

**City Council
COMMUNITY DEVELOPMENT COMMITTEE**

October 13, 2016 Meeting

The Community Development Committee met on September 8 2016 with Councilmember Larry Sather, Rob Johnson and Dottie Gorsuch as well as Ryan C. Larsen Community Development Director present.

Community Development Director Ryan Larsen reviewed and discussed the following items with the Committee:

1. 2016 / 2017 Comprehensive Plan Amendments

Following the adoption of the 2015 Comprehensive Plan Update, the Puget Sound Regional Council (PSRC) reviewed and issued a Plan Review Report and Certification Recommendation. This report conditionally certified the City's Comprehensive Plan with a requirement to address consistency between the number of additional housing units accommodated by the plan and the population and housing targets adopted by Snohomish County.

PSRC's Plan Review Report requires the City to address a shortfall of housing capacity consisting of 238 units in order to accommodate growth targets set by Snohomish County. The City will address the issues raised in the conditional certification by PSRC through revision to the Land Use Element and a potential rezone of the following two parcels located southeast of 72nd Ave NW and south of Pioneer Hwy from Medium Density Residential (MDR) to High Density Residential to allow for higher density: 32042900300700, 32042900301000. A rezone will require changes to the City's Zoning Map and Future Land Use Map (FLUM).

The Stanwood Planning Commission will hold a Public Hearing on the evening of Monday, October 24, 2016 at 6:30 p.m. at the Stanwood Fire Station to consider the above proposal.

2. Zoning Code Edits (TN Zone)

Staff provided the Community Development Committee with a draft of proposed edits to the Traditional Neighborhood zoning. All proposed edits are in the strikethrough (for deletion) and underline (for addition) format to show the proposed changes. Changes will be highlighted during discussion with the Committee. The Planning Commission has also reviewed the proposed edits and supports the changes as presented.

The following sections were highlighted by staff:

Edits were made to section 17.47.020 to clarify the Planning Commission's role in review of an application and the requirement for construction plans. Edits were made to 17.47.025 by eliminating the need for a minimum size lot for a TN development. Edits were made to 17.47.030 by allowing public

facilities to be developed without the need to construct residential uses. Edits were made to 17.47.040 by allowing for a minimum percentage of units rather than a maximum and allow for cottage housing as a residential type. Edits were made to 17.47.045 by deleting the need to transit stops within a quarter mile when transit currently does not run near many of the TN zones. Edits were made to 17.47.050 for street standards; with the biggest change allowing for cul-de-sacs. Made edits 17.47.050 by require transit shelters to be in a visible location if constructed. Edits were made to 17.47.060 by eliminating the Planning Commission from making decisions on civic and/or landmark building needs. Edits were made to 17.47.065 by clarifying that, if alleys are provided, access to the residences shall be from the alley. Edits were made to 17.47.070 by making this section pertain to multi-family residential structures.

The Committee supports the proposed changes as presented.

3. Changes to Chapter 14.04 Uniform Codes

City staff has been in the process of reviewing the City's building codes to bring them into conformance with the adopted State code. The State adopted the 2015 construction codes and they became effective on July 1, 2016. Revisions have been made to section numbers, insertion and/or removal of code language to bring Stanwood Municipal Code (SMC) chapter 14.04 Uniform Codes into alignment with the State adopted codes.

The changes include revising the SMC to 2015 code editions and correcting referenced code section numbers to align with the 2015 codes. The 2012 International Residential Code (IRC) included the Swimming Pool and Spa code in appendix G, but it has been removed from the 2015 IRC and made into a standalone code, and is now referenced as (10) in the adopting code for SMC. Number (5) is addressing the UPC's reorganization of Chapters. Reference 16 in the 2012 UPC has been changed to Chapter 15 in the 2015 UPC and the Section number pertaining to Gray Water was added for clarity. In (6) for the International Fire Code, Appendix A has been struck for consistency. The City does not maintain Appeal Boards for the construction codes; appeals would be heard by the Hearing Examiner.

There was also one change made to Chapter 3.30 Fee correcting the reference to the 2015 code rather than the 2012.

The Committee supports the proposed changes as presented.

Larry Sather, Chair