

City Council
COMMUNITY DEVELOPMENT COMMITTEE

February 9, 2017 Meeting

The Community Development Committee met on February 9, 2017 with Councilmember Conrad Ryer, Elizabeth Callaghan 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. Schmakeit Annexation

City staff gave a brief overview of the proposed annexation. The City has received a request from the Paul Schmakeit to annex 49.64 acres into the City on April 27, 2016. The City Council, on June 9, 2016, received the 10% by the proponent and approved circulation of the 60% petition. The applicant has submitted a sufficient 60% petition to the City and Snohomish County Assessors has certified as well. The petition is now ready for a public hearing. The property is generally located at the north of Jensen Road, east of 68th Avenue NW (Cedarhome Road), and south of approximately 287th Place NW alignment. The annexation consists of seven parcels totaling 49.64 acres and any fiscal impacts are expected to be somewhat minor. Impacts of annexation are typically associated with water, sewer, staffing needs to police, fire, and general city staff, and property taxes.

The Community Development Committee supported the Schmakeit Annexation.

2. Sign Code, Traditional Neighborhood (TN) zone and miscellaneous edits

City staff discussed the proposed edits to the development regulations for the sign code, Traditional Neighborhood (TN) zone, and a few miscellaneous edits.

Sign Code

City staff had our City attorney draft changes to the sign code base on the court case out of Arizona which mainly deals with temporary signage.

The first changes to the sign code are to three definitions. The changes effect the definition for “sign”, “sign, temporary”, and “Sign, temporary community promotional display” under 17.20.200 “S” definition. Deleted the old definition for “Sign” and added new definition; rewrote definition for “Sign, temporary”; and deleted the definition for “Sign, temporary community promotional display”. The main reason for changing these definitions is to conform to the court case out of Arizona and are based on the proposed model ordinance (which we are not adopting).

All edits to the sign code deal with temporary signage and the court case out of Arizona. Our city attorney removed many sections of the code dealing with temporary signs and created a new section

17.110.150 Temporary signs to move all items dealing with temporary signs to one section. Below is a list of sections that were changed in order to comply with this court case.

Traditional Neighborhood (TN) zone

Proposed edits have been made to the Traditional Neighborhood (TN) zoning. Staff was tasked by the Planning Commission to look into potentially making modifications to this zoning district. Also, staff has discussed the TN zone with multiple developers looking to potentially develop in those areas. The City Council Community Development Committee has discussed potential changes they would like to see the TN zone as well. Based on this feedback, staff is suggested a few code sections to consider for modification. Staff changes are proposed in strikethrough (for deletion) and underline (for addition) in attachment B below. Also, based on some feedback from a few of the Councilmember, they wanted to see the requirement for either three types of housing units or two types of housing units and commercial space. This is reflected in section 17.47.040 and two options are being suggested for consideration.

Miscellaneous Edits

There are several miscellaneous code changes. The first change is to Section 16.10.030 Lots. This change modifies subsection (8) requiring a minimum street frontage of 35 feet with an average of 85 feet for lots in subdivision and short plats. The change would only require 20-feet of street frontage. The 85 foot average requirement is larger than any lot width requirement the City has for four of the five residential zones.

The second change is to 17.60.020 Residential development standards dealing with height. This change would be to add a footnote 12 dealing with the height of a high school by allowing the structure to be up to 60-feet. The school district is looking at building a new high school and the allowance up to 60-feet would create the opportunity for multiple floors.

Third set of changes is to 17.30.040 Zoning Use Table. Several changes are being made which include: creation of a new use for assisted/independent living facilities in the MR, TN, MB II and GC zones; added Congregate care facility as a conditional use in the TN zone; adding permitted use in the GC zone for community garden, conservation area, open space, park community, park urban, and recreation area/facility; added permitted use in the GI zone for community garden, conservation area, open space, park community, park urban, playground, and recreation area/facility; adding congregate care facility as a permitted use in the TN zone; adding Electric Substations as s permitted use in the LI zone; and adding Electric Transmission Lines as a permitted us in the LI and GI zones.

Final miscellaneous changes is adding four new definitions (assisted living facility, independent living facility, skilled nursing facility, and short term rehab facility) and modified the congregate care facility definition.

The Community Development Committee supported the proposed changes subject to Option B of the TN zone.

3. Planning Commission 2017 Work Plan

Under Stanwood Municipal Code 2.12.010(8), the Planning Commission shall prepare and submit to the City Council for adoption any additional plans and undertake any plans and studies assigned by the City Council to better accomplish the objectives, intent, purpose, scope, goals, and policies of this code.

(8) Powers and Duties. The planning commission shall advise the mayor and council in matters concerning the comprehensive land use and development of the city and its environs, hold public meetings and hearings when called for by this code when requested by the city council, and provide the council with copies of all minutes of each session of the commission. The commission shall prepare and submit to the city council for adoption any additional plans and undertake any plans and studies assigned by the city council to better accomplish the objectives, intent, purpose, scope, goals, and policies of this code. The commission shall also perform other duties as assigned by city council.

Commission has prepared and supports their 2017 Work Plan and is now asking for City Council to approve this Plan.

The Community Development Committee supported the Planning Commission 2017 Work Plan subject to adding on the plan – “Other items as assigned by the Council”.

, Chair