City Council
COMMUNITY DEVELOPMENT COMMITTEE

June 8, 2017 Meeting

The Community Development Committee met on June 8, 2017 with councilmembers Conrad Ryer, Elizabeth Callaghan and Dottie Gorsuch; as well as Ryan C. Larsen Community Development Director. Others in attendance were Steve Shepro and Kathleen Shepro.

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

1. Traditional Neighborhood (TN) Zone

City staff discussed the upcoming TN zoning ordinance on for the June 8 Council meeting. Staff indicated that they have made the changes to Section 17.47.040 which reduced the percentage of single family residences from 90% to 80%. Staff also made changes to address the appearance of lots by adding a new section 17.47.065 by requiring lot widths to vary. The final suggested change by Council was to reduce the length of cul-de-sac. This issue will be address in the street and utility standards. The Committee supported the proposed changes

2. Additional Edits to Title 17

City staff the proposed edits to Title 17. The following was discussed

Description of Changes to the Definition Title 17.20.050 and 17.20.200
City staff has added three definitions: Domestic Septage, Septage, and Septage Facility. The definitions were added to address the lack of definitions associated with septage facilities.

Description of Changes to Zoning Use Table Section 17.30.040:
The change to the Utilities section of the zoning use table adds electric substations as a permitted use in the LI zone; and adding electric transmission lines as a permitted use in the LI and GI zones. The other change in this section is to only allow sewer and septage treatment plants to be owned and operated by a public agency and not private business. This was accomplished by adding septage treatment plants as a conditional use in the GI zone and adding a new footnote 54 which does not allow privately owned and operated septage treatment facilities.

Description of Changes to Density for Traditional Neighborhood (TN) zone in 17.60.030 Residential/Commercial Zone Development Standards Section 17.60.030:
The last change is to the Residential/Commercial Zone Development Standards by eliminating the requirement for minimum density in a Traditional Neighborhood (TN).

The Committee supported the proposed changes and asked for the Planning Commission review.

3. Building Aerial Photo Contract

City staff gave a brief overview of the building aerial photo being asked for and some background information. In 2014, Snohomish County informed local jurisdictions that they had opted to join a program managed by King County called the Regional Aerials Imagery Project to acquire new aerial imagery and the city had the opportunity join. The decision to join this effort was made because of the potential to provide Snohomish County and the cities with the following benefits: decreased costs, more frequent and predictable aerial imagery acquisitions, consistent regional approach and opportunity to acquire a product with increased resolution. In 2015, Stanwood received the aerial imagery deliverable with an additional opportunity to purchase new building footprint data.

Using the 2015 Western Regional Orthophoto Project imagery, GeoTerra will collect a new building layer for the entire Area of Interest (AOI). The data set will be completely reviewed in stereo for constancy once the data collection has been completed. Only buildings that match collection standard of a minimum of 100 square feet will be collected. Deliverables will be building data set in ArcGIS shape file format and Metadata in standard GeoTerra PDF format. Once the professional services agreement is approved, GeoTerra will be able to deliver all products within eight weeks from notice to proceed.

The funding of $5,000.00 for the aerial imagery would come out of the Inter-Governmental Account under Professional Services within the Community Development Department funds and was accounted for in the 2017/2018 budget. The Committee supported the funding of the aerial photography.

4. Flood Berm / Pedestrian Path Contract Follow Up (Discussion)

Staff followed up with the Committee on a couple comments regarding the contract and services provided by RH2. Staff indicated that they had talk with the City attorney and recommended the City continue with the contact until the work was completed and then re-evaluate what other step might be required in the future.

5. Special Events / Grant Program (Discussion and Direction)

Staff ask the Committee if they supported the effort by staff to relook at both the Special Events process and the Grant process which is brought to the Economic Development Board. Staff said they would do some research and bring back information for the Committee to consider. It was also suggested to get the Economic Development Board involved as well as the events (ie Idlers Car Show, Art by the Bay, 4th of July) that utilize the special events process to get feedback into a revised process.

Elizabeth Callaghan, Chair