ends.

Attachment 1

Please submit a TCP that conforms to the following design guide for shoulder closure:

<http://www.wsdot.wa.gov/publications/fulltext/Standards/psl/TC-1-18/TC-6.pdf>

Please clearly show all elements from the design guide on the projects shoulder closure TCP.

Change sign sizes from 36x36" to 48x48".

Change PCMS message duration from 3.0 to 2.0 seconds.



*Thank you,
Dawn M. Anderson
Washington State Dept. of Transportation
Development Services Engineer
Sno/King Counties
15700 Dayton Ave N
PO Box 330310 MS 240
Seattle, WA 98133
206-440-4712 Office
206-440-4808 Fax
anderdm@wsdot.wa.gov*

Attachment 1

City of Stanwood

SR 532 Flood Berm and Bike/Pedestrian Path

Comments:

- 1) For the proposed Inflow Bioswale (SR 532 MP 4.65 to 4.9, 27' Rt) and Modified Infiltration Trench (SR 532 MP 4.65 to 4.9, 50' Rt), does the Highway SR 532 stormwater runoff sheet flows into these proposed BMPs?
- 2) For the Modified Infiltration Trenches, identify the distance between the bottom of trench to the water table to ensure the trench works as intended.
- 3) Flap Gates are proposed for culverts under the berm/ pedestrian path. Where will the Highway stormwater runoff flow when the flap gates are closed? Identify anticipated depth of ponding?
- 4) The proposed project is within the WSDOT's Right-of-Way. In the future the State needs to expand the Highway, will provisions be included in the approval to require the City to relocate and pay for the berm/ pedestrian bike path relocation and re-construction of the associated drainage BMPs?

Attachment 1

Larsen, Ryan

From: Anderson, Dawn <AnderDM@wsdot.wa.gov>
Sent: Thursday, March 16, 2017 12:34 PM
To: Larsen, Ryan
Subject: Comments for SR 532 Flood Berm and Bike/Pedestrian Path
Attachments: City of Stanwood.docx

Hi Ryan,

It looks like I may neglected to send these to you. These are the comments from Hydraulics and Maintnance.

Plans sheets C01-C03, Maintenance would like to see these pipes upsized from the 12" dia that is called out to a minimum of an 18" dia pipe. There is a history of flooding in this area and we want to ensure that there is enough capacity in the pipes to handle the flows.

Plans sheets C02 and CO3 call out beveled pipe ends with debris cages (I assume that the detail on sheet D01 labeled Trash Rack Detail is what the other plan sheet are referring too. We are concerned if these are not constructed with the bevel as close to grade as possible it may create a clear zone issue. Please provide a grading plan and the inlet pipe elevations.

*Thank you,
Dawn M. Anderson
Washington State Dept. of Transportation
Development Services Engineer
Sno/King Counties
15700 Dayton Ave N
PO Box 330310 MS 240
Seattle, WA 98133
206-440-4712 Office
206-440-4808 Fax
anderdm@wsdot.wa.gov*

Attachment 1

Larsen, Ryan

From: Miller, Dorothy <MilleDA@wsdot.wa.gov>
Sent: Friday, April 14, 2017 3:25 PM
To: Larsen, Ryan
Cc: Anderson, Dawn
Subject: FW: City of Stanwood flood berm and trail lease

Ryan,

I am so so sorry. I know Dawn said there would absolutely positively be no more comments...but I have one more. Please see below.

Dorothy Miller
NWR WSDOT
Real Estate
206-440-4212-phone
milleda@wsdot.wa.gov

From: Peters, Deborah K.
Sent: Thursday, April 13, 2017 12:41 PM
To: Miller, Dorothy <MilleDA@wsdot.wa.gov>
Subject: RE: City of Stanwood flood berm and trail lease

Hi again.

The project needs to replace the trees as mentioned below. That is not shown in the plant restoration. They should add the tree replacement to their buffer planting plans. Some of the shrubs can be replaced with trees. If they place the trees at 8' on center through their buffer, it will benefit the water quality and compensate for the tree loss along the highway.

Another comment: we do not use colonial bentgrass anymore, particularly adjacent to agricultural land, as it is invasive. Please remove that species from the grass mix.

Thanks!

Deb Peters | NWR Asst. Landscape Architect | 206.440.4507

 Think Green! Please do not print this e-mail unless it is completely necessary.

From: Miller, Dorothy
Sent: Thursday, April 13, 2017 8:34 AM
To: Peters, Deborah K. <PeterDK@wsdot.wa.gov>
Subject: City of Stanwood flood berm and trail lease

Deb,
A few months ago I sent out an Oracle review for a flood berm and trail lease that the city of Stanwood wanted to construct. In your comments you mentioned a cluster of big leaf maples. I have since received the 100% plans. I have attached the page regarding landscaping. It does say that they will retain all healthy, native trees, ... Is this sufficient for your concerns?

Attachment 1

Peters, Deborah K. - Landscape

Last Update: 7/13/2016 8:50am

Approval? ☒ Yes ☐ No

Comments: Visual quality will be affected by the removal of trees and placement of a large berm/trail structure. The large big leaf maples that will be impacted by the project at the corner of 92nd Ave NW is omitted from the plans. These trees will be replaced according to the Roadside Policy Manual requirements. If replacement cannot happen within the footprint of the project, the LA office can coordinate with Maintenance to determine the best alternative location nearby for the replacements to be planned. Replacement planting should include weed control, soil amendment, native tree species spaced a minimum of 8' apart, bark woodchip mulch, and 3 years of plant establishment. Restoration of the disturbed areas to the character of the locale is also

Dorothy Miller
NWR WSDOT
Real Estate
206-440-4212-phone
milleda@wsdot.wa.gov



ATTACHMENT B

RH2 ENGINEERING, INC.
www.rh2.com
mailbox@rh2.com
1.800.720.8052

March 11, 2016

WASHINGTON
LOCATIONS

BOTHELL
MAIN OFFICE
22722 29th Drive SE, Suite 210
Bothell, WA 98021

BELLINGHAM

EAST WENATCHEE

ISSAQUAH

RICHLAND

TACOMA

OREGON
LOCATIONS

NORTHERN OREGON
MAIN OFFICE
6500 SW Macadam Ave. Suite 100
Portland, OR 97239

SOUTHERN OREGON
Medford

Mr. Shawn Smith, P.E.
City Engineer/Assistant Public Works Director
City of Stanwood
10220 270th Street NW
Stanwood, WA 98292

Sent via: Email and US Mail

Subject: Amendment No. 1a – SR 532 Flood Berm and Bike/Pedestrian Path

Dear Mr. Smith:

Thank you for the opportunity to present RH2 Engineering, Inc.'s (RH2) Amendment No. 1a Scope of Work and Fee Estimate to perform engineering services for the City of Stanwood's (City) State Route (SR) 532 Flood Berm and Bike/Pedestrian Path. The Scope of Work is contained in **Exhibit A**. The estimated fee for these services is detailed in **Exhibit B**, and is based on the hourly rates and charges identified in **Exhibit C**.

