1. Agenda

   Documents:

   6-8-2017 CDC AGENDA.PDF

2. Meeting Materials

   Documents:

   ADDITIONAL EDITS TO TITLE 17.PDF
   AERIAL BUILDING FOOTPRINT.PDF
   DISCUSS TRADITIONAL NEIGHBORHOOD (TN) ZONE.PDF

City Council Committee Meeting Agenda

Community & Economic Development Committee

Stanwood-Camano School District
Administration Building Board Room
26920 Pioneer Highway, Stanwood

Thursday June 8, 2017 6:00 PM

1. Discuss Traditional Neighborhood (TN) Zone
2. Additional Edits to Title 17
3. Building Aerial Photo Contract
4. Flood Berm / Pedestrian Path Contract Follow Up (Discussion)
5. Special Events / Grant Program (Discussion and Direction)

CITY OF STANWOOD
COMMUNITY DEVELOPMENT COMMITTEE
AGENDA STAFF REPORT

DATE: June 8, 2017

SUBJECT: Code Edits Title 17 – Density and Utilities

CONTACT PERSON: Ryan C. Larsen, Community Development Director

ATTACHMENTS:
A. Proposed Edits to Definitions
B. Proposed Edits to Zoning Use Table
C. Proposed Edits to Residential/Commercial Zone Development Standards

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ISSUE

The issue before the Community Development Committee is to review the proposed edits to Title 17 affecting density and utilities.

RECOMMENDATION

1. Review and discuss the proposed edits to Title 17 affecting density and utilities.
2. Provide any input on proposed changes to City staff.

SUMMARY STATEMENT

City staff has made several changes to Title17. The Community Development Committee has previously briefly reviewed these changes. Staff is bringing the final versions of these edits to committee for final comments. The Planning Commission will review these changes at their June 12 meeting and then at a public hearing on June 26. The full Council will review at their July 13, meeting.

DISCUSSION

Description of Changes to the Definition Title 17.20.050 and 17.20.200
City staff has added three definitions: Domestic Septage, Septage, and Septage Facility. The definitions were added to address the lack of definitions associated with septage facilities.

Description of Changes to Zoning Use Table Section 17.30.040:
The change to the Utilities section of the zoning use table adds electric substations as a permitted use in the LI zone; and adding electric transmission lines as a permitted use in the LI and GI zones. The other change in this section is to only allow sewer and septage treatment plants to be owned and operated by a public agency and not private business. This was accomplished by adding septage treatment plants as a conditional use in the GI zone and adding a new footnote 54 which does not allow privately owned and operated septage treatment facilities.

Description of Changes to Density for Traditional Neighborhood (TN) zone in 17.60.030 Residential/Commercial Zone Development Standards Section 17.60.030:
The last change is to the Residential/Commercial Zone Development Standards by eliminating the requirement for minimum density in a Traditional Neighborhood (TN).

FINANCIAL IMPACT

None.

COMMITTEE RECOMMENDATIONS

1) Support the proposed edits to Title 17 affecting density and utilities.
2) Do not support the proposed edits to Title 17 affecting density and utilities and direct staff to revise language and provide alternative language to consider for a recommendation to City Council.

RECOMMENDED ACTION

No recommendation provided.

ATTACHMENT A

ATTACHMENT A

17.20.050 “D” definitions.

“Domestic septage” see “Septage”.

17.20.200 “S” definitions.

"Septage" or "domestic septage" means a liquid or solid material removed from septic tanks, cess pools, portable toilets, type III marine sanitation devices, vault toilets, pit toilets, RV holding tanks, or similar systems that receive only domestic sewage. Septage may also include commercial or industrial septage mixed with domestic septage if approved in accordance with the provisions in WAC 173-308-020(3)(g).

“Septage facility” means a facility which receives septage and/or domestic septage for the purpose of treating.

ATTACHMENT B

17.30.040 Zoning Use Table

KEY:

Blank = Not Permitted
AC = Accessory Use
ADC = Administrative Conditional Use
C = Conditional Use
P = Permitted Use
AEO = Adult Entertainment Overlay
HO = Historic Overlay
TO = Transit Overlay
MPO = Master Plan Overlay
MXO = Mixed Use Overlay

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN	MB-I29	MB-II	NB	GC	LI	GI
Utilities												
Electrical generating plant												C
Electrical substation	P	P8	P8	P8	P	P14	P	P	P	P	P	P
Electrical transmission line	P	P	P	P	P		P	P		P	P	P
Recycle collection stand							AC	AC	AC	AC	AC	
Reservoir												
Septage facility												C54
Sewage lift station	P	P	P	P	P	P14		P	P		P	
Sewage treatment plant												C54
Solid waste disposal/recycling center												C

Water well and pump station	P	P	P	P	P	P					P	
Water, drainage or sewage infrastructure	P	P	P	P	P	P	P	P	P	P	P	P

17.30.050 Zoning use conditions.

(54) Privately owned and operated sewage treatment plants and/or septage facilities are not permitted.

ATTACHMENT C

17.60.030 Residential/Commercial Zone Development Standards.

(1) Development Standards Table – Residential/Commercial Zones.

