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City Council Committee Meeting Agenda

Community Development Committee

Stanwood-Camano School District
Administration Building Board Room
26920 Pioneer Highway, Stanwood

Thursday May 9, 2019 6:00 PM

1. Community Survey
2. Park Impact Fees
3. Police Station / City Hall Civic Campus Project
4. Ovenell Banners
5. Johnson Farm Lease



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**CITY OF STANWOOD
COMMUNITY DEVELOPMENT COMMITTEE
AGENDA STAFF REPORT**

DATE: May 9, 2019 Meeting

SUBJECT: May CDC Agenda Topics

FROM: Jennifer Ferguson, City Administrator
Patricia Love, Community Development Director

COMMUNITY SURVEY:

Part of our 2019/2020 work plan includes conducting a community survey to better understand the needs of the community and local businesses. City Administrator Jennifer Ferguson will provide an overview of the survey and schedule at the Committee meeting.

PARK IMPACT FEES:

Another of our 2019 / 2020 work items is to review and potentially update the City's park impact fees. State law allows cities to adopt impacts (RCW 82.02.060) and if they do, the fee must be based upon a formula that includes:

- (a) Cost of public facilities necessitated by new development;
- (b) An adjustment to the cost for user fees, debt service payments, taxes, or other payments earmarked for the particular system improvement;
- (c) The availability of other means of funding public facility improvements;
- (d) The cost of existing public facilities improvements; and
- (e) The methods by which public facilities improvements were financed;

The City's Park Impact Fee ordinance was last updated in December of 2017; just over a year ago. However, while the fee is fairly newly adopted, Council has asked staff to review the costs associated with projects and what is the fairest distribution of those costs.

Below is a recent survey of other jurisdictions impact fees. While comparisons is interesting and is good information to know what our neighbors are charging , it should be viewed with caution as their fees are based on specific projects listed in their adopted Capital Improvement Plan. Fees will always vary based on the types of projects and their associated costs.

2019 Impact fees			
Jurisdiction	SFR	Duplex / Townhouse	MF
Stanwood	\$1,330	\$1,042	\$1,042
Arlington	\$1,662	\$1,497	\$1,497
Monroe	\$2,479	\$2,111	\$2,111
Sultan	\$3,175	\$3,175	\$3,175
Mt Vernon	\$855	\$789	\$789
Lk Stevens	\$4,155	\$3,005	\$1,913
Mukilteo	\$2,348	\$1,611	\$1,611
Edmonds	\$2,734	\$2,340	\$2,340
Mt Lk Terrace	\$3,126	\$2,260	\$2,260
Marysville	\$1,463	\$1,034	\$1,034
Burlington	\$655	\$655	\$655
Snohomish	\$4,150	\$3,600	\$3,600

The City's adopted impact fee is based on half of the following formula:

$$PIF = \frac{C \times S \times U \times A}{P}$$

C = Average Development and Acquisition Cost per Acre (\$320,075 per acre)

S = Level of Service Standard: 5 acres per 1,000 residents (2.5 acres each for neighborhood and community parks)

P = 1,000 (People)

U = Average Occupancy: 2.77 / SFR and 2.17 / MFR

A = Adjustment Rate

Below is the 2019 – 2014 Parks CIP. Updating the fee based off of the 2019 – 2024 Parks 6-Year Capital Improvement Plan would raise the fee substantially as the proposed acquisition and development costs over the next six years is over \$8 million. To mitigate the impact of the fee increase, staff is proposing changing the formula to include a division factor to address affordability issues: finding that balance between fee structure and creating a perceived unfriendly development / business climate in the City.

The purpose of this agenda items is to discuss the strategy on how to update the fee.

Parks (104/106/120/121)		Budget 2019	2020	2021	2022	2023	2024
	SFR Building Permits	60	60	26	20	20	20
Beginning Cash & Investments		\$1,360,932	\$1,312,989	\$859,567	\$415,524	\$338,160	\$434,358
Revenues							
Impact Fees	\$640.80	\$38,448	\$38,448	\$16,661	\$12,816	\$12,816	\$12,816
REET		\$320,000	\$200,000	\$100,000	\$100,000	\$80,000	\$80,000
Bond Proceeds / Debt							
Grant Proceeds (YAF, Floodplains by design, DOC)		\$975,000	\$375,000	\$300,000	\$0	\$0	\$0
Construction Sales Tax				\$1,000,000			
Hamilton (WWRP/IPG)		\$275,000	\$500,000				
RCO			\$500,000	\$1,200,000	\$1,400,000		
Interest	\$47,215	\$13,609	\$13,130	\$8,596	\$4,155	\$3,382	\$4,344
Total Resources (includes BNC)		\$2,982,989	\$2,939,567	\$3,484,824	\$1,932,495	\$434,358	\$531,517
Expenditures:	Total Proj Cost						
Ovenell Property	\$853,635	\$90,000	\$75,000	\$344,300	\$344,335		
Heritage Park - 4th Field & Trail	\$2,475,000	\$850,000	\$625,000		\$1,000,000		
Hamilton Property	\$2,225,000	\$250,000	\$500,000	\$1,475,000			
Trail Plan Implementation	\$750,000		\$250,000	\$250,000	\$250,000		
Acquisition-Heritage Park Expansion	\$1,000,000			\$1,000,000			
Church Creek	\$125,000		\$125,000				
Johnson Farm	\$955,000	\$480,000	\$475,000				
New Neighborhood Park	\$30,000		\$30,000				
Total Expenditures	\$8,413,635	\$1,670,000	\$2,080,000	\$3,069,300	\$1,594,335	\$0	\$0
Ending Cash & Investments		\$1,312,989	\$859,567	\$415,524	\$338,160	\$434,358	\$531,517

POLICE STATION / CITY HALL CIVIC CAMPUS PROJECT:

In February the City issued a Request for Proposals (RFP) for preliminary architectural design, site design, civil engineering, and permitting services for a combined Police Station/City Hall civic campus. Five firms submitted proposals for the project; three firms were shortlisted to be interviewed. The following firms will be interviewed on Tuesday, May 7th: Rulluda Architects, ARC Architects and Mackenzie. Once a firm has been selected, staff will work with them on a scope of work which will then be forwarded to the full City Council for approval.

Staff will provide an update to the Community Development Committee on the interview process and potentially on the selected firm.

Ovenell Banners:

At the last CDC meeting, staff presented a proposal by FOSPAT to install the murals / banners on the barns at Ovenell Park. At the PTAC's February meeting they recommended that the project be approved with the previously approved banners (Basket Weaving and Ovenell Farm) and a third banner noting "Future Ovenell Park" be hung between the two picture banners and remove the free-standing signage posted. The Community Development Committee recommended that the Ovenell Park sign have a plain background (yellow with blue border), large letters, include the City logo and website.

This recommendation was taken back to the PTAC on March 15th. After much discussion about design, graphics, compatibility, colors, and aesthetics the consensus was to keep with the original concept.

The PTAC felt strongly that having a blank background with black letters next to the photographs would look unbalanced and that something was “missing” in the presentation. They have recommended:

- Whitewashed photo background
- Enlarge logos and separate the spacing
- Use “Support Stanwood Parks”
- The website could be added if the CDC feels strongly about showing it, but the committee felt that with the logos, people could google either the City or FOSPAT websites.



Another idea was suggested which would add an additional banner on one of the ends of the barn – for a total of four banners: Try to match font to replicate historical sign. Staff has prepared a mockup version of a potential forth sign. This will be reviewed at the PTAC’s next meeting in May.

Original Sign:



Proposed Sign:

