

City Council
COMMUNITY DEVELOPMENT COMMITTEE

November 11, 2017 Meeting

The Community Development Committee met on November 11, 2017 with councilmembers Conrad Ryer, Rob Johnson, and Elizabeth Callaghan; as well as Ryan C. Larsen Community Development Director.

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

1. Capital Improvement Plan (CIP) 2018 – 2023

While the City Council adopts a capital budget each year, the planning and actual expenditure of funds for capital projects generally occurs over a period of years. The City's Comprehensive Plan, Capital Facilities Plan, Transportation Improvement Plan, Water System Plan, General Sewer Plan, Park and Recreation Open Space Plan and Stormwater Management Plan identify the capital improvements needed to serve existing residents and maintain levels of service as new residents and businesses move into the City. The City Council also adopts a set of community improvement goals as a part of the annual budget process.

The Planning Commission has review the proposed CIP at their October 9, 2017 and will hold a public hearing at their October 23, 2017 meeting. The Commission will forward a recommendation City Council following the hearing. Staff reviewed each of the CIP's and highlighted several of the projects. The Committee supported the CIP moving forward.

2. Park Impact Fees

The city currently has a Park and Recreation Impact Fee of \$640.80 for new single family residential development and \$453.90 for multi-family units. The park impact fee ensures new development pays a proportionate share for additional park capacity. The calculation of the updated impact fee includes capacity project costs identified by the PTAC for neighborhood and community parks and utilizes the combined parks standard of 5 acres per 1,000 residents (Alternative One).

Alternative Two excludes park development costs that are not planned within a six-year time horizon. Detail of costs included in Alternative 2 are provided in Attachment B, Table Two.

The third alternative excludes park development costs not planned to occur within a six-year time horizon, and also excludes associated transportation costs, which are included in the existing formula. The proposed increase is estimated to result in an increase of \$131,130 (Alternative One) or \$76,848 (Alternative Two) or \$40,381 (Alternative Three) in annual park impact fees based on an estimated

twenty single family residential building permits per year. The Committee supported Alternative Two which is \$4,483.20 for Single family residence and \$3,512.11 for multi-family.

3. Code Edits Title 17- Tattoo and B&B Changes (Zoning Use Table)

The change to the Personal Services section of the zoning use table under SMC 17.30.040 adds Tattoo Parlors as a permitted use in the MBI and GC zones. The other change to the zoning use table changes Bed and Breakfast Inns as an Administrative Conditional Use permit under SR5, MR, and GC from a Conditional Use Permit and changes Bed and Breakfast Residence from a Conditional Use to an Administrative Conditional Use permit under the SR12.4, SR9.6, SR7.0, SR5.0, MR and GC zones. Also changed footnote (6) to allow up to 6 rooms in all SR zones from 2 rooms under SMC 17.30.050.

Also, staff was asked to look at Chapter 17.50 Additional Standards – LI (Light Industrial) Zoning District to see if something similar could be done for the GI (General Industrial) zone. However, after reviewing the potential for a proposed edit, staff realized more time should be given to this issue to ensure the change is adequately done. Staff will work on this change over the next several months and bring back to both the City Council Community Development Committee and Planning Commission for review and consideration after the first of the year. The Committee supported moving forward with these proposed edits.

4. Odor Language in the General Industrial (GI) & Light Industrial (LI)

Staff provided the Community Development Committee with background information pertaining to the odor language currently in the Light Industrial (LI) zone but not contained in the General Industrial (GI) zone. The GI zone is intended for heavy industrial types of uses such as manufacturing and food processing. It was suggest to add the same language contained in 17.50.020 relating to the LI zone be add to the GI zone. Staff started the process but feels it is important to discuss this further with both the Commission and Council Committee before proceeding futher. The Committee supported delaying these edits until early next year.

5. Business License

Staff provided the Community Development Committee with background information pertaining to business licenses. During the regular meeting of the City Council on July 27, Pastor Dan Sailor from the Stanwood United Methodist Church addressed the requirement that churches obtain a business license within the City of Stanwood. He indicated the church has no business revenue and therefore he would like the Council to consider an exemption for churches so they are not required to obtain a business license and file annual reports with the State. The Committee recommended tabling this issue for now and not making any changes to the business license process.