	TN	MB-I	MB-II
Maximum Residential Density. Density standards are not subject to the variance procedure.	20 du/ac[5] for all unit types		30 du/ac[10]
• Single-family		10 du/ac	
• Duplex		10 du/ac	
• Townhouse/apartment in mixed use		20 du/ac	
• Multifamily			
• Cottage			
Minimum Residential Density	~~10 du/ac~~[5]		
Lot Area: minimum square feet for subdivision.			
Base Standard	None	2,500	5,000
Single-Family	5,000		
Duplex	6,000		
Townhouse			
• End lot	2,000	2,000	2,000
• Interior lot	1,800	1,800	1,800
Multifamily	20,000		7,000
Minimum Lot Width			
Base Standard	50'	35'	35'
Minimum Lot Depth			
Base Standard	70'	75'	75'
Minimum Front Setback[1, 2]			
Base Standard	0	0	0

	TN	MB-I	MB-II
Accessory Structure	10'	10'	10'
Attached Dwelling	0	0	0
Rear Setback[1, 2, 4]			
Base Standard	25'	25'	25'
Accessory Structure	15'	15'	15'
Side Setback[1, 2]	5[6, 7]	0	0
Base Standard	10'	0	5'
Accessory Structure	5'	0	5'
Maximum Height			
Base Standard	30'[3]	35'[3]	45'[9]
Accessory Structure	20'		
Maximum Building Coverage[8]			
Base Standard	60%[8]	90%	90%

(2) Development Conditions – Residential/Commercial Zones.

1. The front, rear and side yard setbacks for structures in these zones are not intended to be applied to each individual building when there are multiple buildings on a site. Rather, they are meant to be used to establish the minimum dimensional requirements for the perimeter of the development.
2. Setbacks are applicable to the primary structure and attached accessory structures.
3. Height may be increased to 55 feet for hotels/motels and 40 feet for bed and breakfast accommodations, boarding houses, residential units over retail/office/personal service uses in the MB-I zone. Heights may be increased to 40 feet for multifamily, and mixed use in the TN zone and to 55 feet for multifamily, townhouse, hotel/motels, and mixed use when the TN zone is located within 200 feet of SR 532. An additional 10 feet may be allowed for multifamily, townhouse, and hotel/motels when the TN zone is located within 200 feet of SR 532 if the structure includes a pitched roof and no additional floors are added.
4. Rear setbacks of 15 feet are required for residential uses. Setbacks may be reduced to five feet when property is served by an alley.
5. ~~Minimum and ma~~ximum density in the TN zone is calculated based on the total number of dwelling units of all types per gross acre. The density for each housing type within a project is determined by the minimum lot size.
6. Side setback for commercial is zero.
7. Side setback for attached townhouse units and multifamily is zero for interior units and 10 feet for end units. Side setback for utilities and public facilities is 20 feet.
8. For automobile service stations the cross-section areas of service station canopy supports where they meet the ground shall be measured as coverage for the purposes of determining maximum lot coverage, and also shall be used for measurement of setback requirements.
9. Height may be increased to 55 feet when a minimum of 50 percent of the required parking is provided on the ground floor or when the structure is at least LEED silver certified except where the MB-II zone directly abuts a residential zone and the increased height would obstruct the view corridor of the existing homes.

10. Density may be increased to 60 du/acre for mixed use developments when 100 percent of the required residential parking is provided on the ground floor and the building is at least LEED silver certified. (Ord. 1418 § 12, 2016; Ord. 1398 § 18, 2015; Ord. 1333 §§ 6 – 9 (Exh. C), 2012; Ord. 1332 § 7 (Exh. C), 2012; Ord. 1294 § 18, 2011).

CITY OF STANWOOD
COMMUNITY DEVELOPMENT COMMITTEE
AGENDA STAFF REPORT

DATE:	June 8, 2017
SUBJECT:	Building Footprint Data Acquisition (GeoTerra)
CONTACT PERSON:	Devin Tokizawa, Administrative Assistant
ATTACHMENTS:	A – Proposal for Vector Based New Building Mapping from GeoTerra

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ISSUE

The issue before the Community Development Committee is whether or not to allow the Mayor to sign the contract with GeoTerra to acquire building footprint data.

RECOMMENDATION

1. Review and discuss the proposal to acquire building footprint data from GeoTerra.
2. Provide a recommendation to City Council on the proposed contract with GeoTerra to acquire building footprint data.

SUMMARY STATEMENT

In 2014, Snohomish County informed local jurisdictions that they had opted to join a program managed by King County called the Regional Aerials Imagery Project to acquire new aerial imagery and the city had the opportunity join. The decision to join this effort was made because of the potential to provide Snohomish County and the cities with the following benefits: decreased costs, more frequent and predictable aerial imagery acquisitions, consistent regional approach and opportunity to acquire a product with increased resolution. In 2015, Stanwood received the aerial imagery deliverable with an additional opportunity to purchase new building footprint data.

Using the 2015 Western Regional Orthophoto Project imagery, GeoTerra will collect a new building layer for the entire Area of Interest (AOI) (Attachment A). The data set will be completely reviewed in stereo for constancy once the data collection has been completed. Only buildings that match collection standard of a minimum of 100 square feet will be collected. Deliverables will be building data set in ArcGIS shape file format

and Metadata in standard GeoTerra PDF format. Once the professional services agreement is approved, GeoTerra will be able to deliver all products within eight weeks from notice to proceed.