This work will be accomplished under the City Engineering Services contract, dated February 13, 2014, between the City and RH2. If the Scope of Work and Fee Estimate meet your satisfaction, you may authorize the work by signing in the space provided at the end of this letter and returning this letter to our office.

RH2 is prepared to proceed with this project when authorization is received from the City. If you have any questions regarding this proposal, please contact me directly at (425) 951-5328.

Sincerely,

RH2 ENGINEERING, INC.

Tony W. Pardi, P.E.
Director

TVP/BEB/rah/ms

Enclosures: Exhibit A – Scope of Work
Exhibit B – Fee Estimate
Exhibit C – Schedule of Rates and Charges



Mr. Shawn Smith, P.E.
March 11, 2016
Page 2

The engineering services described in this letter and accompanying Scope of Work and Fee Estimate are acceptable to the City of Stanwood, and RH2 Engineering, Inc., is hereby authorized to proceed with the work.

Authorization for Engineering Services for Amendment No. 1a, SR 532 Flood Berm and Bike/Pedestrian Path – Not to Exceed \$127,671.

City of Stanwood

Date

EXHIBIT A
Scope of Work
Amendment No. 1a
City of Stanwood
State Route 532 Flood Berm and Bike/Pedestrian Path
March 2016

Background

RH2 Engineering, Inc., (RH2) had previously contracted with the City of Stanwood (City) to prepare the design of a bermed shoulder along State Route (SR) 532 to protect the City's historic business district by constructing a permanent flood protection system along the south side of SR 532 between Marine Drive and 92nd Avenue NW. Due to unforeseen circumstances, the project was put on hold by the City, and RH2 ceased work on the project.

The City has now requested that RH2 reinitiate the project. The following tasks outline the expected work remaining to prepare bid-ready plan sets:

Task 1 – Project Coordination and Management

Objective: Manage RH2 project team, files, and records. Monitor the scope and budget.

Approach:

- 1.1 Review work performed and monitor budget spent. Provide monthly status updates of work performed and budget status via project invoices.
- 1.2 Maintain project records and files.
- 1.3 Manage the design team.

RH2 Deliverables:

- Monthly progress reports detailing work completed.
- Controlled budget.
- Coordinated design team approach.

Task 2 – Meeting with WSDOT

Objective: Coordinate, prepare for, and attend one (1) meeting with the City and Washington State Department of Transportation (WSDOT) to help facilitate WSDOT's understanding and approval process of the project.

Approach:

- 2.1 Prepare meeting materials including flood plain maps, flood pictures, previous flood modeling output, and meeting agenda for discussion purposes.
- 2.2 Attendance at the meeting.
- 2.3 Prepare meeting minutes outlining items discussed at the meeting and distribute electronically to attendees.

**City of Stanwood
SR 532 Flood Berm and Bike/Pedestrian Path**

**Amendment 1a
Exhibit A – Scope of Work**

Assumptions: *City staff will contact WSDOT staff to identify key members of WSDOT needed for the meetings, and arrange the meeting times and places.*

Provided by City:

- Attendance at the meetings.

RH2 Deliverables:

- Meeting materials.
- Attendance at the meeting with WSDOT.
- Meeting minutes.

Task 3 – Compliance with Governor's Executive Order 05-05

Objective: Provide assistance to the City with obtaining compliance with Governor's Executive Order 05-05 regarding historical and cultural resources review.

Approach:

- 3.1 Prepare the EZ-1 form and submit to the Department of Archaeology and Historic Preservation (DAHP) for their review.
- 3.2 Prepare Area of Potential Effects (APE) form for the City to submit to the local tribes for review.
- 3.3 Conduct a cultural resources assessment, including:
 - i) Records search of site forms and previous cultural resources reports on file at the DAHP.
 - ii) A pedestrian survey of the proposed project APE.
 - iii) Subsurface shovel test probe (STP) excavation at selected locations in the proposed ground disturbance area to review for items of cultural and historic significance.
 - iv) Preparation of draft and final letter reports documenting the results of the survey.

Assumptions:

- *Not more than one (1) day of fieldwork will be needed for the survey;*
- *No cultural resources will be identified; and*
- *Documentation and National Register of Historic Places (NRHP) evaluation of any cultural resources identified will be performed under a supplemental agreement.*

Provided by City:

- Submittal of the APE to local tribes.
- All right-of-entry and permits for access to and allowing the pedestrian survey and shovel test excavations within the WSDOT right-of-way.

RH2 Deliverables:

- EZ-1 form prepared and submitted to DAHP.

City of Stanwood
SR 532 Flood Berm and Bike/Pedestrian Path

Amendment 1a
Exhibit A – Scope of Work

- APE prepared and ready for the City to submit to local tribes.
- Technical report for the archaeological survey.

Task 4 – Permitting

Objective: Provide permitting assistance to the City for the proposed project.

Approach:

- 4.1 Prepare Critical Areas Report for project activities conducted within critical areas. *It is assumed that project activities will be conducted outside of wetlands or streams, but will be situated within the buffers of these areas. The Critical Areas Report will summarize findings from the environmental site investigations, determine probable project impacts to critical areas, and recommend mitigation to compensate for unavoidable impacts.* Submit Critical Areas Report along with City's SEPA checklist for review and approval.
- 4.2 Prepare and submit a Joint Aquatic Resource Permit Application (JARPA) for Hydraulic Project Approval (HPA) and Floodplain Development Permit. *The HPA is anticipated to be required by Washington Department of Fish and Wildlife (WDFW) and Floodplain Development will be processed by the City.*
- 4.3 Prepare and submit a Notice of Intent (NOI) for the National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Permit (CSGP). Coordinate with the City and the Washington State Department of Ecology (Ecology) to publish the NOI in a local newspaper.

