

1. Agenda

Documents:

[AGENDA.PDF](#)

2. Meeting Materials

Documents:

[CDC PACKET 06.13.19.PDF](#)



City Council Committee Meeting Agenda

Community Development Committee

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

Thursday June 13, 2019 6:00 PM

1. 2018 Docket Item: TN Zoning Amendments
2. Property Address Standards
3. Shoreline Management Regulations Code Update
4. Permit Checklists
5. Trail Side Final Plat



City Council Committee Meeting Agenda

Community Development Committee

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

Thursday June 13, 2019 6:00 PM

1. 2018 Docket Item: TN Zoning Amendments
2. Property Address Standards
3. Shoreline Management Regulations Code Update
4. Permit Checklists
5. Trail Side Final Plat



**CITY OF STANWOOD
COMMUNITY DEVELOPMENT COMMITTEE
AGENDA STAFF REPORT**

DATE: June 13, 2019 Meeting

SUBJECT: June CDC Agenda Topics

FROM: Patricia Love, Community Development Director

2018 DOCKET REQUEST: TN ZONING AMENDMENTS:

The City received one docket application as part of the 2018 call for docket applications. Steve Shepro requested that the Traditional Neighborhood (TN) zones be re-evaluated to determine the best mix of land uses for compatibility with adjacent properties. The basic premise behind Mr. Shepro's Docket request includes:

- Three of the five TN parcels are inappropriately zoned
- TN zones are being developed with "urban village" type housing in a semi-rural setting
- Existing streets are narrow with minimal pedestrian facilities
- Increased traffic flows in residential neighborhoods
- Multifamily developments being built in semi-rural, single family residential areas

In reviewing the intent of the TN designation in the Comprehensive Plan against the actual development, the level of development being produced is significantly less than what was expected. The two recently approved TN plats show that development is achieving nearly ten units per *net* acre; or less than half of the 20 units per acre than originally predicted in the TN zone. There are several reasons for this:

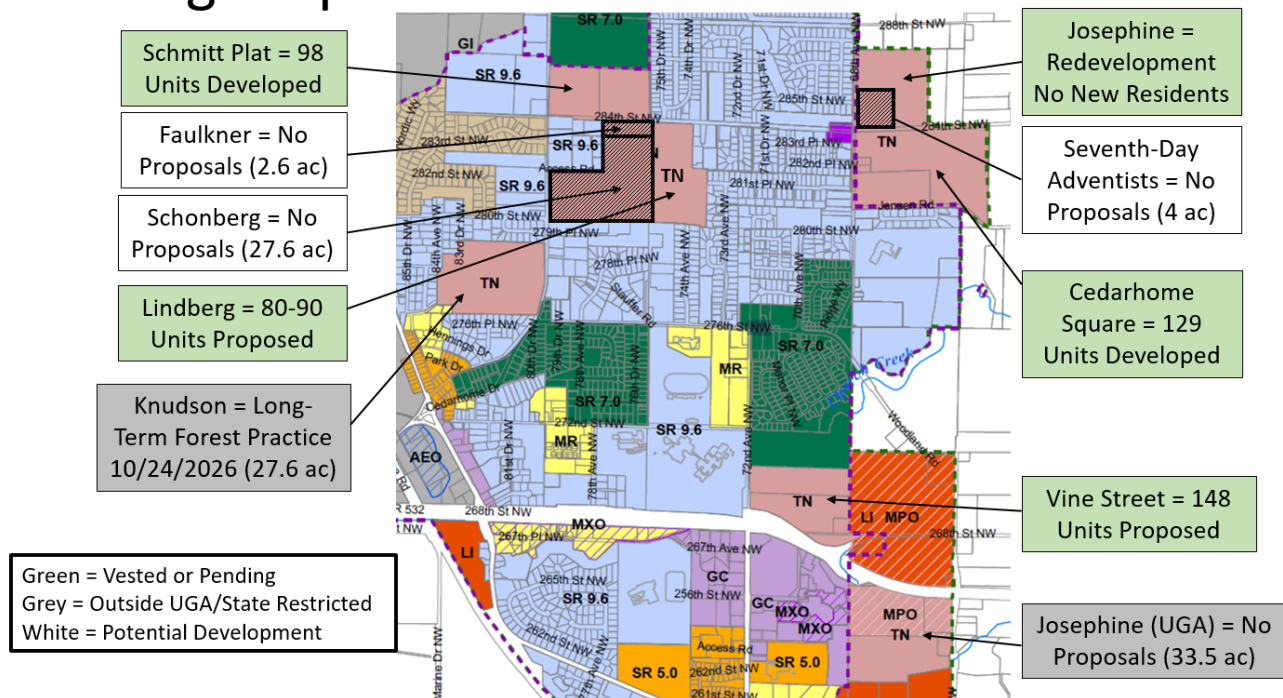
- The original formula did not account for critical areas, easements, or the required parks and open space. This significantly reduced the amount of developable land in each plat which in turn reduced the number of units produced.
- Market forces in Stanwood is pushing developers to maximize the number of detached single family residential units versus developing cottage or townhouse units.