DISCUSSION

The City of Stanwood would benefit from obtaining new building footprint data as it will allow staff to perform analysis and inventory of buildings within the City and the Urban Growth Area (UGA). Footprint data can be used to inform taxation, planning, public works and public safety processes. Building footprint data can be used for basic applications, such as viewing, querying and map output production, or to provide a base map to support graphical overlays and analyses of geospatial data.

FINANCIAL IMPACT

The funding of $5,000.00 for the aerial imagery would come out of the Inter-Governmental Account under Professional Services within the Community Development Department funds.

COMMITTEE RECOMMENDATIONS

1) Support the Mayor sign the contract with GeoTerra.
2) Do not support the Mayor sign the contract with GeoTerra.
3) Do not make a recommendation at this time to City Council and wait for the full Council to review the contract with GeoTerra.
4) Recommend denial to City Council to sign the contract with GeoTerra.

RECOMMENDED ACTION

No recommendation provided.

GeoTerra

Project # 160225 (v2)

May 9, 2017

Mr. Devin Tokizawa
City of Stanwood
10220 270th Street NW
Stanwood, WA 98292

Re: Proposal for Vector Based New Building Mapping

Devin,

GeoTerra provides this cost proposal for review and consideration in support of the City of Stanwood's program to collect an accurate and timely building layer for the entire area of interest (AOI).

Impervious Update
GeoTerra will collect a new building layer, as described below. Using the 2015 Western Regional Orthophoto Project imagery GeoTerra will collect a new building layer for the entire AOI. The data set will be completely reviewed in stereo for constancy once the data collection has been completed. Only buildings that match collection standard of a minimum of 100 square feet will be collected.

Schedule
Once the Professional Services Agreement with the County is approved, GeoTerra will be able to deliver all products within 8 weeks from notice to proceed.

Deliverables

- Building data set in ArcGIS shape file format
- Metadata in standard GeoTerra PDF format

Cost Table
The following cost table was developed using the data provided by the County and subsequent conversations with County technical staff.

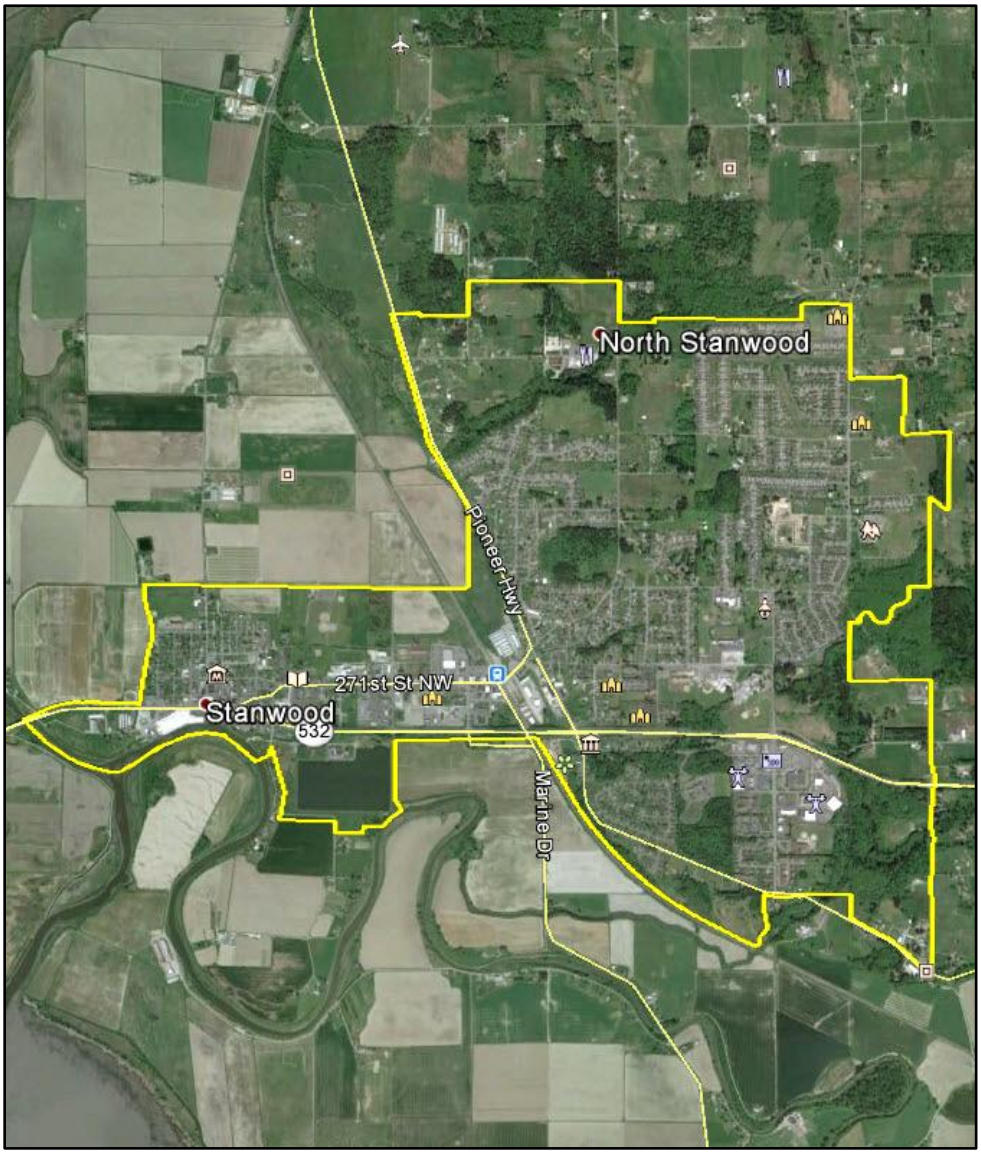
Total Project Cost:	**City of Stanwood**
New Building Collection	$5,000