Assumptions:

- *The project will avoid all work in wetlands or streams;*
- *Work in critical areas will be limited to wetland/stream buffers;*
- *Mitigation will be required for work in buffers and on-site, in-kind mitigation will be completed for this project;*
- *A HPA permit will be needed for work adjacent to and potentially affecting flows to Irvine Slough;*
- *The project will disturb over one (1) acre of land, and, as such, a CSGP will be needed to obtain coverage under Ecology's NPDES permit.*

Provided by City:

- Payment of all permit fees.
- Assistance with and payment for publication of NOI.

RH2 Deliverables:

- Critical Areas Report and Mitigation Plan – electronic and one (1) hard-copy.
- JARPA – electronic and one (1) hard-copy.
- CSGP NOI – electronic copy.

Task 5 – Final Design

Objective: Develop final plan sheets, technical specifications, bid documents, and cost estimate for the proposed project to be used for bidding and constructing the project.

**City of Stanwood
SR 532 Flood Berm and Bike/Pedestrian Path**

**Amendment 1a
Exhibit A – Scope of Work**

Approach:

- 5.1 Prepare cover sheet and general notes sheet.
- 5.2 Prepare up to three (3) final plan sheets for the flood protection berm at 1-inch-equals-20-feet plan scale.
- 5.3 Prepare up to three (3) cross-section sheets of the berm at intervals, and utilize for quantity tabulations.
- 5.4 Prepare up to two (2) detail sheets for the berm, stormwater conveyance, and bike/pedestrian path.
- 5.5 Assemble technical specifications and non-technical bid documents for the proposed project. Technical specifications are to be based on WSDOT/American Public Works Association (APWA) format and may be included in notes on the plans rather than assembled in a separate document.
- 5.6 Prepare a Stormwater Report for compliance with the City Standards.
- 5.7 Prepare a Construction Stormwater Pollution Prevention Plan (SWPPP) per City Standards.
- 5.8 Prepare final engineer's estimate of probable construction costs for the proposed improvements.
- 5.9 Perform internal quality assurance/quality control (QA/QC) on the plans and technical specifications.
- 5.10 Prepare and submit 95-percent review sets of plans, technical specifications, bid documents, and construction cost estimate for City review.
- 5.11 Finalize plans, bid documents, and specifications based on City review comments and internal quality control review, and prepare one (1) electronic copy of final plans, specifications, and construction cost estimate.

Assumptions:

- *The project will disturb greater than one (1) acre of land considering the project length and fill slopes required for the berm; therefore, a formal SWPPP will be required.*
- *The project will create greater than 5,000 square feet of new impervious surface; therefore, will be subject to providing detention (water quantity control) for the project improvements.*
- *The City desires to have documents ready for the bidding phase of the project, but is not ready to set a bid date at this time. As such, the City prefers electronic copies of the final documents for this Scope of Work. Bid documents (hard copies) can be produced under an amendment and after formal bid and advertisement dates have been established.*

Provided by City:

- Review of the 95-percent plans, technical specifications, bid documents, and construction cost estimate.

RH2 Deliverables:

- Two (2) copies of 95-percent review plan sets (half-size plans) submitted to the City for review.

City of Stanwood
SR 532 Flood Berm and Bike/Pedestrian Path

Amendment 1a
Exhibit A – Scope of Work

- One (1) portable document format (PDF) copy of 95-percent review sets of specifications and construction cost estimate for City review.
- One (1) PDF copy of final plans, specifications, and construction cost estimate for City use. Hard-copies will not be provided.

Task 6 – Services During Bidding

Objective: Provide services during bidding to the City.

Approach:

- 6.1 Prepare 10 (ten) sets of bid documents with half-size plans (11"x17") and specifications books to be distributed as follows:
 - i) Two (2) sets – Contract documents for signature by the Contractor and the City;
 - ii) Four (4) sets – City staff use;
 - iii) Two (2) sets – Contractor use during construction; and
 - iv) Two (2) sets – RH2 use during bidding and files.
- 6.2 Issue electronic files to the Builder's Exchange and City for posting on bidding websites.
- 6.3 Respond to the City's questions during the advertisement period.
- 6.4 Prepare one (1) addendum if modifications to the construction contract documents are deemed warranted by the City during the bidding process.
- 6.5 Review bids, check contractor references, and prepare a bid summary tabulation.
- 6.6 Prepare letter recommending the lowest qualified bidder based upon the bids received.

Assumptions:

- *City will receive and tabulate all bidder questions and forward the questions to RH2 that the City would like RH2 to respond to. RH2 will provide responses to the City for the City to distribute to prospective bidders.*
- *The addendum will be distributed by the Builder's Exchange and/or the City.*
- *RH2 will not attend the bid opening.*
- *Copies of the bids will be forwarded to RH2 for preparing the bid tabulation and letter recommending award.*

Provided by City:

- Payment of fees for electronic posting of the bid documents at the Builder's Exchange.
- Receive and tabulate all bidder questions, forward questions to RH2, receive and distribute RH2 responses.
- Bid opening.

City of Stanwood
SR 532 Flood Berm and Bike/Pedestrian Path

Amendment 1a
Exhibit A – Scope of Work

RH2 Deliverables:

- Ten (10) sets of half-size plans and specifications, with two (2) sets to remain with RH2 for use during the bidding process.
- Electronic files to the Builder's Exchange and the City for bid purposes.
- Responses to questions provided by the City.
- One (1) addendum.
- Bid tabulation and letter recommending the lowest qualified bidder.

Task 7 – Services During Construction

Objective: Provide services during construction to the City.

