



STANWOOD PLANNING COMMISSION MINUTES

April 8, 2019

Call to Order

Vice-Chair Shepro called the meeting to order at 6:31 PM with the following Commissioners present: Darren Robb, Steve Shepro, Sid Roberts and Marcus Metz. Commissioners Utgard, Heagle and Dennis were absent. Staff present; Community Development Director Patricia Love, City Planner Amy Rusko, and Administrative Assistant Krista Hintz. Also known to be present: Cathy Wooten and Dylan Sluder.

Public Requests or Comments

Dylan Sluder introduced himself as the Snohomish County Manager for the Master Builders Association.

New Business

Park Impact Fee Discussion: Community Development Director, Patricia Love presented an overview of Impact Fees. Impact fees are a one-time fee paid at the time of building permit issuance to help pay for the impact that development may have on city facilities. State Law specifies that impact fees can be used for improvements to capital facilities or planning for capital facilities. In relation to parks, fees can be used for purchasing property, building facilities, ballfields, playfields, recreational facilities, and planning of those facilities. Impact fees can also be used in updating the Park Plan and Parks Master Plan that lead to future development. The amount of the fee has to be proportionate to the impact that the new development has on the community. Cities must also have additional funding sources and may not rely solely on impact fees to fund improvements.

Following review of the City of Stanwood's formula for calculating impact fees, citizen Cathy Wooten asked how the city reached the decision to discount low income housing 40%. Patricia Love responded and said the discount is flexible based on a decision by the community or City Council.

Commissioner Roberts asked if new projects added to the work plan would cause the impact fees to go up. Patricia Love stated that the formula for impact fees is stated in the code so an increase would require a code change by ordinance.

Commissioner Robb asked about a fee of 100%. Patricia Love stated that this might not be legally defensible because it needs to be a proportionate share. Commissioner Robb would like to see how it would look without such a steep 40% adjustment. The full price without adjustment would be \$2217, a difference of \$900. Commissioner Shepro stated that the figure City Council was contemplating in January 2017 was \$4,600. Patricia Love stated she will go back and see what cost factors had changed.

Patricia Love made the recommendation if the Board wants yearly impact fee updates with the CIP, leave the formula in the ordinance but have the numbers and rates adopted with the resolution yearly. Commissioner Shepro stated several cities have pegged the impact fee to the annual Construction Cost Index. Would this be a viable consideration for the City of Stanwood. Patricia Love will look into this as an option.

Shoreline Code Update:

Patricia Love presented the draft of the shoreline codes broken down based on the requirements of Washington State.

- Definitions- ~~strikeout~~/underlined have been updated with State Law.
- Exemptions- ~~deleted~~ and referenced RCW's for up to date data
- Exceptions- shoreline code does not apply
- Procedural updates-periodic review
- Non-Conforming-sections struck out and each section has its own requirements for non-conforming lots, uses and structure
- Critical Areas section has been added, buffers have been added for wetland habitat value
- City Policy issues- Clarification of Multi-family as residential
- Access to Hamilton and Ovenell Parks- meeting ADA standards
- Stream buffering-DNR standards
- No changes were made to shoreline designations

NEXT STEPS

- Will go out for formal comment on April 10 with a 30 day review period
- Public Hearing May 20
- To City Council in June to make June 30 deadline

Old Business

- The two Public Works projects will come back at the May 13, 2019 meeting
- Verizon has turned on 5g in two cities nationwide

Miscellaneous Business

- Updated Fee Resolution through City Council in March
- Ordinance to allow private drainage facility owners to petition the city to take over
- Grant contract for new Civic Campus reimbursement going to Council
- RFP for Civic Campus is out and due Thursday

Additional Public Comments

Cathy Wooten thanked the Commission for reviewing the agenda items and coming prepared

Upcoming Items

- Two Public Meetings and a Public Hearing will be held April 22, 2019. There will be a Planning Commission Meeting May 13, 2019. A Public Hearing will be held May 20, 2019.

Adjourn

The meeting adjourned at 8:06 PM.

Krista Hintz, City of Stanwood