

Upcoming City Council Agenda Items

September 6, 2016
7:00 p.m.

Regular Meeting:

- Discussion regarding Economic Alliance Snohomish County (EASC) legislative transportation priorities
- Action to award bid and authorize City Manager to sign a contract for the Police Department remodel

The agenda list above is partial and tentative. For further information, click here for the City website:
<http://www.snohomishwa.gov/AgendaCenter/City-Council-Agendas-1>

2016 Calendar

Hal Moe Pool Advisory Committee Open House & Picnic

Thursday, August 25
Special Meeting – 5:30 p.m.
Hal Moe Pool Parking Lot
Third Street & Lincoln Avenue

In Observation of Labor Day

Monday, September 5
CITY HALL CLOSED

In this issue:

- Hal Moe Pool Open House and Picnic
- Averill Youth Complex Deed Restrictions
- Stormwater-related Code Amendments Being Drafted
- Design Review Board Vacancy
- Highlighted Land Use Applications in Process

Hal Moe Pool Open House and Picnic

The Hal Moe Pool Advisory Committee is hosting an open house and picnic this Thursday, August 25 from 5:30 p.m. to 7:30 p.m. at the Hal Moe Pool parking lot at the corner of Third Street and Lincoln Avenue. We will be roasting hot dogs with the works! We hope you can join us in discussing and learning about the process and planning for the Hal Moe Pool building.

Averill Youth Complex Deed Restrictions

Following a discussion about the land use designations and deed restrictions on the City-owned parcels that comprise the Averill Youth Complex, the City Council opted to allow the Hal Moe Pool Advisory Committee to make more progress on their work before deciding what action, if any, to take.

Through the years the parcels have been encumbered by deed restrictions that limited uses of the site “for playground purposes only.” In 1988 and 2015, Snohomish County removed those restrictions for most of the site. While the restriction remains on the northern-most portion of the site, it is unenforceable because the entity that imposed the restriction no longer exists. There still is an active enforceable restriction allowing only “public purposes” on the Hal Moe pool building parcel that was imposed by the Snohomish School District.

Zoning for the Hal Moe parcel is designated Pilchuck District – Civic while the rest of the Averill Youth Complex site zoning is designated Public Park. The Pilchuck District – Civic designation allows for many park and public uses, it also allows non-park private uses such as restaurants. However, it doesn’t allow any residential uses at all.

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At their August 16 meeting, the Council listened to comments from the public and discussed three options presented by staff:

- Do nothing
- Re-impose deed restrictions
- State an intent to rezone the Hal Moe parcel to Public Park

The Council's objective is to preserve City control of the property for public recreational and parks use. By meeting their objective, they will honor the spirit and intent of the deed restrictions, past and present.

Because re-imposing restrictions on the property would be ineffective, and since they could be removed without any public participation, the Council eliminated that option.

Rezoning the northern parcel involves a lengthy process that includes extensive public participation. The nine month process starts with a "docket" application which has a deadline date of March 31 each year. Because that date is seven months away, the Council chose to postpone making a decision on rezoning the property.

By waiting, the Council allows the Hal Moe Pool Advisory Committee to continue their work on developing a vision for how best to use the site without any restrictions imposed by the Council. The Council will consider its options again after the Committee has made more progress and will use the Committee's recommendations to help guide their decision.

Stormwater-related Code Amendments Being Drafted

The City of Snohomish is required to adopt the newest version of the Department of Ecology Stormwater Management Manual for Western Washington (Manual) by December 31, 2016. This is a mandate for Phase II jurisdictions (which include the City) to comply with the National Pollutant Discharge Elimination System (NPDES) permit. The NPDES permit is regulated by the Department of Ecology, and is renewed periodically.

One of the primary changes in the new Manual is a larger focus on Low Impact Development (LID) stormwater techniques. The objective of LID is to have developed land mimic the water carrying characteristics of pre-developed land in its natural state of vegetation. This means more rain water going back into the ground, instead of being stored in vaults and ponds, before ultimately getting conveyed to the rivers and Puget Sound. Once the new Manual is adopted, proponents for new development will be required to check to see if on-site infiltration is possible for managing and treating stormwater.

