



**Development Services Committee
Meeting March 20, 2019**

Attendees Present:

Mayor Boudreau

Council Members: Hudson, Moberg, Hulst, Beaton, Carías, and Brocksmith

Staff Members: Project Development Manager – Donovan; Development Services – Phillips; Development Services – Lowell; Library – Huffman

Minutes from February 20, 2019 were approved.

1. Downtown Master Plan Overview & Discussion:

- **2008 Downtown Master Plan:** Provides comprehensive plan that contains a 20 year redevelopment effort that addresses the goals and objectives of flood protection requirements, mixed land use and density parking in the downtown core. The City continues to follow the plan to meet the needs of the downtown core. The City is waiting for FEMA approval of the flood wall then riverfront improvements will be discussed in relation to creating more parking.

2. Smart Gov – DS department continues the transition to the new permitting system. Several hundred are in the system, and permits are being entered and issued through the portal site. Staff continues to work with Smartgov on a variety of reports. The City's website has been updated to assist residents and developers with the new electronic permit and electronic submittal requirements. Finally, permits are being paid through the portal to finance.

3. Downtown Design Standards: A letter will be going out to the downtown area to inform them of the new design standards that are now in effect. The letter will explain new requirements and permitting procedures.

4. Residential Project Update: There are five residential plat projects that are upcoming.

- Montreaux Phase 2 (west side of Waugh, north of Eaglemont) should be applying for building permits in the next 6 weeks to begin construction of 41 single family homes.
- Woodside Div. 6 & 7 received their final plat in January and a future Division 8 & 9 plat (south of Division north of Eaglemont) consisting of 22 single family homes are proposed.
- Eaglemont made a submittal for a 22 single family development (immediately northwest of Eaglemont Clubhouse) and their final plat should be completed in mid-2019.
- Highpoint Estates preliminary plat (north of division south of Skagit Highlands) was submitted for a new plat and will contain 49 single family homes.

- Glenmoor preliminary plat (north of division east of Haggens) submitted for an 86 plus single family homes.

5. Commercial Project Update: There are three Commercial projects in for review at this time.

- A new 8,500 square multi-tenant Commercial building at the corner of Riverside Drive and Commercial Avenue.
- A new 3,000 square foot 7-11 store with fuel pumps located off of Freeway Drive next to IHOP.
- The Polaris Store is working on a two phase project off of Old Highway 99 south next to the Skagit Park and Ride. The first building will be 13,000 square feet.

6. Miscellaneous/Good of the Order: Mr. Chris Phillips announced that staff is in the process of reviewing building, planning, fire, park and engineering permit fees. These fees have not been increased for over a decade. Rebecca is continuing affordable housing project with the assistance BERK..

The meeting was adjourned at 7:15 pm

Michelle Grace

Michelle Grace, Development Services Department