**** If the Utility District utilizes the King County PM, a fee of 7% to 15% will be added to the cost proposal.***

Please contact us at your earliest convenience ask questions or to approve this proposal. As the primary contact, I can be reached at 541-343-8877 or rsluggett@GeoTerra.us. An alternate point of contact if needed is Bret Hazell at 541.343.8877 or bhazell@GeoTerra.us.

Ron Sluggett
Director of Mapping

City of Stanwood AOI for New Building Collection



CITY OF STANWOOD
COMMUNITY DEVELOPMENT COMMITTEE
AGENDA STAFF REPORT

DATE:	June 8, 2017
SUBJECT:	Ordinance 1444 –TN Zone Edits – 1st and 2nd Reading, Final Adoption
CONTACT PERSON:	Ryan C. Larsen, Community Development Director
ATTACHMENTS:	A. Ordinance 1444 –Traditional Neighborhood Zone

ISSUE

The issue before the Community Development Committee is to review Ordinance 1444 relating to the Traditional Neighborhood zone and whether or not the City Council should allow for first and second reading and final adoption.

RECOMMENDATION

1. Review and discuss the proposed Traditional Neighborhood zoning changes and ordinance.
2. Provide a recommendation to City Council on the proposed changes.

SUMMARY STATEMENT

City staff has been in the process of making several changes to the Land Use Code over the last several months. These edits have been in front of both the Planning Commission and the Council Community Development Committee. The changes include edits to the Sign Code, Traditional Neighborhood (TN) zone, and several minor changes to Title 17 and a single change to Title 16. Further description of these changes are below.

Staff introduced the changes to both the Planning Commission and Council Community Development Committee late last year and received feedback on the proposed edits. Based on the Commission and Committee comments staff made a few minor changes to the proposals and have included those recommended changes in the revised proposals.

A SEPA threshold determination of non-significance was issued on December 27, 2016. The proposed changes have been sent to the Department of Commerce for the required review period on December 22, 2016. The City asked for expedited review (10 business day review) for all of the edits. The SEPA threshold determination of non-significance also included a notice for the public hearing to be held on January 23, 2017 in front of the Planning Commission. The Planning Commission made the following recommendation to the City Council at the end of the public hearing:

"I MOVE TO RECOMMEND CITY COUNCIL APPROVE THE PROPOSED CODE EDITS TO TITLE 17 FOR THE SIGN CODE (CHAPTER 17.110) ATTACHMENT A, TRADITIONAL NEIGHBORHOOD (CHAPTER 17.47) ATTACHMENT B WITH THE PREFERRED OPTION A, AND MISCELLANEOUS AS IDENTIFIED IN ATTACHMENT C."

The City Council, at their March 23, 2017 meeting, began reviewing the first reading of Ordinance 1440 which made several changes to the sign code, traditional neighborhood zone and miscellaneous edits. During the review the City Council unanimously supported removing edits for the Traditional Neighborhood (TN) zone from the ordinance and directed staff to send them back to the Community Development Committee for further review and consideration. The Community Development Committee, at their April 13, 2017 meeting, reviewed the TN zoning changes and made a recommended change to section 17.47.040 Mix and location of uses. Staff has incorporated the proposed change recommended by the Committee into the ordinance.

The City Council, at their May 11, 2017 meeting, asked staff to reconsider looking at shortening the cul-de-sac length and providing a mechanism to reduce the appearance of a standardized subdivision. Council asked staff to discuss these issues with the Committee and bring back a final recommendation.

DISCUSSION

Description of Changes to the 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 in the TN zone as well. Based on this feedback, staff is suggesting 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 Councilmembers, 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.

17.47.020 Application procedures for TN subdivisions
Made edits to subsection (1) to clarify Planning Commission's role in review of TN project applications. Made change to subsection (5) by making site development permit no longer an option, but a requirement since by adding a new subsection (6) that requires the submittal of construction plans.

17.47.025 Minimum tract size
Deleted this section since not requiring minimum size to TN zoned projects.

17.47.030 Permitted uses
Added new subsection (4) to allow for the construction of public facilities without providing residential units.

17.47.040 Mix and location of uses
Subsection (1) was changed to: “The number of single-family dwelling units shall range from a minimum of sixty-five percent (65%) to a maximum of eighty percent (80%). Of the remaining number of dwelling units, no more than seventy-five percent (75%) shall be the same dwelling unit.” This will allow for more flexibility in a development and still requires at least three different housing types. Added a new subsection (4) which allows for projects providing more than 10% of the acreage devoted to commercial space to only provide two types of housing. Added new subsection (6) to allow for congregate care, assisted living, and independent living facilities as separated residential unit types. Also this section was changed to allow for cottage homes to be considered a separate type of residential structure under subsection (7).

