

MINUTES

Parks, Planning and Public Works Committee Meeting April 8, 2013

Elected Officials Present:

Council Member Kristiana Johnson
Council Member Diane Buckshnis

Members of the Public Present:

John Reed
Val Stewart
Don Hall
Ron Wambolt

Staff Present:

Phil Williams, Public Works Director
Rob English, City Engineer
Carrie Hite, Parks & Recreation Director
Renee McRae, Recreation Manager
Rob Chave, Acting Dev. Services Director
Stephen Clifton, Community Services /
Economic Development Director
Jeff Taraday, City Attorney

The committee convened at 4:00 p.m. in the Fournier Meeting Room, City Hall.

1. Annual Special Event Contracts

A brief discussion was held concerning the annual Special Event Contracts.

ACTION: Committee forwarded to Council on consent.

2. Interlocal Agreement with Snohomish County Fire Protection District No. 1 Regarding Classes.

A brief discussion was held concerning the Interlocal Agreement.

ACTION: Committee forwarded to Council on consent.

3. Discussion regarding development agreements / incentive zoning.

City Attorney Jeff Taraday summarized the distinction between development agreements and incentive zoning, and that the two concepts could result in very similar zoning constructs, i.e. that the city could identify benefits or developments that are to be incentivized, and the incentives that the city was willing to 'give' in exchange. The best place to start would be for the Council to discuss the types of things it wanted to see happen; this could be done city-wide, or targeted to a specific area. Benefits could be things like affordable housing or open space, or specific uses such as a boutique hotel in the downtown area. Incentives could be a variety of things, such as additional density or height, or reductions in other requirements (such as parking). Incentive zoning can be tailored to a specific location, such as Highway 99 or a portion of downtown. The Committee discussed what areas they would like to explore, with most of the discussion focusing on the potential for addressing the need for a boutique hotel downtown and whether some incentives could be developed for Highway 99. The Committee agreed to further discuss the incentive zoning/development agreement issue at its next meeting, focusing the discussion on downtown and Highway 99.

4. Discussion of Planning Report

The Committee discussed how tracking of items referred by Council to the Economic Development Commission or Planning Board could be done. Planning Board members Valerie Stewart and John Reed noted that they intended to keep up their periodic reports to Council, and

staff indicated that they could also post Planning Board extended agendas online, as is already done for Council extended agendas. The Committee also discussed timing of Westgate and Five Corners form-based zoning plans, with Councilmember Johnson indicating her preference for moving Five Corners ahead of Westgate while Councilmember Buckshnis stated her preference was to keep Westgate moving toward a conclusion. Planning Board Chair Reed said he couldn't speak for the entire Planning Board, but he indicated the Board was nearing completion of its work on Westgate and he felt that work could be completed within a couple of months and should be brought to a conclusion. Acting Development Services Director Rob Chave indicated that it would be beneficial for the Planning Board to have a clear consensus from Council before changing its current work schedule (which has Westgate getting done first). The Committee also had a brief discussion about timing of the Westgate Corridor Study and how that might affect overall planning efforts.

5. Report on final construction costs for the Talbot Road Grind and Overlay Small Works Project and acceptance of project.

Mr. Williams described the scope of work completed and the final cost paid to the contractor.

ACTION: Moved to Consent Agenda for approval.

6. Authorization for Mayor to approve release of a Utility Easement & acceptance and recording of new Storm Utility and Public Pedestrian Access Easement

Mr. Williams briefly described the locations of the new stormwater and pedestrian easements and why they were needed as part of the proposed Walgreen's Development. He also provided information on why the existing easement was being released.

ACTION: Moved to Consent Agenda for approval.

7. Authorization for Mayor to approve acceptance and recording of a Water Utility Easement.

Mr. English explained the history of the Willow Townhomes and why the easements were necessary for water meters and a fire hydrant.

ACTION: Moved to Consent Agenda for approval.

8. Authorization to award a construction contract for the 2013 Waterline Replacement Project.

Mr. Williams gave a summary of the current project schedule and budget for the project. He informed the committee that bids are due on April 16th and it was anticipated the construction contract would be on the consent agenda for award on the April 23rd Council meeting.

ACTION: Moved to Consent Agenda for approval.

9. Quarterly Public Works Project Report.

Mr. English reviewed selected projects that were in construction or scheduled for construction later this year. Councilmember Buckshnis recommended staff review the report at a future Council meeting on a night when there was availability on the agenda.

ACTION: Moved to Consent Agenda for information.

10. Report on Five Corners Roundabout Project.

Mr. Williams provided an update on the project schedule and right of way acquisition phase. The project will not start in 2013 because construction would continue into 2014 and require a winter suspension.

ACTION: None.

11. Proposed Interlocal Agreement between Snohomish County and the City of Edmonds for the SR99-228th St. SW Corridor and Safety Improvements.

Mr. Williams discussed the concept of pursuing an Interlocal Agreement with Snohomish County for the possible use of condemnation on the SR99-228th St. SW Corridor Project. The City Attorney is in the process of reviewing the agreement.

ACTION: Item will be scheduled for further discussion at a future City Council meeting.

12. Public Comments

Ron Walmbolt asked about the Development Agreement that went through the Planning Board back in 2011. He further stated that the Council had given this to Mr. Taraday to review and the resulting document was the white paper on incentive zoning and development agreements. He requested that the PPP committee look into finding this original document that dealt with "incentives" as the developer only needed four feet to lower his rents by \$200.

Don Hall indicated that the PPP should concentrate on a boutique hotel in the downtown area and provided an example of Ballard opening a small hotel in its downtown. He stated rather than concentrate first on the incentive zoning of Hwy 99, that the BD2 zone should be reviewed as tourism can only benefit by having a downtown boutique hotel.

The meeting adjourned at 6:00 pm.