

Town of Concrete
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45672 Main Street
Concrete, WA 98237

TOWN COUNCIL JOINT WORKSHOP HPLC, PLANNING COMMISSION, EDC

July 29, 2024 6:00 p.m.

- I. Opening Ceremonies**
 - A. Call Meeting to Order
 - B. Roll Call

- II. Agenda Presentation**
 - A. HPLC (page 1)
 - B. Planning Commission (page 2)
 - C. EDC (page 3-4)

- III. Adjournment**

Town of Concrete Town is utilizing Zoom for access to Town Council meetings. The information below is for the next meeting:

Join Zoom Meeting
<https://zoom.us/j/3723563720>

Meeting ID: 372 356 3720
One tap mobile
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Dial by your location
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Meeting ID: 372 356 3720
Find your local number: <https://zoom.us/u/addgwovb80>

HPLC Activities

HPLC Duties and Responsibilities

We are still evaluating the comments received from DAHP on our draft re-writes of Chapter 2.18, HPLC and the Bylaws.

Starting the much-needed public awareness programs

Currently working on some public information posters to put up before Cascade Days.

Research and recommend additional policies, codes, and standards for historic districts

Provided a re-written history section for the Comp Plan.

Provided a booklet of historic information for the Town's 115th Birthday. That booklet is now available on the website of the Concrete Museum [www.concreteheritagemuseum.org].

Providing inputs to address Historic Preservation in the Town's Comprehensive Plan. Beckwith Consulting will add a new element for Historic Preservation to make the topic more prominent.

Working to provide input expressing the financial benefits of historic preservation to the Economic Development Plan that are actionable.

Provide recommendations for a new "Demolition by Neglect Code" and enhanced standards for buildings

Identify and recommend specific historic areas for special attention, including adding Historic Districts.

Historic Resources Inventory

Researching what other information exists for our buildings, both at the county and state levels and how to incorporate that info into our inventory.

Specific Concrete Town Council Support Requested

1. Support HPLC Code changes, when submitted for approval.
2. Support the changes to the Town Codes being worked in conjunction with Beckwith Consulting regarding new codes for "Demolition by Neglect," Building Standards/Guidelines, and the creation of historic districts, as may be considered appropriate.
3. Support any grant requests to professionally evaluate structures within the Town and its Urban Growth Area for historic integrity and significance.
4. Consider including the HPLC and EDC in your budgets.

Planning Commission Items:

Planning Commission Chair Dinah Kinney will provide an oral report.

- Update on Comprehensive Plan Update work
- Items discussed at last Planning Commission meeting for inclusion at the Joint Workshop.
 - Tightening of existing codes to allow for easier enforcement.
 - Enforcement of current codes.
 - Junk Vehicles

Town of Concrete - Economic Development Goals July 2024

Infrastructure

Develop broadband to encourage business growth and expansion

Continue to expand broadband and wifi throughout the town and Growth Management Area

Maintain Proactive Town Government

Responsible growth; Fund infrastructure; Create review timetable; Monitor and report regulatory changes; Make sure codes are enforced.

Evaluate current Economic Development Toolkit

Establish Economic Development Office; Develop and fund Economic Development Director position; Create a Community Improvement District (CID); Create business incentives; Conduct economic and fiscal impact analysis on land use and zoning changes

Create a Regulatory Environment that Embraces Collaboration and Cooperation

Qualitative review and revise regulations that inhibit business growth; Develop business-friendly land development policies that encourage business attraction, retention; Explore land development policies that incentivize efficient development, including infill and mixed-use concepts; Formalize and promote the Town's streamlined development process.

Business

Identify Education and Training Needs

Align education institutions with business and industry needs; EDASC collaboration; Concrete Chamber of Commerce collaboration and entrepreneur development.

Identify Key Parcels/Buildings that can be Converted for Business or Industrial Use

Inventory town property and determine best use/development opportunities; Compile and update inventory of land and ownership of properties and their respective zoning; Collaborate with landowners/developers; incentivize increased density/mixed-use development; Options for open space uses such as parks; Compile and update database of buildings for commercial use and economic development opportunities; Strengthen codes to ensure properties are utilized to best use - research what has worked in other towns.

Create Innovative Partnerships to support New and Existing Businesses

EDASC collaboration; Create a database of survey data and analyses of existing businesses, visitations, quarterly meetings; Expand public/private partnerships such as school district, Upper Skagit Library, Community Action, state, federal; Leverage local, state, regional and federal resources; Schedule meetings with commercial real estate brokers and conduct area tours; Workforce readiness, education and training with regional, state and federal support; healthcare and community growth needs.

Marketing

Maintain and Promote Website

Updates as needed, and links should always be maintained; Promote the website address, www.townofconcrete.com

Maintain Town of Concrete Brand

Ensure Town's brand and vision are aligned; Promote successful Concrete businesses as brand ambassadors; Educate regional leaders and industry partners on Concrete; Facilitate collaboration among partners to pool external expertise and resources; Host workshops, roundtables, mixers and other events with developers, businesses and neighboring communities; Evaluate communication programs. Identify strengths, weaknesses, opportunities and threats; Monitor and post on social media platforms.

Use Area Strengths in Marketing

Quality of life Concrete; The Great Outdoors; Local community collaboration; Cooperative marketing efforts with other potential economic development partners.

Promote the Business Identity of the Town

Promote the Town as a place for outdoor recreation, business, and industry; Collaborate with EDASC to align with regional plans; Collaborate with regional partners through a comprehensive Memorandum of Understanding to market the Town for economic development; Develop a marketing, media and promotions plan to promote the Town

Community

Use Historic Area, Landmarks, Parks and Recreation as Economic Drivers

Examine alternative uses for existing venues; Explore and promote opportunities for the arts and cultural events; Promote the Town Center District as a regional performing arts venue and cultural asset; Invest in, support, and promote cultural and heritage events and "social infrastructure" such as Cascade Days, Ghost Walk, and Fly-In.

Historic Preservation

Maintain and preserve historic integrity of historic areas within Town Limits, such as Town Center. Review and revise town historic building codes; Develop guidelines for preservation of historic structures. Develop historic preservation incentives; Historic Preservations and Landmarks Commission collaboration

Foster Sister City Relationships

Form regional, national and international Sister City relationships with cities and towns with similar attributes, assets, and challenges.

Environment and Climate

Regeneration, preservation, and promotion - position Concrete as a hub for regenerative entrepreneurship, permaculture, horticulture, agroforestry, mycology, and climate action can-do!