Many jurisdictions are used to the old way of doing things, so older codes and regulations are not set up to encourage this type of development. One element of adopting the new Manual is to revise the codes to remove "barriers" to LID, and instead encourage it in new development. These changes must be made prior to, or at the same time as, adoption of the new Stormwater Manual.

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In the City of Snohomish, the codes regulating stormwater runoff are largely contained in Chapter 15.16 (Stormwater Management) of the Snohomish Municipal Code, however applicable regulations may also be found in Title 14, the Land Use Development Code, as well as the Engineering Design and Construction Standards. Various changes need to be made to all three documents in order to facilitate LID and comply with the requirements of the City's NPDES permit.

The new Manual and all associated code amendments must be adopted by the City Council by the end of 2016. City staff have been working on this project for several months, first identifying barriers in the existing regulations, then drafting revisions and new language. The code revisions are complete, and the project is ready for public review and discussion. The Planning Commission and City Council will both hold two separate discussions on this item prior to the public hearings later this fall.

More information on this project, including the draft regulations and project timeline, may be found on the City's website at the following link: <http://wa-snohomish.civicplus.com/496/2016-Stormwater-LID-Code-Amendments>.

Design Review Board Vacancy

Applicants are being sought to fill a current vacancy on the City of Snohomish Design Review Board. Applications are due to the City Clerk by 4:00 p.m. on Friday, September 2, at City Hall, 116 Union Avenue in Snohomish.

The Design Review Board member term runs for four years. The Board considers and reviews rehabilitation and restoration of historic structures to encourage better design and site planning. The City's Historic District represents an economic and cultural asset to the City and design review helps preserve this asset by keeping its character intact.

Applicants to the Design Review Board should be knowledgeable in matters of design and aesthetic judgment by virtue of training, education, and/or experience, and should possess qualities of impartiality and broad judgment, and an ability to review two-dimensional plans. Desired qualifications for Board members include an expertise in the fields of architecture, history, building trades, landscape architecture, graphic, interior, and industrial design, and/or land development.

Eligible applicants are those with an interest in the City as a result of either living, working, owning property or business in the City, and/or belonging to one of the City's civic organizations. All City board and commission members are volunteers serving without compensation.

The vacancy is created by Boardmember Ed Poquette's decision to resign. The selected appointee's term will begin immediately upon City Council confirmation of the Mayor's appointment and will fill the balance of Mr. Poquette's term which expires October 7, 2017, at which time the appointee may request appointment to a full term. Boardmember Poquette has served on the DRB since March 2012.

Applications are available at City Hall and may also be downloaded from the City website:

<http://www.snohomishwa.gov>.

Highlighted Land Use Applications in Process

The applications listed below are currently pending or under review. During the comment period associated with a development proposal, interested parties may submit comments for the project record. For additional information on any of these projects, the project file may be reviewed at City Hall during normal business hours. Staff is also available to respond to questions at the contact information below.

Riverview South Preliminary Plat (14-lot Planned Residential Development): 2210 Second Street
File #05-16-PP

Pending complete application determination.

Public comment period to follow complete application determination, under separate notice. A public hearing before the Hearing Examiner will be scheduled following environmental (SEPA) review.

More information: Brooke Eidem, Associate Planner, 360-282-3167, eidem@snohomishWA.gov

Cady Landing Pedestrian Bridge: 40 Maple Avenue

File #06-16-SEPA

Pending SEPA Threshold Determination.

More information: Brooke Eidem, Associate Planner, 360-282-3167, eidem@snohomishWA.gov

Bickford Landing Comprehensive Plan Amendment: 2424 and 2501 Bickford Avenue

The request is for a Land Use Map amendment from Business Park to High Density Residential. Comprehensive Plan amendments are an annual legislative process and decision of the City Council following “nonproject” environmental review and a recommendation by the Planning Commission. Opportunities for public comment will be provided through the environmental review, Planning Commission, and City Council processes.

File #08-16-SEPA

Pending environmental review.

More information: Brooke Eidem, Associate Planner, 360-282-3167, eidem@snohomishWA.gov

For a complete list of all land use and development projects currently in review, please visit the City’s website.

<http://www.snohomishwa.gov/DocumentCenter/Home/View/2700>