

1. Meeting Materials

Documents:

[2018 2019 DOCKET APPLICATION.PDF](#)
[LI GI CODE AMENDMENT.PDF](#)

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AUG 31 2018

CITY OF STANWOOD
COMMUNITY DEVELOPMENT



City of Stanwood, Washington
ANNUAL DOCKET APPLICATION

Community Development

10220 270th Street NW | Stanwood, WA 98292

Docket request: (check all applicable)

- ☐ Comprehensive Plan Text Amendment
- ☒ Comprehensive Plan Map Amendment / Rezone
- ☒ Zoning / Municipal Code / Development Regulation Text Amendment

Applicant

Name: STEVE SHEPRO Phone: 360-510-8022
Address: 8611 280TH ST NW e-mail: SGSHEPRO@YAHOO.COM
Fax: _____ Cell: _____

Owner (If Different)

Name: _____ Phone: _____
Address: _____ e-mail: _____
Fax: _____ Cell: _____

For Comprehensive Plan Map Amendments and Rezones:

Address and general location of property (including nearest intersection): _____

ALL TN ZONES IN THE CITY

List all Assessor's Tax Account Numbers involved (all 14 digits):

Approximate acreage: 160

Present use of property: PRIMARILY PASTURE + WOODS

Proposed use of property: SR 12.4, SR 9.6, SR 7.0

Source of water supply, if any: CITY

Method of sewage disposal, if any: CITY

For All Docket Requests:

Explain your request and all proposed text or map amendments included in this proposal: _____

SEE ATTACHED

For All Docket Requests:

Attach a written description of how the proposal meets the following:

Comprehensive Plan Text Amendments - Show consistency with SMC 17.157.080:

- (1) The amendment bears a substantial relation to the public health, safety, or welfare;
- (2) The amendment is warranted because of changed circumstances or because of a need for additional property in the proposed Comprehensive Plan designation or because the proposed amendment is appropriate for reasonable development of the subject property;
- (3) The subject property is suitable for development in conformance with standards under the proposed Comprehensive Plan designation;
- (4) The amendment will not be materially detrimental to uses or property in the immediate vicinity of the subject property;
- (5) The proposed Comprehensive Plan amendment has merit and value for the community as a whole; and

I hereby certify that all information is true and correct and that all owners of the property for the proposed project have signed this application.

Stephen G. Shepro 8/31/18
Applicant's Signature Date

Applicant's Signature Date

STEPHEN G. SHEPRO
Print Name

Print Name

OWNERS SIGNATURES (Signature of the Property Owner of Record is required)

1. Owner's Name (print) & Signature	
Address	Email
Phone Number	Fax Number

2. Owner's Name (print) & Signature	
Address	Email
Phone Number	Fax Number

3. Owner's Name (print) & Signature	
Address	Email
Phone Number	Fax Number

Stanwood City

Explain request:

Stanwood's current zoning designations have allowed for five large areas to be zoned "TN". High density housing, such as envisioned in the current TN zones, does not fit some of the surrounding landscape or fit the town's goals, i.e. Comprehensive Plan. I recommend that the City rezone three of these large tracts to SR 12.4, 9.6 or 7.0. The two tracts, in the southeast part of the City, should remain TN.

Given that Stanwood's overwhelming goal is to have a lively, vibrant, walk around downtown with local businesses, it makes little sense to put TN densities in the northeast parts of Stanwood, where there is nearly zero commercial zoning within walking distance. They are too far from where the shops and walking areas are; once you step out of the TN, you're on semi-rural roads with no sidewalks.

Per the Municipal Code:

((Traditional Neighborhood) Zone. This zoning district includes areas with large parcels of a minimum of 10 acres that can be developed at medium to high residential densities. The traditional neighborhood (TN) zoning district is intended to accommodate the kind of development that incorporates a range of uses including residential, mixed use, commercial, civic, public uses, a range of housing types, and transportation options that historically developed in a neighborhood before the advent of typical single-use, auto-oriented subdivisions. This zoning district provides for the development of multi-use neighborhoods, with a range and mix of residential housing types, interconnected traffic circulation, and pedestrian linkages. This zone implements the traditional neighborhood land use designation of the Comprehensive Plan.

The TN zone was envisioned as including a mix of commercial and public uses in addition to residential uses. In reality, residential developers are not interested in including commercial and public uses within their developments. Thus, we see higher density housing and automobile traffic, but with absolutely none of the "neighborhood" amenities the TN zone seeks to achieve. The Municipal Code also envisions the TN zones be placed where there is ready access to public transportation and pedestrian linkages. Public transportation does not well-serve Northeast Stanwood.