Approach:

- 7.1 Prepare three (3) full-size (22-inch by x 34-inch) plan sets for contractor's use during construction and to maintain an as-built set. *It is anticipated that the Contractor will receive two (2) sets and the City will maintain one (1) set.*
- 7.2 Prepare and send AutoCAD® files to the contractor for survey staking.
- 7.3 Prepare pre-construction conference meeting agenda, attend pre-construction conference, and prepare/distribute meeting minutes of preconstruction conference.
- 7.4 Review up to ten (10) submittals and provide documentation of review and comments. *Submittal reviews shall include first submittal review and generating review comments, and second submittal review to review contractor's adherence to first review comments. Any submittal review efforts beyond those identified above (e.g. more than ten (10) submittals, a need for review comments during the second submittal review, or reviews beyond a second submittal round) will be billed at our standard rates and charges.*
- 7.5 Receive and prepare responses for up to five (5) Requests for Information (RFI) from the Contractor.
- 7.6 Prepare weekly statement of working days and summary of work completed using RH2 standard form and distribute to the City and Contractor.
- 7.7 Prepare a pay estimate form and prepare up to five (5) monthly pay estimates, based on information provided by the Contractor and confirmed with the City's field inspector.
- 7.8 Prepare construction record drawings using the Contractor as-builts and City field reports and notes. Plot two (2) sets of Mylar drawings for the City and provide the City with an electronic file (PDF format) of the record drawings.
- 7.9 Provide part-time, on-call construction observation per City direction and prepare documentation report. *The effort for this construction observation and documentation shall be limited to eight (8) hours per week for an RH2 staff engineer and two (2) hours per week for an RH2 project manager for a duration of twelve (12) weeks.*

City of Stanwood
SR 532 Flood Berm and Bike/Pedestrian Path

Amendment 1a
Exhibit A – Scope of Work

Assumptions:

- *City will provide daily inspections during construction and contact RH2 when the City desires RH2 to provide construction observations.*
- *The duration of construction observation by RH2 is expected to last no longer than twelve (12) weeks.*

Provided by City:

- Daily inspection.
- City field reports and notes for use in creating construction record drawings.

RH2 Deliverables:

- Three (3) full-size (22-inch by 34-inch) plan sets.
- AutoCAD® files to the contractor for survey staking.
- Pre-construction conference meeting agenda, attendance, and meeting minutes.
- Review of ten (10) submittals.
- Responses to five (5) RFIs.
- Weekly statement of working days.
- Five (5) pay estimates.
- Construction record drawings.
- Part-time on-call inspections with digital documentation report (PDF format via electronic mail).

Project Schedule

It is the intention of both parties that the work for this project shall be completed by November 30, 2017.

Rates

Work for this project is expected to span into 2017, with Tasks 6 – Services During Bidding and 7 – Services During Construction being performed in 2017. As such, a line item has been included to provide a rate increase of 3.5 percent for these tasks. Rates will be adjusted at the time of the January 2017 invoicing period for any work remaining under this contract.

EXHIBIT B

City of Stanwood

SR 532 Flood Berm and Bike/Pedestrian Path

Amendment No. 1a

Fee Estimate

Description Classification		Total Hours	Total Labor	Total Subconsultant	Total Expense	Total Cost
Task 1	Project Coordination and Management	22	\$ 3,484	\$ -	\$ 142	\$ 3,626
Task 2	Meetings with WSDOT	27	\$ 4,192	\$ -	\$ 596	\$ 4,788
Task 3	Compliance with Governor's Executive Order 05-05	28	\$ 4,763	\$ 4,071	\$ 394	\$ 9,228
Task 4	Permitting	68	\$ 11,352	\$ -	\$ 1,273	\$ 12,625
Task 5	Final Design	241	\$ 37,054	\$ -	\$ 5,346	\$ 42,400
Task 6	Services During Bidding	48	\$ 7,366	\$ -	\$ 1,707	\$ 9,073
Task 7	Services During Construction	269	\$ 40,104	\$ -	\$ 3,968	\$ 44,072
Projected 2017 Rate Increase for Tasks 6 & 7 Only (+3.5%)						\$ 1,860
AMENDMENT NO. 1a TOTAL		703	\$ 108,315	\$ 4,071	\$ 13,425	\$ 127,671

EXHIBIT C
RH2 ENGINEERING, INC.
2016 SCHEDULE OF RATES AND CHARGES

RATE LIST	RATE	UNIT
Professional I	\$138	\$/hr
Professional II	\$150	\$/hr
Professional III	\$161	\$/hr
Professional IV	\$171	\$/hr
Professional V	\$181	\$/hr
Professional VI	\$190	\$/hr
Professional VII	\$206	\$/hr
Professional VIII	\$214	\$/hr
Professional IX	\$214	\$/hr
Technician I	\$92	\$/hr
Technician II	\$97	\$/hr
Technician III	\$130	\$/hr
Technician IV	\$138	\$/hr
Administrative I	\$65	\$/hr
Administrative II	\$77	\$/hr
Administrative III	\$93	\$/hr
Administrative IV	\$108	\$/hr
Administrative V	\$129	\$/hr
CAD/GIS System	\$27.50	\$/hr
CAD Plots Half Size	\$2.50	price per plot
CAD Plots Full Size	\$10.00	price per plot
CAD Plots Large	\$25.00	price per plot
Copies (bw) 8.5" X 11"	\$0.09	price per copy
Copies (bw) 8.5" X 14"	\$0.14	price per copy
Copies (bw) 11" X 17"	\$0.20	price per copy
Copies (color) 8.5" X 11"	\$0.90	price per copy
Copies (color) 8.5" X 14"	\$1.20	price per copy
Copies (color) 11" X 17"	\$2.00	price per copy
Technology Charge	2.50%	% of Direct Labor
Mileage	\$0.540	price per mile (or Current IRS Rate)
Subconsultants	15%	Cost +
Outside Services	at cost	



**CITY OF STANWOOD
COMMUNITY DEVELOPMENT COMMITTEE
AGENDA STAFF REPORT**

DATE: May 11, 2017

SUBJECT: Ordinance 1444 –TN Zone Edits – 1st Reading

CONTACT PERSON: Ryan C. Larsen, Community Development Director

ATTACHMENTS: A. Ordinance 1444 –Traditional Neighborhood Zone

ISSUE

The issue before the Community Development Committee is to review Ordinance 1444 relating to the Traditional Neighborhood zone and whether or not the City Council should allow for first reading.