17.47.050 Street standard
Made edits to subsection (1) to address the requirement for grid streets. Changes will still allow for grids, but does not make them a requirement. Deleted from subsection (3) the requirement which does not allow for cul-de-sacs. Change will allow for cul-de-sacs, but only for two on projects less than 15 acres and three for projects over 15 acres. Renumber accordingly.

17.47.055 Common open space
Made change to subsection (4) to require transit shelters to be located in lighted areas.

17.47.060 Civic uses and/or landmarks
Deleted this section since Council should decide where and when civic building would be required.

17.47.065 Building standards
Made edits to subsection (2) to not require alleys, but leaves as an option. Changed subsection (4) to make the placement of similar housing types on the same side of the street not a mandatory requirement. Added a new subsection (5) to require varying lot areas and widths.

17.47.070 Parking location
Changed subsection (1) to clarify it pertains to multi-family. Deleted subsection (2) since alleys are no longer a requirement.

Changes 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.

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

FINANCIAL IMPACT

None.

COMMITTEE RECOMMENDATIONS

1) Support the proposed changes to the Traditional Neighborhood (TN) zone to City Council.
2) Do not support the proposed changes to the Traditional Neighborhood (TN) and direct staff to revise language and provide alternative language to consider for a recommendation to City Council.
3) Recommend denial of any of the edits to City Council for the amendments to the Traditional Neighborhood (TN) zone.

RECOMMENDED ACTION

No recommendation provided.

ATTACHMENT A

CITY OF STANWOOD
WASHINGTON

ORDINANCE NO. 1444

AN ORDINANCE OF THE CITY OF STANWOOD, WASHINGTON, AMENDING PORTIONS OF STANWOOD MUNICIPAL CODE TITLE 17 ENTITLED ZONING RELATING TO DEVELOPMENT REGULATIONS BY ADDING NEW DEFINTION TO SECTION 17.20.020 "A" DEFINITIONS – "ASSISTED LIVING FACILITY"; AMENDING SECTION 17.20.040 "C" DEFINITIONS "CONGREGATE CARE FACILITY"; ADDING NEW DEFINITION TO SECTION 17.20.100 "I" DEFINITIONS "INDEPENDENT LIVING FACILITY"; ADDING NEW DEFINTIONS TO SECTION 17.20.200 "S" DEFINITIONS –, "SHORT TERM REHAB FACILITY", AND "SKILLED NURSING FACILITY"; AMENDING SECTION 17.30.040 ZONING USE TABLE;AMENDING CHAPTER 17.47 TN (TRADITIONAL NEIGHBORHOOD) ZONING DISTRICT; ESTABLISHING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, under the State Growth Management Act (GMA), the City is authorized to adopt concurrent zoning code amendments to implement its Comprehensive Plan; and

WHEREAS, amendments to the zoning code are required to ensure consistency with the Comprehensive Plan; and

WHEREAS, the development regulation amendment procedures contained in this ordinance are consistent with the procedural guidelines for amendments to the development regulations of the City; and

WHEREAS, on October 10, 2016 and January 9, 2017 the Stanwood Planning Commission reviewed the amendments set forth in this Ordinance during the amendment process; and

WHEREAS, the City of Stanwood SEPA Responsible Official reviewed the amendments and issued a Determination of Non-significance (DNS) on December 27, 2016; and

WHEREAS, on January 23, 2017, following notice as required by law, a public hearing was held by the Planning Commission and all persons wishing to provide public input concerning the proposed amendments set forth in this Ordinance were heard; and

WHEREAS, public notice of the SEPA DNS and the above-referenced public hearing were provided as required by law; and

WHEREAS, the City Council Community Development Committee reviewed the Planning Commission's recommendation for the proposed edits to Sign Code, TN zone, and miscellaneous edits at their February 9, 2017 regular meeting and provided direction on each of the proposed amendments; and

WHEREAS, the City Council reviewed the recommendation from the Planning Commission at their February 23, 2017 regular meeting; and

WHEREAS, the City Council at their March 23, 2017 meeting removed edits for the Traditional Neighborhood (TN) zone from the ordinance and directed staff to send them back to the Community Development Committee for further review and consideration; and

WHEREAS, the Community Development Committee at their April 13, 2017 meeting reviewed the TN zoning changes and made a recommended change to section 17.47.040 Mix and location of uses; and

WHEREAS, the City Council at their May 11, 2017 asked staff to reconsider looking at shortening the cul-de-sac length and providing a mechanism to reduce the appearance of a standardized subdivision; and

WHEREAS, staff has incorporated the proposed change to section 17.47.040 into this ordinance and section 17.47.065; and

WHEREAS, pursuant to RCW 36.70A.106, the City has notified the Washington State Department of Commerce of the City's intent to adopt the proposed amendments to the zoning code and asked for expedited review of those amendments contained in this Ordinance; and

WHEREAS, the City Council has determined that it is in the best interests of the City to amend the Traditional Neighborhood zoning and all other revisions related to zoning and development as contained in this Ordinance;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STANWOOD, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. SMC Section 17.20.020 entitled "A" Definitions - "Assisted Living Facility" definition is hereby added to read as follows (all other definitions in SMC Section 17.20.020 entitled "A" Definitions remain in effect and unchanged)

17.20.020 "A" definitions.