In the areas around Hawks Prairie, Kylie Park and Copper Station, there's nothing to walk TO, except for visiting neighbors. That of course is good in itself, but hardly any commerce will be built there. What's more, those neighborhoods aren't CONNECTED to anything. If one tries to walk from northeast Stanwood to downtown, you run into major segments with no sidewalks and often no shoulders.

If the overriding issue becomes how Stanwood will meet Puget Sound Regional Council housing requirements, then make changes to the current zoning map. TN zones need to be placed in the Downtown and near the Uptown shopping areas. Consider a rezone where the area around the old Thrifty Foods would become a TN zone. The area occupied by Stanwood Elementary could be rezoned from SR 7.0 to TN. The LI zone, in the far southeast corner of Stanwood, could also be rezoned as TN. This would have the added advantage of encouraging people to support local businesses that would be easy to walk to.

Even more reasons, to make these changes, appear in the Comprehensive Plan.

From the City of Stanwood Comprehensive Plan, Section III, Housing Element
Goal HG-5 - Encourage larger lots where appropriate.

Policies HP-5.1 - Allow the use of larger lots in areas where there is a demand for larger, more expensive homes and transit service is not as accessible.

HP-5.2 - Promote the use of large lot development away from the center of the business district.



City of Stanwood, Washington Findings of Fact and Conclusions of Law

Planning Commission Recommendation Industrial Zoning Code Amendment

A. GENERAL INFORMATION

File Number(s):	2018-0175
Project Summary:	Proposed code amendment to the Stanwood Municipal Code, Chapter 17.50, to adopt development performance standards in the Light Industrial and General Industrial zoning districts.
Applicant:	City of Stanwood
Location:	The code amendment applies to all properties within the Light Industrial and General Industrial zoning districts.
Public Hearing Date:	August 13, 2018
Location:	Stanwood Fire Station; 8117 267 th Place NW, Stanwood, WA 98292
Staff Contact:	Patricia Love, Community Development Director

B. BACKGROUND AND DESCRIPTION OF PROPOSAL

The Stanwood Planning Commission held a public hearing August 13, 2018 where they recommended amending SMC Chapter 17.50, Additional Standards – LI and GI Zoning Districts, to adopt performance standards necessary to develop properties within those zones.

In recent months, the Planning Commission has been considering zoning code amendments to the Light Industrial (LI) and General Industrial (GI) zone to reduce potential negative impacts from industrial uses on surrounding commercial and residential properties. Issues being addressed include air quality, vibrations, waste storage and disposal, electrical interference, noise, fire and explosive hazards, steam, heat, odors, glare, ground contamination and prohibited uses.

C. CODE AMENDMENT CRITERIA PER SMC 17.155.090

The city may approve or approve with modifications an application for an amendment to the text of the zoning code if:

(a) The purpose and desired effect of the proposed zoning code amendment are consistent with the Stanwood Municipal Code;

The purpose of the GI (General Industrial) Zone is to provide opportunities for major employment areas within the city and to allow heavy industrial uses including manufacturing, warehousing, storage, distribution, food processing, trucking and related uses in locations that are environmentally suitable for these activities. This zone also provides a location for major utilities including the sewage treatment plant. Additionally, this designation provides a location for the adult entertainment overlay.

Adding performance standards to the GI zone does not prohibit the types of uses described in the purpose statement, but they would mitigate the unintended effects of these uses on adjacent commercial and residential properties.

(b) There is a positive relationship to the public health, safety and welfare of the community; and

Generally, heavy industrial zones are located away or are buffered from commercial and residential uses; however, in Stanwood's case the GI zone in many cases is located directly adjacent businesses and residents that could be negatively impacted by foul odors. Adopting performance standards that address noise, odor, air quality, vibrations, and hazardous materials supports the public health, welfare and safety of the public visiting those areas and upland / adjacent property owners.

(c) The proposed amendment is consistent with the Stanwood Comprehensive Plan.

The City's Comprehensive Plan includes a well-defined vision for the City: becoming the commercial and cultural center of the greater Stanwood / Camano region. Goals and policies promote a vibrant downtown and livable community which includes a mix of residential, office, retail, entertainment and service uses. Walkability is highly encouraged in the Plan and envisions residential and commercial areas connected with sidewalks, trails, and parks. Industrial uses are encouraged which do not adversely affect the health and safety of adjacent non-industrial and residential uses. Supporting Comprehensive Plan Policies:

LUP 13.1: Discourage industrial development that interferes with residential and commercial land uses in close proximity.

LUP 13.2 Require mitigation of any negative impacts of noise, light, glare, dust and other effects when considering the development of industry.

LUP 19.3General Industrial uses shall not adversely affect the health and safety of adjacent non-industrial and residential uses.