When reviewing any potential code change, it is important to look its effect on the entire zone. In looking at the TN zone we found that any potential code change would only directly affect a few parcels because:

- Several parcels have vested development applications or is pending submittal
- Other properties are owned by entities which are not expected to produce new housing units

The result is there are realistically only three parcels that could be affected by any change.

Zoning Map



In addition to the limited number of parcels that may be affected by any code change, if we reduce or change the expected density, the City will only increase the possibility of not achieving our 2035 population targets. The Buildable Lands requirement under the Growth Management Act requires cities to evaluate and implement strategies to meet their growth targets if they are not reaching their projected 20 year population forecasts. This is important as grant funding is tied to compliance with the Growth Management Act.

<u>Surrounding Neighborhood Densities:</u> • SR 7.0 zoning average: Gross = 4.6 units/acre Net = 6.8 units/acre • SR 9.6 zoning average: Gross = 3.4 units/acre Net = 5.1 units/acre • SR 12.4 zoning average: Gross = 2.6 units/acre Net = 5.1 units/acre *Mineral Point has a net density of 11.7 units/acre	<u>Actual TN Density:</u> The two developments in the TN zone has produced an average net density of 8.45 units/acre and a gross 4.35 units/acre. Conclusion: Similar Density Variation of Housing Unit Types
---	---

While the TN zoning on paper presents the perception of potential incompatibility with surrounding neighborhoods, the analysis showed that the development density is lower than expected and is actually similar to that of nearby subdivisions. The lower density is due to developers choosing to build at the highest percentage the code allows for single family residences. The issue then appears to be compatibility: or housing unit type.

This Docket item brought forward several important land use issues: density, housing types, housing affordability, population growth targets, community character, market factors and compliance with state law (Growth Management Act). These are all issues that the City will be working on over the next couple of years as we work towards the 2023 Comprehensive Plan update.

Staff made a recommendation to the Planning Commission on May 13th that the TN zoning regulations not be amended at this time because there are too few unencumbered TN parcels remaining and that our development history in the TN zone is producing fewer units than expected. However, it is our opinion that we continue analyzing these issues in preparation for the upcoming buildable lands assessment and 2050 population projections. In addition, the State Legislature, is considering several housing affordability bills which may mandate that the City adopt “missing middle” zoning regulations. In essence, this is not the end of the housing and population discussion, but instead the beginning of the 2023 Comprehensive Plan update process.

The Planning Commission agreed with this recommendation and voted unanimously to close out the Shepro Docket request and begin working towards the 2023 Comprehensive Plan update. If the CDC agrees, we will forward this recommendation to the full City Council.

PROPERTY ADDRESS STANDARDS:

North County Regional Fire has brought forward concerns with the height and placement of address numerals and letters on buildings within the city. The Fire Department has asked that the city consider a minimum height and width requirement for all address numerals and letters for single-

family, multi-family and commercial buildings. Visible addresses will ensure that emergency responders are able to readily identify the location of an emergency.

Staff has proposed the following amendment to portions of the Stanwood Street and Utility Standards, creating a regulatory method for the visibility of address numerals and letters for single-family, multi-family and commercial buildings to emergency responders.

