



**CITY OF STANWOOD
COUNCIL AGENDA STAFF REPORT**

ITEM NUMBER: 4a
DATE: November 21, 2016
SUBJECT: Community Development Committee Meeting Minutes
CONTACT PERSON: Ryan Larsen, Community Development Director
ATTACHMENTS: A – November 10, 2016 CD Meeting Minutes

SUMMARY STATEMENT

Minutes from the November 10, 2016 meeting are attached.

**City Council
COMMUNITY DEVELOPMENT COMMITTEE**

November 10, 2016 Meeting

The Community Development Committee met on November 10, 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 held a Public Hearing on the evening of Monday, October 24, 2016 at 6:30 p.m. There was no public comment. The Planning Commission discussed the following:

- Density in the MR zone
- TBD property: number of units proposed initially on property, suitability for MR zone
- Currently a shortage of multi-family housing in Stanwood

The Commission made a unanimous motion to recommend that the City Council approve the proposed 2016/2017 Docket for the City of Stanwood request and proposed work plan in Resolution 2016-25.

The Community Development Committee full supported approving Resolution 2016-25.

2. McDay Septage Receiving Plant

City staff reviewed the proposed McDay Septage Receiving Plant with the Committee. This project will require a Site Development permit, SEPA, Floodplain Development permit, and Conditional Use permit. A Conditional Use permit requires a public hearing. There has been no date set for this hearing yet.

Some key information about this project

- Site improvements for this project will consist of three open top tanks, a building, equipment, a paved drive, and a shallow detention pond.
- The site is located in a floodplain and all structures are to be either elevated 1' above the 10 - year floodplain elevation or designed to be submerged in water without compromising the operational requirements. Tankage will be cast-in-place reinforced concrete. Due to the soft soil conditions, piles will be used to support structure foundations. Piles are proposed under all 3 concrete tanks, the septage receiving structure, the pump station, and the Control Building.
- The Control Building will include room for the biosolids processing equipment (including flocculation tank, polymer dosing station, rotary drum thickener, screw press, boiler, conveyor equipment, and controls). The Control Building will also include an office and restroom.
- The Septage Facility System will be designed to:
 1. Accept raw septage from tanker trucks
 2. Pretreat septage with an automatic grit removal/screening facility (Honey Monster, or equal)
 3. Transfer liquid septage to a 90,000+/- gallon equalization tank
 4. Transfer liquid septage from the equalization tank to a 75,000+/- gallon processing tank
 5. Dose liquid septage with powdered quick lime
 6. After 24 hours and satisfactory pH test results, septage is to be transferred to the flocc/thickener/dewatering equipment area
 7. Polymer is to be dosed in the flocc tank, just prior to the thickening process (rotary drum thickener)
 8. Steam is to be dosed to the biosolids as the dewatering process begins, raising biosolids temperature to 72 degrees C
 9. Filtrate/Pressate are to be discharge to the City Sewer System
 10. Dewatered biosolids (cake) is to be conveyed and discharged to an on-site truck with trailer
- The applicants anticipate 40,000 gallons of septage will be delivered to the site each day (10-30 trucks). They anticipate 3 days needed to process a single batch; however, a new batch can be started on each consecutive day. They expect 5 batches will be processed per week.
- It is expected that this project will discharge approximately 61,000 gallons a day (244,000 cubic feet / month) to the city sewer system. These outflows will be metered. The City will collect approximately \$230,000 a year in sewer fees if the outflows match the anticipated discharges.
- This project expects to use 28,000 gallons of water a day (112,000 cubic feet / month). This amount of usage would generate \$48,000 a year in water fees.

Larry Sather, Chair

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