D. FINDINGS OF FACT

1. There has been a request by several members of the community to make changes to the Light Industrial and General Industrial zoning regulations regarding air quality, odor, and dust.
2. The LI and GI zones are intended for industrial uses such as manufacturing, warehousing, fabrication and food processing.
3. Stanwood has adopted additional development standards for light industrial parks within the Light Industrial zoning district. These standards contain specific language prohibiting typical uses that would be bothersome to adjoining commercial or residential neighborhoods which could be applied to both the larger IL and GI districts.
4. Generally, heavy industrial zones are located away or are buffered from commercial and residential uses; however, in Stanwood's case the LI and GI zones are in many cases located directly adjacent to businesses and residents that could be negatively impacted by foul odors.
5. Stanwood's 2015 – 2035 Comprehensive Plan directly addresses compatibility issues between industrial and other zoning districts:

Comprehensive Plan Goal LUG 13: Discourage conflict where industrial land abuts other land uses.

Comprehensive Plan Policies:

- | | |
|------------------|---|
| Policy LUP 13.1: | Discourage industrial development that interferes with residential and commercial land uses in close proximity. |
| Policy LUP 13.2: | Require mitigation of any negative impacts of noise, light, glare, dust and other effects when considering the development of an industry. |
| Policy LUP 13.3: | Require installation of adequate landscape or structural buffer to separate differing land uses from the adverse impacts of industrial development. |
| Policy LUP 13.5: | Protect existing industry from possible future land use conflicts. |

Policy LUP 19.1(I):The GI uses shall not adversely affect the health and safety of adjacent non-industrial and residential neighborhoods.

6. The City felt it was appropriate to consider a code amendment that adopts new development standards for industrial developments to protect adjacent properties from potential non-intended adverse effects such as odors, smoke, and dust that would discourage people from enjoying shopping and dining downtown or from being able to enjoy their property while outdoors.
7. On June 18, 2018 the proposed amendments were transmitted to the State of Washington Department of Commerce for state agency review in accordance with RCW 36.70A.106.
8. Planning Commission briefings to discuss the proposed code amendment were held on April 23, June 11, June 25, and July 23, 2018.
9. Notice of the Public hearing was provided in accordance with SMC 17.155.030 and published in the Stanwood Camano News on July 31, 2018. No public comments were received.
10. A State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) was issued on the proposed amendment on July 6, 2018. There were no appeals of the DNS and the environmental determination stands as issued.
11. The code amendment was circulated for public review on July 6, 2018. No comments were received on the amendment.
12. The public hearing on this matter was held in front of the planning Commission on August 13, 2018 at 6:30 pm at the Stanwood Fire Station located at 8117 267th Place NW, Stanwood, Washington 98292.
13. Staff prepared a report summarizing the proposed code amendment. This report is part of the public record and was presented to the Planning Commission at the public hearing on August 13, 2018 for their consideration.

E. CONCLUSIONS OF LAW

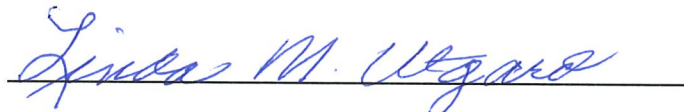
1. The City Council of Stanwood has authority under RCW Title 35A, to adopt plans and regulations related to development and operations within the City of Stanwood.
2. SMC section 17.155.030 requires that the Planning Commission review and make recommendations to the Stanwood City Council regarding code amendments to Title 17, Zoning.

3. Planning Commission briefings to discuss the proposed code amendment were held on April 23, June 11, June 25, and July 23, 2018.
4. Notice of the public was provided on July 31, 2018 in accordance with SMC Table 17.81A-I, Classification of Permits and Decisions.
5. SEPA review was conducted on the proposal and a Determination of Nonsignificance (DNS) was issued on July 6, 2018 under WAC 197-11-340(2). No appeals of the SEPA determination were filed.
6. The proposal is consistent with the Comprehensive Plan and meets the requirements and intent of the Plan, including land use goal 13 and policies 13.1, 13.2, 13.3, 13.5, and 19.1.
7. The proposal is beneficial to the public health, safety and welfare and is in the public interest by reducing potential negative impacts from industrial developments on adjacent or nearby commercial and residential properties.
8. After considering staff comments and public testimony the Stanwood Planning Commission determined the draft code amendment is consistent with the Comprehensive Plan and should be adopted.

F. STAFF RECOMMENDATION

Move that the Planning Commission **ADOPT** the Findings of Fact and Conclusions of Law contained herein and **AUTHORIZE** the Planning Commission Chair to sign the Findings on behalf of the Commission and recommend that the Stanwood City Council **APPROVE** the proposed amendments to Chapter 17 of the Stanwood Municipal Code.

Dated this 13th of August 2018.



Linda Utgard, Planning Commission Chair

City of Stanwood