RECOMMENDATION

1. Review and discuss the proposed Traditional Neighborhood zoning changes and ordinance.
2. Provide a recommendation to City Council on the proposed changes.

SUMMARY STATEMENT

City staff has been in the process of making several changes to the Land Use Code over the last several months. These edits have been in front of both the Planning Commission and the Council Community Development Committee. The changes include edits to the Sign Code, Traditional Neighborhood (TN) zone, and several minor changes to Title 17 and a single change to Title 16. Further description of these changes are below.

Staff introduced the changes to both the Planning Commission and Council Community Development Committee late last year and received feedback on the proposed edits. Based on the Commission and Committee comments staff made a few minor changes to the proposals and have included those recommended changes in the revised proposal.

A SEPA threshold determination of non-significance was issued on December 27, 2016. The proposed changes have been sent to the Department of Commerce for the required review period on December 22, 2016. The City asked for expedited review (10 business day review) for all of the edits. The SEPA threshold determination of non-significance also included a notice for the public hearing to be held on January 23, 2017 in front of the Planning Commission. The Planning Commission made the following recommendation to the City Council at the end of the public hearing:

"I MOVE TO RECOMMEND CITY COUNCIL APPROVE THE PROPOSED CODE EDITS TO TITLE 17 FOR THE SIGN CODE (CHAPTER 17.110) ATTACHMENT A,

TRADITIONAL NEIGHBORHOOD (CHAPTER 17.47) ATTACHMENT B WITH THE PREFERRED OPTION A, AND MISCELLANEOUS AS IDENTIFIED IN ATTACHMENT C.”

The City Council, at their March 23, 2017, began reviewing the first reading of Ordinance 1440 which made several changes to the sign code, traditional neighborhood zone and miscellaneous edits. During the review the City Council unanimously supported removing edits for the Traditional Neighborhood (TN) zone from the ordinance and directed staff to send them back to the Community Development Committee for further review and consideration. The Community Development Committee, at their April 13, 2017 meeting, reviewed the TN zoning changes and made a recommended change to section 17.47.040 Mix and location of uses. Staff has incorporated the proposed change recommended by the Committee into the ordinance.

DISCUSSION

Description of Changes to the Traditional Neighborhood (TN) zone:

Proposed edits have been made to the Traditional Neighborhood (TN) zoning. Staff was tasked by the Planning Commission to look into potentially making modifications to this zoning district. Also, staff has discussed the TN zone with multiple developers looking to potentially develop in those areas. The City Council Community Development Committee has discussed potential changes they would like to see in the TN zone as well. Based on this feedback, staff is suggesting a few code sections to consider for modification. Staff changes are proposed in strikethrough (for deletion) and underline (for addition) in attachment B below. Also, based on some feedback from a few of the Councilmembers, they wanted to see the requirement for either three types of housing units or two types of housing units and commercial space. This is reflected in section 17.47.040 and two options are being suggested for consideration.

17.47.020 Application procedures for TN subdivisions

Made edits to subsection(1) to clarify Planning Commission's role in review of TN project applications. Made change to subsection(5) by making site development permit no longer an option, but a requirement due to adding a new subsection(6) that requires the submittal of construction plans.

17.47.025 Minimum tract size

Deleted this section since as it is not requiring minimum size to TN zoned projects.

17.47.030 Permitted uses

Added new subsection(4) to allow for the construction of public facilities without providing residential units.

17.47.040 Mix and location of uses

Subsection(1) was changed to: "The number of single-family dwelling units shall range from a minimum of sixty-five percent (65%) to a maximum of ninety percent (90%). Of the remaining number of dwelling units, no more than seventy-five percent (75%) shall be the same dwelling unit." This will allow for more flexibility in a development and still requires at least three different housing types. Also this section was changed to allow for cottage housing to be considered a separate type of residential structure. Added new subsection(5) to allow for congregate care, assisted living, and independent living facilities as separate residential unit types.

Staff would like to further discuss these sections with the Committee to ensure all issues have been addressed accordingly.

17.47.050 Street standard

Made edits to subsection(1) to address the requirement for grid streets. Changes will still allow for grids, but does not make them a requirement. Deleted from subsection(3) the requirement which does not allow for cul-de-sacs. This change will allow for cul-de-sacs, but only for two on projects less than 15 acres and three for projects over 15 acres. Renumber accordingly.

17.47.055 Common open space

Made change to subsection(4) to require transit shelters to be located in lighted areas.

17.47.060 Civic uses and/or landmarks

Deleted this section since Council should decide where and when a civic building would be required.

17.47.065 Building standards

Made edits to subsection(2) to not require alleys, but leaves as an option. Changed subsection(4) to make the place of similar housing types on the same side of the street not a mandatory requirement.

17.47.070 Parking location

Changed subsection(1) to clarify it pertains to multi-family. Deleted subsection(2) since alleys are no longer a requirement.

Changes to 17.30.040 Zoning Use Table. Several changes are being made which include: creation of a new use for assisted/independent living facilities in the MR, TN, MB II and GC zones, added congregate care facility as a conditional use in the TN zone, and added congregate care facility as a permitted use in the TN zone.

Final miscellaneous changes are adding four new definitions (assisted living facility, independent living facility, skilled nursing facility, and short term rehab facility) and modifying the congregate care facility definition.

FINANCIAL IMPACT

None.

COMMITTEE RECOMMENDATIONS

- 1) Support the proposed changes to the Traditional Neighborhood (TN) zone to City Council.
- 2) Do not support the proposed changes to the Traditional Neighborhood (TN) and direct staff to revise language and provide alternative language to consider for a recommendation to City Council.
- 3) Recommend denial of any of the edits to City Council for the amendments to the Traditional Neighborhood (TN) zone.