<u>"Assisted Living Facility" means a State licensed group residence for adults, in which tenants live in individual apartments but receive some personal-care services, including shared meals, day and night supervision, assistance with medications by Caregivers, and other benefits, which vary according to state</u>

regulations. Caregivers are Certified Nursing Assistants or Home Care Aids staffed 24 hours per day. Nurses are LPN or RN and staffed typically 5 days per week.

Section 2. SMC Section 17.20.040 entitled "C" Definitions - "Congregate care facility" definition is hereby amended to read as follows (all other definitions in SMC Section 17.20.040 entitled "C" Definitions remain in effect and unchanged)

17.20.040 "C" definitions.

"Congregate care facility" means a residential facility for the elderly and/or handicapped persons. ~~The minimum age limit shall be 55 years of age for residents, with younger spouses permitted. There shall be no age limit for the handicapped.~~ The facility must have a central lobby, common dining area, hobby and/or recreational rooms. The fee structure shall include at least one meal per day in the common dining area. Accessory support uses for the tenants, such as pharmacies, banking and other internal services, may be included. Congregate care facilities may include the definition for Skilled Nursing facility and/or Short Term Rehab facility.

Section 3. SMC Section 17.20.100 entitled "I" Definitions - "Independent Living Facility" definition is hereby added to read as follows (all other definitions in SMC Section 17.20.100 entitled "I" Definitions remain in effect and unchanged):

17.20.100 "I" definitions.

"Independent Living Facility" means a group residence where residents are provided housing, monitoring, activities, housekeeping and laundry services with options for meals.

Section 4. SMC Section 17.20.200 entitled "S" Definitions – "Short Term Rehab Facility", and "Skilled Nursing Facility" definitions are hereby added to read as follows (all other definitions in SMC Section 17.20.200 entitled "S" Definitions remain in effect and unchanged):

17.20.200 "S" definitions.

Short Term Rehab Facility" means a skilled nursing facility that provides in-patient intensive Physical, Occupational and Speech/Swallowing Therapy and Registered Nurse medication and treatment management under the supervision of the physician after an admission to the hospital. Length of stay is generally 30 days or less before patient returns home.

"Skilled Nursing Facility" means a State and Medicare licensed skilled nursing facility where tenants require the services of a licensed nurse (RN and LPN) or therapist (PT,OT,ST) on a daily basis. Direct care for activities of daily living such as bathing dressing and grooming are provided by Certified Nursing Assistants. Residents are provided housing, meals, activities, therapy by an interdisciplinary

team of consisting of social workers, activity staff, direct care givers and nurses under the supervision of their doctor.

Section 5. SMC Section 17.30.040 entitled “Zoning use table” sections for “Personal Services” and “Residential” are hereby amended to read as follows (all other definitions in SMC Section 17.30.040 entitled “Zoning use table” remain in effect and unchanged):

17.30.040 Zoning Use Table.

KEY:

Blank = Not Permitted	AEO = Adult Entertainment Overlay
AC = Accessory Use	HO = Historic Overlay
ADC = Administrative Conditional Use	TO = Transit Overlay
C = Conditional Use	MPO = Master Plan Overlay
P = Permitted Use	MXO = Mixed Use Overlay

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN	MB-I[29]	MB-II	NB	GC	LI	GI
Personal Services												
Assisted/Independent Living					C18	C		P11, P18,		P18		
Barber shop, beauty shop					P39MXO	P	P	P	P	P, P39 MXO		P37TO
Daycare center			P12	P12	P12	P12	P12	P12	P12	P12, P39 MXO		P37TO
Daycare, family	AC12	AC12	AC12	AC12	P12		P37TO	P	P12	P12, P39 MXO		P37TO
Daycare, mini				P12	P12	P12	P12	P12	P12	P12, P39		

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN	MB-I[29]	MB-II	NB	GC	LI	GI
										MXO		
Dry cleaner					P39MXO	P35	P	P	P	P, P39 MXO	P	P
Equipment rental								P		P, P39 MXO	P	P
Funeral home							P	P		P, P39 MXO	P	
Health/athletic club					P39MXO		P	P		P, P39 MXO	P	
Janitorial service					P39MXO			P			P	P
Laundromat					P39MXO	P35	P	P	P	P, P39 MXO	P	P37TO
Optician					P39MXO	P	P	P	P	P, P39 MXO		P37TO
Massage clinic/center							P	P		P, P39 MXO		
Photo processing service					P39MXO		P	P		P, P39 MXO	P	

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN	MB-I[29]	MB-II	NB	GC	LI	GI
Photocopy/private mail center							P	P		P, P39 MXO		
Printing and publishing					P39MXO		P	P		P, P39 MXO	P	
Private clubs					P39MXO		P	P		P, P39 MXO		
Tattoo parlors					P39MXO			P				P
Travel agencies					P39MXO	P	P	P				
Video sales and rental					P39MXO	P	P37TO	P	P	P, P39 MXO	P37TO	P37TO
Other uses determined to be consistent with the definition of “personal service” as determined in this code							P51HO					