2G.110 Address Numerals and Letters

- A. The design, style, and shape of address numbers shall render them easily readable from the street. Numbers shall contrast with building background.
- B. Commercial and Multi-Family address numbers shall be located on the high point corner of the building facing the street so as to be readily visible from the public street fronting the building at all times.
- C. Address numbers on windows or other glazing require prior approval; contrasting may appear acceptable at certain times of day but may be non-acceptable at others.
- D. Property owners shall be required to have all address numerals and letters visible and legible from the street. In cases where shadows or building locations adversely affect the visibility, then additional numbers, larger numbers or other modification shall be required. In cases where overgrown vegetation adversely affects the visibility, then the property owner shall be required to trim or remove the vegetation from blocking the address.
- E. The rear entrances or access doors of all strip malls, commercial center buildings, and other areas with multi-tenant spaces shall be posted with the unit/suite number.
- F. All address numerals and letters shall be in compliance with this section at the time of business license issuance.
- G. Numeral and Letter Calculations:

Type of Building	Minimum Numeral or Letter Height	Minimum Numeral or Letter Width
Residential	4 inches	2 inches*
Commercial / Multi-Family	10 inches	5 inches*
* Except when the number 1 is used, it may be used in proportion with the other numbers of the address.		

The proposed amendment was reviewed by the Public Works Committee on April 1, 2019 where they were supportive of the amendments. If the CDC is supportive, the item will be scheduled for a public hearing on June 27, 2019.

SHORELINE MANAGEMENT REGULATIONS CODE AMENDMENT:

Stanwood is required to update its SMP on or before June 30, 2019. The State is not requiring any major updates to our inventory, restoration efforts, or cumulative impacts analysis. However, we must include all state mandated updated between 2007 and 2017 as well as any local changes which have occurred since the last SMP adoption.

The Planning Commission held a joint public hearing with the Department of Ecology on May 20th. The public hearing was advertised and noticed per City regulations. The proposed changes were also circulated for a 30 day review period to affected agencies and property owners within 300 feet of the shoreline jurisdiction. No comments have been received on the proposed amendments.

The Planning Commission unanimously recommended approval of the Shoreline Amendments to the City Council. The Department of Ecology has 30 days to review the edits and make any suggested recommended changes. Barring any concerns by the Department of Ecology or the CDC, staff will schedule a public hearing with the Council on the amendments on July 11, 2019.

Below is a summary of the state mandated changes and the City's response to those mandates. The draft code is out for the required 30 day public review; to date no comments have been received on the proposed amendments.

General State Mandated Amendments:

- Definitions:
Amended definitions of "Development", "Floodway", "Nonconforming Uses, Structures, and Lots", and Wetlands
- Exemptions:
Eliminated the long list of state listed exemptions from the Stanwood Municipal Code and referenced RCW 90.58.030 or WAC 173-27-040.
- Exceptions:
Added a new section to the Stanwood Municipal Code listing the state mandated exceptions which include:
 - Remedial Actions
 - Boat Yard Improvements
 - WSDOT Facility Maintenance and Safety Inspections
 - Projects Under the Environmental Excellence Program
 - Project Authorized by the Energy Facility Site Evaluation Council
 - Areas under Exclusive Federal Jurisdiction

- Procedures:
Updated Stanwood Municipal Code Chapter 17.150, Shoreline Management, with state mandated procedures for processing permits, notification to Ecology and adoption of Shoreline Master Plans.
- Non-Conforming Uses:
Established clear definitions and regulations for non-conforming uses, structures and lots.
- Critical Areas:
Updated wetland buffer widths per the Department of Ecology's 2018 guidance documents and changed the wetland delineation methodology to follow the federal manual.

City Suggested Amendments:

- Update the SMP regulations allowing multifamily residential structures in the Shoreline Residential Designation consistent with an administrative interpretation issued on October 5, 2015.
- Update the critical areas regulations notes that trails and walkways within buffer areas should meet federal accessibility requirements.
- Updated the stream buffer types to reflect the Department of Natural Resources (DNR) stream typing codes.

Permit Checklists:

An item on the Community Development Department's 2019/2020 work plan is to assess and update permitting procedures. Staff has been working on ways to improve our communication with the public on our processes. Part of that includes creating submittal checklists. Submittal checklists are one tool that city staff can use to help the development community know what is required based on permit type. If all of the required submittal requirements are submitted to the City, then the application is accepted for review and is vested under existing regulations. Keep in mind that this does not ensure that all of the information is correct, but it gets the application in the door and the review process started. Copies of these checklists will be provided at the meeting on June 13.

Trailside Final Plat:

The preliminary plat of Trailside is currently under development. The project was approved by the Hearing Examiner on August 27, 2018. The plat consists of 14 single family residential lots on 2.15 acres in the multifamily residential zone. The property is located north of the library off of 271st Street and 96th Avenue.

We expect that the plat improvements will be completed in the next few months and will be ready for approval by the City Council. Below is the layout of the plat which will be submitted for final plat approval soon.

