

City Council
COMMUNITY DEVELOPMENT COMMITTEE

May 11, 2017 Meeting

The Community Development Committee met on May 11, 2017 with Councilmember Conrad Ryer, Elizabeth Callaghan and Dottie Gorsuch as well as Ryan C. Larsen Community Development Director. Members from the public was also present – Les Anderson and Clarke Hamm.

Community Development Director Ryan Larsen reviewed and discussed the following items with the Committee:

1. Idler's Car Show (Discussion Item)

Staff provided the Community Development Committee with the request from the Twin City Idlers for a \$1,500 donation/contribution from the City of Stanwood for the car show. Les Anderson from the Twin City Idlers discussed the request. He indicated the Idlers utilize their proceeds from the event to provide scholarships and asked for any assistance at this time.

The Committee agreed to provide some funding this year but to look at funding over the next several years. Staff indicated they would see what amount could be provided this year and then look at the issues for the upcoming years.

2. Cottage House Square Footage (Further discussion requested by Councilmember Gorsuch)

Councilmember Gorsuch wanted to briefly review the conversation from the last meeting to better understand the concept behind what was agreed to. Staff reviewed what was agreed upon – the intent was the 1,200 sq. ft. Maximum Building Area was the total area of the structure regardless of a garage being attached. So, if a 400 sq. ft. garage was attached then there would only be 800 sq. ft. of livable area. If no garage was attached then there would be 1,200 sq. ft. livable area. Councilmember Gorsuch indicated that she was not in total agreement with the interpretation but felt she understood the issue enough to be comfortable with the outcome.

3. Traditional Neighborhood Zone Final Review

Community Development staff discussed the latest version of the TN zone with the Committee. Staff briefly highlighted the process and then the edits. 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.

Staff reviewed the final suggested edits to section 17.47.040. Changes highlighted were:

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).

The Committee supported the proposed edits as drafted.

4. SR 532 Flood Berm

Community Development staff reviewed the proposed contract amendment for finishing the plans for WSDOT approval. WSDOT provided the city with a variety of comments from their first review and will need to be addressed. RH2 contract with the city has exceeded the amount of the contract and an amendment needs to be approved to allow for the work to be completed. The Committee has asked city staff to discuss the overage with our city attorney to see where the contract stands and if there is an opportunity to limit the contracted amount to what was originally agreed upon or refine the amount. Staff will contact the city attorney and provide direction to the Council at the June 8 meeting based on feedback from the city attorney.

Elizabeth Callaghan, Chair