RECOMMENDED ACTION

No recommendation provided

ATTACHMENT A
CITY OF STANWOOD
WASHINGTON

ORDINANCE NO. 1444

AN ORDINANCE OF THE CITY OF STANWOOD, WASHINGTON, AMENDING PORTIONS OF STANWOOD MUNICIPAL CODE TITLE 17 ENTITLED ZONING RELATING TO DEVELOPMENT REGULATIONS BY ADDING NEW DEFINITION TO SECTION 17.20.020 "A" DEFINITIONS – "ASSISTED LIVING FACILITY"; AMENDING SECTION 17.20.040 "C" DEFINITIONS "CONGREGATE CARE FACILITY"; ADDING NEW DEFINITION TO SECTION 17.20.100 "I" DEFINITIONS "INDEPENDENT LIVING FACILITY"; ADDING NEW DEFINITIONS TO SECTION 17.20.200 "S" DEFINITIONS –, "SHORT TERM REHAB FACILITY", AND "SKILLED NURSING FACILITY"; AMENDING SECTION 17.30.040 ZONING USE TABLE;AMENDING CHAPTER 17.47 TN (TRADITIONAL NEIGHBORHOOD) ZONING DISTRICT; ESTABLISHING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, under the State Growth Management Act (GMA), the City is authorized to adopt concurrent zoning code amendments to implement its Comprehensive Plan; and

WHEREAS, amendments to the zoning code are required to ensure consistency with the Comprehensive Plan; and

WHEREAS, the development regulation amendment procedures contained in this ordinance are consistent with the procedural guidelines for amendments to the development regulations of the City; and

WHEREAS, on October 10, 2016 and January 9, 2017 the Stanwood Planning Commission reviewed the amendments set forth in this Ordinance during the amendment process; and

WHEREAS, the City of Stanwood SEPA Responsible Official reviewed the amendments and issued a Determination of Non-significance (DNS) on December 27, 2016; and

WHEREAS, on January 23, 2017, following notice as required by law, a public hearing was held by the Planning Commission and all persons wishing to provide public input concerning the proposed amendments set forth in this Ordinance were heard; and

WHEREAS, public notice of the SEPA DNS and the above-referenced public hearing were provided as required by law; and

WHEREAS, the City Council Community Development Committee reviewed the Planning Commission's recommendation for the proposed edits to Sign Code, TN zone, and miscellaneous edits at their February 9, 2017 regular meeting and provided direction on each of the proposed amendments; and

WHEREAS, the City Council reviewed the recommendation from the Planning Commission at their February 23, 2017 regular meeting; and

WHEREAS, the City Council at their March 23, 2017 meeting removed edits for the Traditional Neighborhood (TN) zone from the ordinance and directed staff to send them back to the Community Development Committee for further review and consideration; and

WHEREAS, the Community Development Committee at their April 13, 2017 meeting reviewed the TN zoning changes and made a recommended change to section 17.47.040 Mix and location of uses; and

WHEREAS, staff has incorporated the proposed change to section 17.47.040 into this ordinance; and

WHEREAS, pursuant to RCW 36.70A.106, the City has notified the Washington State Department of Commerce of the City's intent to adopt the proposed amendments to the zoning code and asked for expedited review of those amendments contained in this Ordinance; and

WHEREAS, the City Council has determined that it is in the best interests of the City to amend the Traditional Neighborhood zoning and all other revisions related to zoning and development as contained in this Ordinance;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STANWOOD, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. SMC Section 17.20.020 entitled "A" Definitions - "Assisted Living Facility" definition is hereby added to read as follows (all other definitions in SMC Section 17.20.020 entitled "A" Definitions remain in effect and unchanged)

17.20.020 "A" definitions.

"Assisted Living Facility" means a State licensed group residence for adults, in which tenants live in individual apartments but receive some personal-care services, including shared meals, day and night supervision, assistance with medications by Caregivers, and other benefits, which vary according to state regulations. Caregivers are Certified Nursing Assistants or Home Care Aids staffed 24 hours per day. Nurses are LPN or RN and staffed typically 5 days per week.

Section 2. SMC Section 17.20.040 entitled “C” Definitions - “Congregate care facility” definition is hereby amended to read as follows (all other definitions in SMC Section 17.20.040 entitled “C” Definitions remain in effect and unchanged)

17.20.040 “C” definitions.

“Congregate care facility” means a residential facility for the elderly and/or handicapped persons. ~~The minimum age limit shall be 55 years of age for residents, with younger spouses permitted. There shall be no age limit for the handicapped.~~ The facility must have a central lobby, common dining area, hobby and/or recreational rooms. The fee structure shall include at least one meal per day in the common dining area. Accessory support uses for the tenants, such as pharmacies, banking and other internal services, may be included. Congregate care facilities may include the definition for Skilled Nursing facility and/or Short Term Rehab facility.

Section 3. SMC Section 17.20.100 entitled “I” Definitions - “Independent Living Facility” definition is hereby added to read as follows (all other definitions in SMC Section 17.20.100 entitled “I” Definitions remain in effect and unchanged):

17.20.100 “I” definitions.

“Independent Living Facility” means a group residence where residents are provided housing, monitoring, activities, housekeeping and laundry services with options for meals.

Section 4. SMC Section 17.20.200 entitled “S” Definitions – “Short Term Rehab Facility”, and “Skilled Nursing Facility” definitions are hereby added to read as follows (all other definitions in SMC Section 17.20.200 entitled “S” Definitions remain in effect and unchanged):

17.20.200 “S” definitions.

Short Term Rehab Facility” means a skilled nursing facility that provides in-patient intensive Physical, Occupational and Speech/Swallowing Therapy and Registered Nurse medication and treatment management under the supervision of the physician after an admission to the hospital. Length of stay is generally 30 days or less before patient returns home.

“Skilled Nursing Facility” means a State and Medicare licensed skilled nursing facility where tenants require the services of a licensed nurse (RN and LPN) or therapist (PT,OT,ST) on a daily basis. Direct care for activities of daily living such as bathing dressing and grooming are provided by Certified Nursing Assistants. Residents are provided housing, meals, activities, therapy by an interdisciplinary team of consisting of social workers, activity staff, direct care givers and nurses under the supervision of their doctor.

