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City Council Committee Meeting Agenda

Community Development Committee

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

Thursday September 12, 2019 6:00 PM

1. 2019 Docket
2. FYI Items



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

DATE: September 12, 2019 Meeting

SUBJECT: September CDC Agenda Topics

FROM: Patricia Love, Community Development Director

2019 DOCKET:

See attached staff report.

FYI ITEMS:

Park Grant – The City applied for a \$10,000 Small Capital Projects Partnership Grant from Snohomish County. This application is in support of renovating a portion of Church Creek Park including replacing old, outdated playground equipment and resurfacing the existing basketball court. This \$10,000 will supplement the \$125,000 in the 2020 budget for improvements to Church Creek Park. The County Council is scheduled to approve the grant at the end of August / early September. The County will send us a draft contract for our approval in September. Staff would like to forward this grant to the full City Council once it has been received and reviewed by the City Attorney.

CIP Code Amendment – Each year the City updates its 6-year Capital Improvement List; per City code, this is an amendment to the Comprehensive Plan and requires notice to the Department of Commerce, a public hearing with the Planning Commission and then a hearing with the City Council. This process is not required by state law. Staff is working with the city attorney to amend the code so that annual CIP updates can go directly to the City Council for approval with the budget.

Stanwood Civic Campus Project – City staff toured the City of Edgewood combined City Hall / Police Station on September 29th and gained some valuable “lessons learned” and insights on what works well and what they would change. Our first Steering Committee is scheduled for Monday, September 10. That session will focus on visioning. Staff will provide an update at the September 12 CDC meeting.



10220 270th St NW
Stanwood, WA 98292
360-629-2181

MEMORANDUM
COMMUNITY DEVELOPMENT DEPARTMENT

TO:	Planning Commission / Community Development Committee
FROM:	Patricia Love, Community Development Director
SUBJECT:	2019 Docket Requests
DATE:	September 2019

BACKGROUND

The Growth Management Act of the State of Washington requires “early and continuous” public participation in the city’s review and adoption of comprehensive plans and development regulations. One planning tool used to meet the “early and continuous” standard is the Docket process. The “Docket” is a public participation procedure required by state law (GMA) that allows residents the opportunity to request amendments to the City’s comprehensive plan and development regulations on an annual basis.

This year the docket application period was from August 1 through August 31, 2019. The docket application period was noticed in the Stanwood Camano News on July 30, 2019 and posted at City Hall, Stanwood Post Office and Stanwood Library.

Stanwood’s Docket Process includes five (5) steps:

1. Open Call for Docket Applications: August 1 – 31, 2019
2. Staff Evaluation of the Docket Applications
3. Review by the Planning Commission
4. Review by the Community Development Committee
5. Adoption of the Final Docket by the City Council

Placement of an item on the final docket list by the Council means the application warrants in-depth consideration of the request, but in no way implies eventual adoption or approval of the proposal. Once placed on the Final Docket, the requests will be placed on the Planning Commission’s work plan for the following year.

SUMMARY OF REQUESTS

The City received five docket applications this year: four rezone requests and one development code amendment.

1. *Pat and Don Stromberg*

Request: Rezone 6721 Pioneer Highway from Light Industrial to Residential

Location:

Stromberg Rezone Request



General Summary:

The Stromberg's own a 10.5 acre parcel in Snohomish County but located within the City's Urban Growth Area. Access to the property is off of the Pioneer Highway just west of the fairgrounds. The property has undergone several zoning changes in the past 15 years: prior to 2005 it was zoned Residential 5 Acres, in 2005 it was rezoned to Industrial and added to the City's UGA, then in 2015 on the request of the City it was rezoned Residential 9.6. The current Snohomish County zoning of Residential 9.6 and the City's UGA pre-zoning of Light Industrial is in conflict. The property owners wish to have consistent residential zoning on their property so they can build a house for their daughter.

