

City Council
COMMUNITY DEVELOPMENT COMMITTEE

February 8, 2018 Meeting

The Community Development Committee met on February 8, 2018 with councilmembers Judy Williams and Elizabeth Callaghan; as well as Amy Rusko Community Development Senior Planner and Carly Ruacho Public Works Senior Planner.

Senior Planner Amy Rusko reviewed and discussed the following items with the Committee.

1. Parks, Recreation and Open Space (PROS) Plan

The current Parks, Recreation and Open Space Plan was adopted June 2006 when the City went through an extensive effort to revise the original, outdated Parks Plan. The Plan includes a six year Action Plan, six year Capital Improvement Plan and covers a twenty year planning horizon for Stanwood parks and trails. The Plan was updated in 2012 and it was adopted as element of the Comprehensive Plan at that time. The Plan is a combination implementation plan and policy plan that serves as an inventory of current park and trail facilities as well as contemplate future recreation needs and desired priority projects.

The primary focus of this update was to correct inaccurate information in the Plan now that resources allow better accounting of existing park inventory as well as to refresh the plan by removing references to planned projects that have been completed and most importantly to include the results of the various planning efforts that have been ongoing over the past several years. Information from the Hamilton/Ovenell conceptual master planning processes has been included as well as the outcome of the Non-Motorized Transportation Plan adopted in 2016 and the Parks and Trails Advisory Committee work completed during their first year of membership.

The Committee supported the PROS Plan forward.

2. 2018 Planning Commission Work Plan

The Planning Commission has prepared a 2018 Work Plan for the Commission. The Planning Commission reviewed the Plan at their January 8, 2018 meeting and recommended approval of the Plan. Under Stanwood Municipal Code 2.12.010(8), the Planning Commission shall prepare and submit to the City Council for adoption any additional plans and undertake any plans and studies assigned by the City Council to better accomplish the objectives, intent, purpose, scope, goals, and policies of this code.

(8) Powers and Duties. The planning commission shall advise the mayor and council in matters concerning the comprehensive land use and development of the city and its environs, hold public meetings and hearings when called for by this code when requested by the city council,

and provide the council with copies of all minutes of each session of the commission. The commission shall prepare and submit to the city council for adoption any additional plans and undertake any plans and studies assigned by the city council to better accomplish the objectives, intent, purpose, scope, goals, and policies of this code. The commission shall also perform other duties as assigned by city council.

Commission has prepared and supports their 2018 Work Plan and is now asking for City Council to approve this Plan. The Committee supported the Planning Commission 2018 Work Plan.

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

City staff has made a couple changes to Title 17 based on the desire of the Planning Commission and Mayor. 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 Single-Family Residential SR5.0 (SR5.0), Multi-Family Residential (MR), and General Commercial (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.

The Commission held a public hearing on January 22, 2018. At which time the Commission made the following recommendation to City Council: "I MOVE TO RECOMMEND CITY COUNCIL APPROVE THE PROPOSED CODE EDITS TO TITLE 17 AS OUTLINED IN ATTACHMENT A."

The motion from the Commission passed with four members in favor, one no vote, one abstention, and one not present. The motion included support for the proposed changes in the attached Ordinance 1455.

Also, during public comment, there was concern expressed over the number of rooms allowed in the residential zone for bed and breakfast. The change would allow for six rooms in all residential zones for both bed and breakfast residence and bed and breakfast inns. Before the proposed change only two rooms were allowed for bed and breakfast residences.

Staff has further evaluated the proposed change and realized the change suggested by staff would be in contradiction with the definitions (below).

"Bed and breakfast house or inn" means a building other than a hotel or nursing home where meals and short-term lodging of **more than two rooms** are provided for compensation to guests and other transient persons.

"Bed and breakfast residence" means a building other than a hotel or nursing home where meals and short-term lodging of **two rooms or less** are provided for compensation to guests and other transient persons.

So one alternative would be to make a change to address the number of rooms for bed and breakfast residences under section 17.30.050 Zoning use conditions subsection (6) from staff's suggested change and to make the definition consistent.

Staff offers the following additional suggested change:

17.20.030 "B" definitions

"Bed and breakfast residence" means a building other than a hotel or nursing home where meals and short-term lodging of ~~two~~ four rooms or less are provided for compensation to guests and other transient persons.

17.30.050 Zoning use conditions

(6) A business license and compliance with conditions in SMC 17.100.060 for permitting a bed and breakfast use are required. Bed and breakfast residence use is limited to ~~two~~ four rooms per residence. Bed and breakfast inn use is limited to six rooms in the SR 5.0 zone, 10 rooms in the MR zone and 16 rooms in the GC zone.

The members present at the meeting decided to remove the item from the Council agenda until the Director was present to discuss the other proposed changes.

Elizabeth Callaghan, Chair