Section 5. SMC Section 17.30.040 entitled “Zoning use table” sections for “Personal Services” and “Residential” are hereby amended to read as follows (all other definitions in SMC Section 17.30.040 entitled “Zoning use table” remain in effect and unchanged):

17.30.040 Zoning Use Table.

KEY:

Blank = Not Permitted

AC = Accessory Use

ADC = Administrative Conditional Use

C = Conditional Use

P = Permitted Use

AEO = Adult Entertainment Overlay

HO = Historic Overlay

TO = Transit Overlay

MPO = Master Plan Overlay

MXO = Mixed Use Overlay

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN	MB-I ²⁹	MB-II	NB	GC	LI	GI
Personal Services												
<u>Assisted/Independent Living</u>					<u>C18</u>	<u>C</u>		<u>P11,</u> <u>P18,</u>		<u>P18</u>		
Barber shop, beauty shop					P39MXO	P	P	P	P	P, P39 MXO		P37TO
Daycare center			P12	P12	P12	P12	P12	P12	P12	P12, P39 MXO		P37TO
Daycare, family	AC12	AC12	AC12	AC12	P12		P37TO	P	P12	P12, P39 MXO		P37TO
Daycare, mini				P12	P12	P12	P12	P12	P12	P12, P39		

										MXO		
Dry cleaner					P39MXO	P35	P	P	P	P, P39 MXO	P	P
Equipment rental								P		P, P39 MXO	P	P
Funeral home							P	P		P, P39 MXO	P	
Health/athletic club					P39MXO		P	P		P, P39 MXO	P	
Janitorial service					P39MXO			P			P	P
Laundromat					P39MXO	P35	P	P	P	P, P39 MXO	P	P37TO
Optician					P39MXO	P	P	P	P	P, P39 MXO		P37TO
Massage clinic/center							P	P		P, P39 MXO		
Photo processing service					P39MXO		P	P		P, P39 MXO	P	
Photocopy/private mail center							P	P		P, P39		

										MXO		
Printing and publishing					P39MXO		P	P		P, P39 MXO	P	
Private clubs					P39MXO		P	P		P, P39 MXO		
Tattoo parlors					P39MXO			P				P
Travel agencies					P39MXO	P	P	P				
Video sales and rental					P39MXO	P	P37TO	P	P	P, P39 MXO	P37TO	P37TO
Other uses determined to be consistent with the definition of “personal service” as determined in this code							P51HO					

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN	MB-I ²⁹	MB-II	NB	GC	LI	GI
Residential												
Boarding house							P31	P31				
Caretaker's house											P25	P25
Congregate care facility					C18	<u>C</u>		P11, P18,		P18		

Dwelling, accessory	AC3	AC3	AC3	AC3		AC3						
Dwelling, cottage	P4	P4	P4	P4		P4						
Dwelling, duplex				P15	P	P		P52				
Dwelling, multiple-family					P	P11	P37TO	P		P37TO, P39MXO		P37TO
Dwelling, single-family	P	P	P	P	P	P	P38	P52				
Dwelling, townhouse				C	P	P	P37TO	P		P37TO		P37TO
Group home			P10	P10	P10			P10		P10		P37TO
Home occupation	AC5	AC5	AC5	AC5	AC5	AC5	AC5	AC5		ACTO		ACTO
Manufactured/mobile home	P9	P9	P9	P9								
Manufactured/mobile home park			P9	P9								
Mixed use						P	P	P, P37TO		P37TO		P37TO

Section 6. SMC Chapter 17.47 entitled “(Traditional Neighborhood) Zoning District” is hereby amended to read as follows:

**Chapter 17.47 TN
(TRADITIONAL NEIGHBORHOOD) ZONING DISTRICT**

Sections:

- 17.47.010 *Repealed.*
- 17.47.020 Application procedures for TN subdivisions.
- ~~17.47.025 Minimum tract size.~~
- 17.47.030 Permitted uses.
- 17.47.035 *Repealed.*
- 17.47.040 Mix and location of uses.
- 17.47.045 Pedestrian orientation.
- 17.47.050 Street standards.
- 17.47.055 Common open space.
- ~~17.47.060 Civic uses and/or landmarks.~~
- 17.47.065 Building standards.
- 17.47.070 Parking location.

17.47.010 General description of the purpose and intent of the zoning district.
Repealed by Ord. 1294. (Ord. 1251 § 5, 2009).

17.47.020 Application procedures for TN subdivisions.

- (1) Prior to the submittal of a subdivision application within the TN zone, a pre-application meeting is required with the planning commission. ~~The planning commission shall identify any needed landmarks or civic buildings to be included in the development.~~
- (2) Applications shall meet the submittal requirements of Chapter 16.15 SMC for preliminary plats.
- (3) All TN subdivision applications shall follow the permit review and hearing procedures and meet the requirements as provided in Chapter 16.15 SMC for preliminary plat applications.
- (4) Preliminary plats for TN subdivisions shall be approved by the hearing examiner utilizing criteria set forth in SMC 16.15.090.
- (5) An approved site development permit ~~shall~~ may be required prior to construction.
- (6) Construction plan approval shall be required prior to any construction.
- (7) Final plat applications and city council approval shall be subject to the requirements of Chapter 16.20 SMC. (Ord. 1251 § 5, 2009).

~~17.47.025 Minimum tract size.~~

~~TN developments shall incorporate a minimum of 10 acres of contiguous land. (Ord. 1251 § 5, 2009).~~

17.47.030 Permitted uses.

- (1) TN developments shall provide a mix of residential uses in accordance with the zoning use table provided in SMC ~~17.30.040~~.
 - (2) TN developments may include a mix of commercial and public uses in addition to residential uses in accordance with the zoning use table provided in SMC 17.30.040.
 - (3) TN developments located within 200 feet of SR 532 shall be allowed to utilize the general commercial (GC) zoning uses provided in SMC 17.30.040, Zoning use table.
 - (4) Public Facilities identified as a permitted use within the TN zone in 17.30.040 Zoning Use Table are allowed to be constructed outright and without providing residential units or commercial uses. Public Facilities are not required to meet the standards set forth in Chapter 17.47 TN Zone.
- (Ord. 1398 § 16, 2015; Ord. 1294 § 15, 2011; Ord. 1251 § 5, 2009).

17.47.035 Table of density and dimension requirements for TNs.

Repealed by Ord. 1294. (Ord. 1251 § 5, 2009).