2. *Richard Nord / Karen Beckner*

Request: Rezone 91XX 272nd Street generally located between 90th and 92nd Avenue from Light Industrial to Multifamily Residential (unaddressed property – parcel number 32041900300400)

Location:

Nord / Beckner Rezone Request



General Summary:

The applicants are interested in rezoning this 1.43 acre property from Light Industrial to Multifamily Residential for the purpose of building approximately 28 senior housing units. The property is located just north of 271st, Stanwood's main street, between 90th Avenue and 92nd Avenue. The applicant's believe senior housing is in short supply and the property is in close walking distance to shopping and restaurants.

3. Scott Wammack / Lisa Sather (Sather Family Trust):

Request: Rezone vacant 2 vacant parcels south of 265th Street NW within the Hagen Complex from General Commercial to General Commercial with Mixed Use Overlay

Location:

Wammack / Sather Rezone Request



General Summary:

The applicant is requesting to extend the Mixed-Use Overlay (MXO) on two parcels within the development commonly referred to as the “Hagen” development. The intent is to continue with the mixed use theme / concept originally approved on several of the other surrounding parcels. The applicant is interested in both vertical mixed use buildings and horizontal mixed use which would allow for standalone multifamily residential buildings next to commercial development.

4. *Scott Wammack / Brett Sibert*

Request: Rezone vacant property on the southwest corner of 265th Street and 72nd Avenue from General Commercial to General Commercial with Mixed Use Overlay

Location:

Wammack / Sibert Rezone Request



General Summary:

This request is to add the Mixed Use Overlay (MXO) to this property which is currently zoned General Commercial. This would allow this property to be developed similarly to those on the east side of 72nd Avenue and the adjacent multifamily residential developments. The applicant feels that there is a shortage of multifamily housing in Stanwood and this rezone could help with the housing supply as well as meeting the City's population projections under the Growth Management Act.

5. *Shoaleh Colombi*

Request: Request an amendment to the City's development regulations establishing standards for type and quality of materials used in future developments.

Location: City wide code amendment

General Summary:

Ms. Colombi purchased a house in Ridgeland Estates nearly 13 years ago. As the president of their homeowners association she has had to address many needed repairs within their neighborhood. She feels that if there were higher material standards, many of these repairs may not be needed or that the cost to do the repairs may not be as high. She is requesting that the City review our development regulations and include regulations requiring the use of quality of materials.

City Items:

The City has three items for the 2019 Docket:

1. Buildable Lands and Population Growth Analysis: While not necessarily required to be listed as a Docket item, the City will also be evaluating land capacity, density, and housing types in compliance with state law (Growth Management Act) as it relates to the upcoming buildable lands analysis and 2050 growth projections.
2. Permitted Use and Procedures Code Update: Update the City's permitted use matrix and permitting procedures to ensure that the type of land uses are consistent with the intent of the zoning districts and that the permitting process is efficient as possible while ensuring public participation.
3. Consider rezoning the property along the north side 271st Street between 92nd Avenue NW and 90th Avenue NW from Light Industrial to Mainstreet Business I (MBI) to avoid industrial uses along the City's "main street".

271st Street (Main Street) Rezone



STAFF RECOMMENDATION

Staff is recommending that all of the 2019 Docket applications be moved forward and placed on the Planning Commission's 2020 work plan. Each of the rezone applications fit within the current work plan to evaluate our current land use patterns and determine how to meet the next round of housing and population allocations.

As for the Colombi code amendment docket item, the City does not have any property maintenance codes, nor do we regulate the type of materials used during construction. This item is worth discussing to determine if we would like to address these issues in the future. The city's proposed code amendment is part of a continuing effort to bring clarity to the code and simplify the process for our residents.

MOTIONS / RECOMMENDATIONS:

As this is a combined report, staff recommends the following motions / recommendations:

THE PLANNING COMMISSION / COMMUNITY DEVELOPMENT COMMITTEE RECOMMENDS THAT THE 2019 DOCKET APPLICATIONS BE PLACED ON THE FINAL DOCKET AND BE INCLUDED IN THE PLANNING COMMISSIONS 2020 WORK PLAN.

The Planning Commission and Community Development Committee recommendations will be forwarded to the City Council as part of the public hearing on the 2019 Docket. The date for this hearing is yet to be determined.