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN	MB-I[29]	MB-II	NB	GC	LI	GI
Residential												
Boarding house							P31	P31				
Caretaker's house											P25	P25
Congregate care facility					C18	C		P11, P18,		P18		
Dwelling, accessory	AC3	AC3	AC3	AC3		AC3						
Dwelling, cottage	P4	P4	P4	P4		P4						
Dwelling, duplex				P15	P	P		P52				
Dwelling, multiple-family					P	P11	P37TO	P		P37TO, P39MXO		P37TO
Dwelling, single-family	P	P	P	P	P	P	P38	P52				
Dwelling, townhouse				C	P	P	P37TO	P		P37TO		P37TO
Group home			P10	P10	P10			P10		P10		P37TO
Home occupation	AC5	AC5	AC5	AC5	AC5	AC5	AC5	AC5		ACTO		ACTO
Manufactured/mobile home	P9	P9	P9	P9								
Manufactured/mobile home park			P9	P9								

Land Use	SR 12.4	SR 9.6	SR 7.0	SR 5.0	MR	TN	MB-I[29]	MB-II	NB	GC	LI	GI
Mixed use						P	P	P, P37TO		P37TO		P37TO

Section 6. SMC Chapter 17.47 entitled "(Traditional Neighborhood) Zoning District" is hereby amended to read as follows:

Chapter 17.47 TN
(TRADITIONAL NEIGHBORHOOD) ZONING DISTRICT

Sections:

17.47.010 *Repealed*.
17.47.020 Application procedures for TN subdivisions.
~~17.47.025 Minimum tract size.~~
17.47.030 Permitted uses.
17.47.035 *Repealed*.
17.47.040 Mix and location of uses.
17.47.045 Pedestrian orientation.
17.47.050 Street standards.
17.47.055 Common open space.
~~17.47.060 Civic uses and/or landmarks.~~
17.47.065 Building standards.
17.47.070 Parking location.

17.47.010 General description of the purpose and intent of the zoning district.
Repealed by Ord. 1294. (Ord. 1251 § 5, 2009).

17.47.020 Application procedures for TN subdivisions.

(1) Prior to the submittal of a subdivision application <u>within the TN zone</u>, a pre-application meeting is required with the planning commission. ~~The planning commission shall identify any needed landmarks or civic buildings to be included in the development.~~
(2) Applications shall meet the submittal requirements of Chapter 16.15 SMC for preliminary plats.
(3) All TN subdivision applications shall follow the permit review and hearing procedures and meet the requirements as provided in Chapter 16.15 SMC for preliminary plat applications.
(4) Preliminary plats for TN subdivisions shall be approved by the hearing examiner utilizing criteria set forth in SMC 16.15.090.
(5) An approved site development permit ~~shall~~ <u>may</u> be required prior to construction.
(6) <u>Construction plan approval shall be required prior to any construction.</u>
<u>(7)</u> Final plat applications and city council approval shall be subject to the requirements of Chapter 16.20 SMC. (Ord. 1251 § 5, 2009).

~~**17.47.025 Minimum tract size.**~~

~~TN developments shall incorporate a minimum of 10 acres of contiguous land. (Ord. 1251 § 5, 2009).~~

17.47.030 Permitted uses.

(1) TN developments shall provide a mix of residential uses in accordance with the zoning use table provided in SMC 17.30.040.
(2) TN developments may include a mix of commercial and public uses in addition to residential uses in accordance with the zoning use table provided in SMC 17.30.040.
(3) TN developments located within 200 feet of SR 532 shall be allowed to utilize the general commercial (GC) zoning uses provided in SMC 17.30.040, Zoning use table.
(4) Public Facilities identified as a permitted use within the TN zone in 17.30.040 Zoning Use Table are allowed to be constructed outright and without providing residential units or commercial uses. Public Facilities are not required to meet the standards set forth in Chapter 17.47 TN Zone.
(Ord. 1398 § 16, 2015; Ord. 1294 § 15, 2011; Ord. 1251 § 5, 2009).

17.47.035 Table of density and dimension requirements for TNs.
Repealed by Ord. 1294. (Ord. 1251 § 5, 2009).

17.47.040 Mix and location of uses.

(1) All TN development shall provide a mix of residential unit types. ~~A maximum of 35 percent of any one type of residential units is allowed.~~ The number of single-family dwelling units shall range from a minimum of sixty-five percent (65%) to a maximum of eighty percent (80%). Of the remaining number of residential units, no more than seventy-five percent (75%) shall be the same residential unit type. Residential units incorporating home occupations shall not count as a separate unit type.
(2) Up to 20 percent of the acreage of the TN development may be devoted to commercial uses (not including home occupations).
(3) Up to 50 percent of the acreage of the TN development located within 200 feet of SR 532 may be devoted to commercial use and/or general commercial uses (not including home occupations).
(4) For projects providing greater than 10 percent of the acreage devoted to commercial use and/or general commercial use as allowed in subsections (2) and (3) above (not including home occupations) shall be allowed to provide any two types of residential units. One of the residential unit types shall consist of at least twenty-five percent (25%) of the residential mix.
~~(4)~~(5) Except for home occupations, commercial uses that are included shall be located along collectors, at corners, or adjacent/across from common open spaces.
(6) Congregate care, assisted living, and independent living facilities are each to be considered separate residential unit types.
(7) Cottage housing shall be permitted and considered a separate residential unit type. Cottage housing units shall also comply with the requirements in SMC 17.95.450.
(Ord. 1398 § 17, 2015; Ord. 1251 § 5, 2009).

