



City Council Committee Meeting Agenda

Community Development Committee

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

Thursday February 14, 2019 6:00 PM

1. Street Vacation Ordinance
2. Shepro Docket Strategy
3. Draft 2050 PSRC Growth Options
4. Parks Update



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

DATE: February 14, 2019 Meeting
SUBJECT: February CDC Agenda Topics
FROM: Patricia Love, Community Development Director

STREET VACATION ORDINANCE:

Over the past several years, the city has received a handful of street vacation applications. The City of Stanwood currently does not have a code section that addresses the process or procedures for street vacations. The City follows Chapter 35.79 RCW for the review and approval of street vacations. In 2017 a draft street vacation ordinance was started, but never completed.

In December of 2017, staff took the draft street vacation ordinance to the Public Works Committee where discussion items included: concerns with the current process, assessing property valuation, creating a new title in the Stanwood Municipal Code and a new chapter for street vacation. Committee recommendation at that time was to take to full council with the recommendation to approve the proposed language for the street vacation ordinance. For unknown reasons, work on the ordinance was delayed.

Staff is currently preparing a draft ordinance under the guidance of the City Attorney. We anticipate that a new Stanwood Municipal Code Chapter 11.48 – Street Vacation will be proposed that includes the following sections:

- Petition/Application for Street Vacation
- Pre-Application Procedure
- Definitions
- Petition Fees
- Petition Procedure
- Resolution Setting Public Hearing
- Compensation
- Public Hearing Notice
- Appraisal
- Granting Criteria
- Vacation Ordinance
- Notice of Action to Auditor

The intent is to work the ordinance through the Planning Commission and then forward to the City Council for final adoption. Staff is recommending that the ordinance be adopted to customize applications to the City processes, better define the submittal requirements; and add review criteria to the approval process.

SHEPRO DOCKET STRATEGY:

The following outline lays out the overall approach to evaluating the Shepro Docket request as it relates to the Comprehensive Plan and Municipal Code:

Purpose & Intent

Step 1: Comprehensive Plan Evaluation
Goals and Polices of the TN Designation and Housing Sections
Original Intended Uses and Density
2035 Population Allocation

Step 2: Zoning Code Evaluation
History of TN Zoning: Original & 4 Subsequent Amendments
Allowed or Conditional Uses
Location and Density

Data Analysis

Step 3: TN Development History
Analysis of Actual TN Developments
Type of Units
Density (Gross and Net)
Analysis of Surrounding Neighborhoods (Uses & Density)

Step 4: Data Analysis
Evaluate Land Availability
Evaluate Actual vs. Planned Density
Population Gap or On-Track Analysis
Availability of Housing Unit Types
Other Factors Impacting Density: Critical Areas, Stormwater, Open Space

Step 5: Alternative Evaluation
3 – 4 Development Scenarios: Unit Types, Location, and Density
Conduct Impact Analysis:
Compatibility with Comprehensive Plan
Population Allocation Evaluation
Neighborhood Compatibility
Traffic, Parks, & School Impacts
Determine Amendment(s) Needed: Comprehensive Plan &/or Zoning

Public Outreach:

- Step 6: Public Outreach
 Narrow Alternatives
 Hold Stakeholder Meetings
 Hold Committee Meetings
 Hold Public Meetings / Survey / Other

Adoption Process:

- Step 7: Adoption Procedures
 Draft Amendments: Comprehensive Plan &/or Code Amendments
 SEPA
 Redraft as Needed
 Public Hearings with Planning Commission
 Public Meetings with Community Development Committee
 Redraft as Needed
 Public Hearing(s) & Adoption by City Council

DRAFT 2050 PSRC GROWTH OPTIONS:

The Puget Sound Regional Council is currently working on the 2050 Growth Strategies. These strategies are update every ten years and are the basis for County population allocations. In 2040 the PSRC growth strategies was based on “Regional Geographies” or by cities. Our 2015 – 2035 Comprehensive Plan is based on growth allocated to Snohomish County then assigned to cities based on land availability and density.

The 2050 Growth Plan currently under consideration has three options:

1. Maintaining the 2040 Regional Geography Strategy (No Action Alternative)
2. Focusing Growth Towards Transit and Transportation Infrastructure Centers
3. Reset Urban Growth Population Allocations

Each alternative distributes anticipated growth – 1.8 million people and 1.2 jobs by 2050 – across the region in different ways.

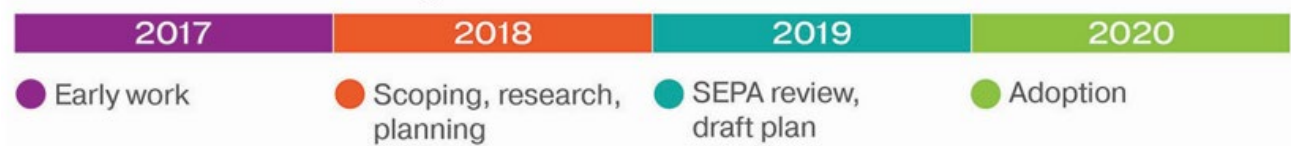
Population is divided into multiple categories: Metropolitan Cities, Core Cities, High Capacity Communities (HCT), Cities and Towns, Urban Unincorporated Areas and Rural Areas. Stanwood falls in the “Cities and Towns” category. Applying the three strategies, Stanwood could expect to increase its population by:

- Maintain 2040 Growth Strategy: 9%
- Transit Focused Growth Strategy: 6%
- Reset Urban Growth Strategy: 8%

Planners in Snohomish County are recommending that PSRC adopt the Transit Focused Growth Strategy. This will increase density along major transit and light rail lines. The theory behind this strategy is to reduce traffic and produce more affordable housing units.

PSRC is currently working on drafting the supplemental Environmental Impact Statement and Plan; adoption of VISION 2050 by the General Assembly is scheduled for spring 2020. Staff is working with Snohomish County on the population projections and will keep the Committee posted as work progresses.

VISION 2050 Work Program



PARKS UPDATE:

Heritage Park:

- Waiting on the wetland report to be finalized
- Negotiating Purchase and Sale Agreement with Josephine
- Waiting on Legislature on Youth Athletic Fields (YAF) funding notice
- Working with PTAC on a recommendation which project elements to be included in the 2020 work plan

Hamilton:

- Integrated Planning Grant work continues – wetland monitoring will be installed in the next couple of weeks; initial cultural resource report has been prepared
- RCO has confirmed that the ALEA grant has been approved; work will supplement the WDFW boat launch by adding vehicle parking, non-motorized boat launch, drainage improvements and signage
- Staff is meeting with Jim Brennan on Monday, February 11 to start drafting a scope of work for the project
- Soil testing will begin at the Raplee site on February 14 (part of the Hamilton IPG)

Ovenell:

- Staff is meeting with WSDOT on SR 532 Corridor Planning on Thursday February 21; access to Ovenell will be discussed as well
- The PTAC will be discussing and forwarding a recommendation to the City Council on how to proceed with the 2019/2020 funding: forward design to 10% engineering design or clean up the site and open it to the public then hold on further design efforts until Heritage and Hamilton are complete