

City Council
COMMUNITY DEVELOPMENT COMMITTEE

September 14, 2017 Meeting

The Community Development Committee met on September 14, 2017 with councilmembers Conrad Ryer, Rob Johnson, and Dottie Gorsuch; as well as Ryan C. Larsen Community Development Director.

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

1. Mineral Point – Final Plat

The plat of Mineral Point was preliminary approved for 69 new single family residential lots on approximately 19.92 acres. The property fronts 68th Avenue NW to the west and abuts the Cedarhome Elementary to the north. The Comprehensive Plan designation for the site was LDR – Low Density Residential and zoned SR 9.6 at the time of application. City staff has reviewed and approved a minor revision of the approved preliminary plat. Changes include moving the detention pond from the west side of the plat to the east. The detention pond is now located within a short plat owned by the applicant which will serve the plat and short plat. The revision also included an increase in the number of lots. The road configuration stays the same.

Community Development and Public Works Departments have inspected the construction of public improvements and indicated that all items have been completed to their satisfaction. Based on staff review, the applicant has completed all other applicable conditions of the preliminary plat approval.

The applicant has submitted the necessary bonds and performance bonds satisfactory to both Public Works and Community Development. Landscaping will not be installed at this time due to the current weather and will be installed later this year when the season becomes wetter. The landscaping is covered under a performance bond. The as-builts have been submitted and have been reviewed.

2. Utility Zoning Change

City staff has made several changes to Title17. The Community Development Committee has previously reviewed these changes. The Planning Commission reviewed these changes at their June 12 meeting and then held a public hearing on June 26. The Commission fully supported moving these edits forward to Council for consideration. The Community Development Committee previously reviewed these edits at their June 8 meeting and supported these edits as proposed. However, staff was directed to remove these edits from the ordinance that was presented and approved by Council at their July 27 meeting. It was suggested the Committee should review the edits for the utility changes in the table one more time before bringing forward in an ordinance to Council.

The edits would allow for electric substations as a permitted use in the Light Industrial (LI) zone and adding electric transmission lines as a permitted use in the LI and General Industrial (GI) zones. Staff was directed to present these two edits to the Community Development Committee at their September 14 meeting and ask for direction on how to proceed. However, the Commission does support moving these two edits forward as well.

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.

3. Hiatt Consulting LLC, Supplement Amendment No. 3

The contract for services with Hiatt Consulting LLC for tourism promotion and marketing expired on May 30, 2017. The contract allows for one additional – one year extension. The City Council authorized a Supplement Agreement No. 2 to allow the contract to be extended until August 31, 2017. This was primarily done in order to accommodate for the Discover Port Susan Magazine and a transition between Hiatt Consulting and the Chamber. In order to maintain consistency with the Discover Port Susan magazine, staff is suggesting that Council enter into a Supplement Agreement No. 3 with Hiatt Consulting to ensure the magazine is completed on time to publish.

4. Special Events / Grant

In June of this year the City was approached by the Twin City Idlers for assistance in funding for their event. This issue was brought before both the Community Development Committee and City Council. The Committee as well as the Council supported providing funding for this event. At that time, staff suggested reviewing both the special events process as well as the City's grant process for new events.

Special Events

City staff researched other city special event fee policies. It was quite evident that in most cities, fees are charged as each individual application is submitted. Most cities will charge an application fee of \$35 to \$1,020, depending on the size of the event, but the other fees are either not specified or are determined on an individual basis. As for use of equipment and staff assistance, about half the cities have no charges for equipment and staff assistance and the other half, charge it at an individual rate depending on the event. A few cities require the applicant to be responsible for all road closures and equipment and do not provide anything to the applicant.

Grants

The purpose of the grant program is to bring economic benefit to the community by supporting tourism activities and special events that bring new and repeat visitors to Stanwood. Under the grant program, the City announced a call for proposals from agencies and groups promoting new tourism and events in Stanwood. The program promotes new tourism activities that have the potential to grow and be repeated year after year. Events are eligible for up to \$7,500 annually. Events are only supported by city grant funding for a maximum of two years. The idea is to kick-start an event - not become a long-

term funding source. The event promoter needs to provide a 50% match. The match could include sponsorships, volunteer labor, and donations.

The provide direction to staff to comeback with a proposal that would align the Special Events permit with other cities and modify the current economic development grant process to allow for both new and exists special events to apply for.

5. Preliminary Plat for Landed Gentry

Staff provided a copy of the Landed Gentry project which is proposed in the Traditional Neighborhood.

Elizabeth Callaghan, Chair