17.47.045 Pedestrian orientation.

(1) Pedestrian connections shall be made from residential uses along all major streets and from homes to all common open spaces ~~and to all civic and public uses and landmarks~~. Pedestrian connections that cannot be made as sidewalks along vehicle lanes shall be made as alternative access easements such as trails.
(2) Sidewalks shall be provided on both sides of all public streets (except alleys).
(3) No home shall be located more than one-quarter mile from at least one designated open space ~~and the nearest transit stop~~. (Ord. 1251 § 5, 2009).

17.47.050 Street standards.

(1) ~~A hierarchy of interconnected streets that~~ Streets within new TN developments shall form a general grid pattern ~~shall be provided in any TN development, including major collectors (boulevards), local streets, and alleys~~ acceptable to the Public Works Director. In local street patterns, walkable blocks of 500 linear feet or less ~~are~~ should be required.
(2) Major thoroughfares that are provided shall be consistent with the Comprehensive Plan.
(3) ~~No cul-de-sacs or dead-ends shall be permitted.~~ Cul-de-sacs are permitted however only two cul-de-sacs are permitted for projects less than 15 acres and three for projects greater than 15 acres.
(4) New TN developments must connect to existing neighboring developments where connections are provided and must provide new connections to future neighboring developments.
(5) Street standards shall be consistent with Stanwood street and utility standards (Chapter 14.14 SMC) except when a different standard is specified in this chapter.
(6) The public works director may allow for a reduction of local street width to 41 feet, based on a cross-section of two 10-foot vehicle lanes, two six-inch curbs, two five-foot planting/utility strips, and two five-foot sidewalks.
(7) Parallel parking may be provided on one or both sides of local and major streets.
(8) Alleys 12 to 20 feet in width ~~shall~~ may be utilized to provide access to residential parking at the back of residential units.
(9) Applicants shall consult with transit providers, and provisions shall be made for transit stops that will serve current, future, and potential transit lines.
(10) All TN developments shall meet parking standards of Chapter 17.105 SMC. Shared parking is encouraged where participating users have differing peak parking hours. The community development director may reduce parking requirements, when a parking study prepared by a professional transportation engineer indicates that a reduction in parking will cause no negative impacts to city streets or neighbors. (Ord. 1356 § 18, 2013; Ord. 1251 § 5, 2009).

17.47.055 Common open space.

(1) Common open space shall be provided at the rate of one-half acre for every 10 acres of development or portion thereof.

(2) Common open spaces shall be centrally located to provide access from all sides ("square"); but must provide vehicular access from two sides and pedestrian access to all areas.
(3) No residential units shall be located farther than a one-quarter-mile walk to the nearest open space.
(4) If the area is served by transit, a direct pedestrian connection shall be made between the open space and the transit stop. Also, where transit shelters are provided, they shall be placed in highly visible locations that promote security and shall be well-lighted.
(5) Common open space shall provide a minimum of bench seating, garbage receptacles, tree shade, and at least one aesthetic amenity, such as public art, fountain, etc.
(6) Landscape standards of Chapter 17.145 SMC shall be complied with for all parts of the TN.
(7) Sensitive areas shall be protected per Chapters 17.115 through 17.135 SMC.
(8) This section shall apply in the TN zoning district in lieu of the open space and recreation standards of Chapter 17.147 SMC. (Ord. 1251 § 5, 2009).

~~**17.47.060 Civic uses and/or landmarks.**~~

~~During the pre-application process, the planning commission shall determine the need for any civic uses or landmarks to be accommodated in the TN. (Ord. 1251 § 5, 2009).~~

17.47.065 Building standards.

(1) All building frontages shall be served by sidewalks or provide pedestrian connection to sidewalks.
(2) ~~All residential garages~~ If alleys are provided, residential garages shall gain access to the rear of lots from alleys.
(3) All structures shall meet the building design guidelines set forth in Chapter 17.112 SMC.
(4) Similar building types (e.g., single-family, multifamily, commercial) ~~shall~~ should be located on both sides of a street instead of using streets to define boundaries. (Ord. 1251 § 5, 2009).
(5) Lot areas and widths shall vary at random to the greatest extent possible in order to eliminate the appearance of a standardized subdivision; to the extent possible, no more than two (2) lots in a row shall have the same width, and lot widths shall vary by a minimum of five (5) foot increments.

17.47.070 Parking location.
(1) All multi-family parking, including parking in lots, improved or unimproved parking stalls/spaces, and/or parking garages/structures shall occur in the rear or side of the lot and shall be located a minimum of 10 feet behind the front building wall of the primary structure, except for parking located within a mixed use building.
~~(2) All residential garages/structures and residential surface parking lots/parking spaces shall gain access to the rear of lots from alleys.~~ (Ord. 1251 § 5, 2009).

Section 7. Severability. The various parts, sections and clauses of this ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

Section 8. Effective Date. This Ordinance shall take effect from and after five (5) days after its passage and publication as required by law.

PASSED AND APPROVED by the Stanwood City Council this ____ day of _____ 2017.

CITY OF STANWOOD

_____
Leonard Kelley, Mayor

ATTEST:

By: _____
David A. Hammond, City Clerk

APPROVED AS TO FORM:

By: _____
Grant Weed, City Attorney

Date of Publication: _____
Effective Date: _____