

City Council
COMMUNITY DEVELOPMENT COMMITTEE

August 9, 2018 Meeting
Meeting Notes

Attendance:

Council Committee Members and Staff:

Rob Johnson, Councilmember
Kelly McGill, Councilmember
Judy Williams, Alternate
Patricia Love, Community Development Director

Public:

Cathy Wooten
Tim Schmitt
Anna Nelso
Steve Shepro, Planning Commissioner

Excused Absences:

Elizabeth Callaghan, Committee Chair

1. Committee Name

Members confirmed the name of their committee: Community Development Committee.

2. Economic Development Board Work Plan

At the Economic Development Boards' July meeting, the Board discussed developing a work plan and adopting bylaws. They requested that the following items be added to their future work plan:

- City Support for Community Events: Barricades, Road Closures, etc.
- Hotel / Motel Feasibility and Outreach
- Flood Insurance and Certification under the Community Rating System (CRS)
- Status of Grants
- Guest Speakers
- Economic Development Strategy / Implementation – Phase 2

The CDC recommended that the EDB include in their workplan:

- Ensure coordination with both the Stanwood and Camano Island Chambers
- Engage with the Economic Alliance of Snohomish County and the Economic Development Alliance of Skagit County
- Business owners who may be interested in the EDB could include: Picnic Pantry and Starlight Emporium

3. Final Plat Code Amendment Recommendation by Planning Commission

Changes in state law recently granted local governments the authority to administratively approve final plats. At the July CDC meeting, the Committee expressed their discomfort with changes that would take the final plat review out of the control of the City Council. This information was relayed to the Planning Commission at their

public hearing on July 23, 2018. After taking staff comments and public testimony the Planning Commission recommended to change final plats to an administrative approval process. The Commission felt that the final plat process is an administrative process only and that by advertising and holding a meeting on final plats it invited people to request changes or influence a decision that cannot be legal changed. They also supported the ordinance as it streamlines the process and eliminates potential delays.

The Commission did however have several concerns about the preliminary plat process and when changes are made after preliminary plat approval. The Economic Development Board also had similar concerns about staff approved deviations.

The CDC understands that approval of final plats is not discretionary. However, there is still concern on their part about the preliminary plat approval process, changes after approval, and final check that the plat did indeed meet all the conditions of approval. Specifically, the Committee has concerns about the deviation process and how changes are made between preliminary plat and final plat approvals. The Committee noted that they would be more comfortable with an administrative final plat process once the overall preliminary plat approval process and authority was better defined.

For the September meeting staff will provide:

- Copies of the Master Builders and Landed Gentry letters
- Detailed descriptions of the specific issues and concerns with final plats being reviewed by City Councils
- How administrative changes are made and approved after preliminary plat approval

4. Sign Code Amendment – Off Premise Signs / A-Boards

The Planning Commission has been asked to consider a change to the sign code to allow for off-site monument or directional signage for businesses. Staff requested general feedback from the Committee on their thoughts about allowing off site signage. Initial comments included:

- The off-site Snow Goose Directional Signs may have been approved in phases allowing signage on other streets other than SR 532.
- Look at opportunities to possibly sell space on Snow Goose Directional Signs.
- Evaluate opportunities to broaden the code language allowing others to advertise on off site monument signs with owner's permission.
- Keep the sign code tight enough that sign proliferation or "eye pollution" is kept to a minimum.
- Seek advice from the Stanwood and Camano Chambers.
- Consider the "ripple" effect of changing the sign code on other areas in the City: not just downtown.

1. Planning Commission Extended Agenda

The Planning Commission's extended agenda was included in the packet as an FYI; no discussion was held on the updated work plan.