17.47.040 Mix and location of uses.

- (1) All TN development shall provide a mix of residential unit types. ~~A maximum of 35 percent of any one type of residential units is allowed. The number of single-family dwelling units shall range from a minimum of sixty-five percent (65%) to a maximum of ninety percent (90%). Of the remaining number of residential units, no more than seventy-five percent (75%) shall be the same residential unit type. Residential units incorporating home occupations shall not count as a separate unit type. Cottage housing shall be permitted and considered a separate residential unit type. Cottage housing units shall also comply with the requirements in SMC 17.95.450.~~
 - (2) Up to 20 percent of the acreage of the TN development may be devoted to commercial uses (not including home occupations).
 - (3) Up to 50 percent of the acreage of the TN development located within 200 feet of SR 532 may be devoted to commercial use and/or general commercial uses (not including home occupations).
 - (4) For projects providing greater than 10 percent of the acreage devoted to commercial use and/or general commercial use as allowed in subsections (2) and (3) above (not including home occupations) shall be allowed to provide any two types of residential units.
 - ~~(4)(5)~~ Except for home occupations, commercial uses that are included shall be located along collectors, at corners, or adjacent/across from common open spaces.
 - (6) Congregate care, assisted living, and independent living facilities are each to be considered separate residential unit types.
 - (7) Cottage housing shall be permitted and considered a separate residential unit type. Cottage housing units shall also comply with the requirements in SMC 17.95.450.
- (Ord. 1398 § 17, 2015; Ord. 1251 § 5, 2009).

17.47.045 Pedestrian orientation.

- (1) Pedestrian connections shall be made from residential uses along all major streets and from homes to all common open spaces ~~and to all civic and public uses and landmarks~~. Pedestrian connections that cannot be made as sidewalks along vehicle lanes shall be made as alternative access easements such as trails.
- (2) Sidewalks shall be provided on both sides of all public streets (except alleys).
- (3) No home shall be located more than one-quarter mile from at least one designated open space ~~and the nearest transit stop~~. (Ord. 1251 § 5, 2009).

17.47.050 Street standards.

- (1) ~~A hierarchy of interconnected streets that~~ Streets within new TN developments shall form a general grid pattern shall be provided in any TN development, including major collectors (boulevards), local streets, and alleys acceptable to the Public Works Director. In local street patterns, walkable blocks of 500 linear feet or less ~~are~~ should be required.
- (2) Major thoroughfares that are provided shall be consistent with the Comprehensive Plan.
- (3) ~~No cul-de-sacs or dead ends shall be permitted.~~ Cul-de-sacs are permitted however only two cul-de-sacs are permitted for projects less than 15 acres and three for projects greater than 15 acres.
- (4) New TN developments must connect to existing neighboring developments where connections are provided and must provide new connections to future neighboring developments.
- (5) Street standards shall be consistent with Stanwood street and utility standards (Chapter 14.14 SMC) except when a different standard is specified in this chapter.
- (6) The public works director may allow for a reduction of local street width to 41 feet, based on a cross-section of two 10-foot vehicle lanes, two six-inch curbs, two five-foot planting/utility strips, and two five-foot sidewalks.
- (7) Parallel parking may be provided on one or both sides of local and major streets.
- (8) Alleys 12 to 20 feet in width ~~shall~~ may be utilized to provide access to residential parking at the back of residential units.
- (9) Applicants shall consult with transit providers, and provisions shall be made for transit stops that will serve current, future, and potential transit lines.
- (10) All TN developments shall meet parking standards of Chapter 17.105 SMC. Shared parking is encouraged where participating users have differing peak parking hours. The community development director may reduce parking requirements, when a parking study prepared by a professional transportation engineer indicates that a reduction in parking will cause no negative impacts to city streets or neighbors. (Ord. 1356 § 18, 2013; Ord. 1251 § 5, 2009).

17.47.055 Common open space.

- (1) Common open space shall be provided at the rate of one-half acre for every 10 acres of development or portion thereof.

- (2) Common open spaces shall be centrally located to provide access from all sides ("square"); but must provide vehicular access from two sides and pedestrian access to all areas.
- (3) No residential units shall be located farther than a one-quarter-mile walk to the nearest open space.
- (4) If the area is served by transit, a direct pedestrian connection shall be made between the open space and the transit stop. Also, where transit shelters are provided, they shall be placed in highly visible locations that promote security and shall be well-lighted.
- (5) Common open space shall provide a minimum of bench seating, garbage receptacles, tree shade, and at least one aesthetic amenity, such as public art, fountain, etc.
- (6) Landscape standards of Chapter 17.145 SMC shall be complied with for all parts of the TN.
- (7) Sensitive areas shall be protected per Chapters 17.115 through 17.135 SMC.
- (8) This section shall apply in the TN zoning district in lieu of the open space and recreation standards of Chapter 17.147 SMC. (Ord. 1251 § 5, 2009).

~~17.47.060 Civic uses and/or landmarks.~~

~~During the pre-application process, the planning commission shall determine the need for any civic uses or landmarks to be accommodated in the TN. (Ord. 1251 § 5, 2009).~~

17.47.065 Building standards.

- (1) All building frontages shall be served by sidewalks or provide pedestrian connection to sidewalks.
- (2) ~~All residential garages~~ If alleys are provided, residential garages shall gain access to the rear of lots from alleys.
- (3) All structures shall meet the building design guidelines set forth in Chapter 17.112 SMC.
- (4) Similar building types (e.g., single-family, multifamily, commercial) ~~shall~~ should be located on both sides of a street instead of using streets to define boundaries. (Ord. 1251 § 5, 2009).

17.47.070 Parking location.

- (1) All multi-family parking, including parking in lots, improved or unimproved parking stalls/spaces, and/or parking garages/structures shall occur in the rear or side of the lot and shall be located a minimum of 10 feet behind the front building wall of the primary structure, except for parking located within a mixed use building.
- ~~(2) All residential garages/structures and residential surface parking lots/parking spaces shall gain access to the rear of lots from alleys. (Ord. 1251 § 5, 2009).~~

Section 7. Severability. The various parts, sections and clauses of this ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is

adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

Section 8. Effective Date. This Ordinance shall take effect from and after five (5) days after its passage and publication as required by law.

PASSED AND APPROVED by the Stanwood City Council this ____ day of _____ 2017.

CITY OF STANWOOD

Leonard Kelley, Mayor

ATTEST:

By: _____
David Hammond, City Clerk

APPROVED AS TO FORM:

By: _____
Grant Weed, City Attorney

Date of Publication: _____

Effective Date: _____