



## STANWOOD PLANNING COMMISSION MINUTES

September 24, 2018

### ***Call to Order***

Vice Chair Shepro called the meeting to order at 6:30PM with the following Commissioners present: Darren Robb, Randy Heagle, Sid Roberts and Marcus Metz. Commissioners Utgard and Dennis were excused. Staff present; Community Development Director Patricia Love, Senior Planner Amy Rusko, and Planning Commission Clerk Devin Sola. Known public in attendance: Cathy Wooten, Peggy Wendell.

### ***No Public Requests or Comments***

### ***Minutes***

The minutes of the September 10, 2018 meeting were approved as corrected.

### ***New Business***

#### **SR 532 Pedestrian Overpass Discussion**

Director Love stated that this item was brought forth by Commissioner Heagle and seconded by Chair Utgard to add to this evening's agenda. This was also brought up by a member of the Economic Development Board in a previous meeting. Ms. Love informed the Commission that in order to pursue such a project it would need to be included in the Comprehensive Plan and Transportation Improvement Plan (TIP). Staff will check to verify if it is already included.

The Planning Commission discussed:

- Why a project must be included in the Comp Plan – for grant funding opportunities
- WSDOT approval for projects over SR 532 needed
- Cost of project requires state or grant funding
- School District role in such a project
- Reaching out to community organizations such as the YMCA, etc.
- Potential 2019 Docket item – who would submit
- Traffic calming options (pedestrian safety project) vs. pedestrian overpass
- Safety concerns at intersection of SR 532 & 72<sup>nd</sup> Ave NW
- ADA accessibility on a proposed pedestrian overpass
- Traffic flow, signal changes, dedicated walk time, refuge areas in middle of crossing – options for preferred alternatives are possible

Cathy Wooten, 27828 84<sup>th</sup> AVE NW, Stanwood. Inserted that a citizen had also brought this issue up at a former City Council meeting and stated that there were 15 traffic lanes at the intersection of SR 532 and 72<sup>nd</sup> Ave NW.

#### **Docket Application**

Ms. Love reviewed the Docket process in Stanwood with applications open August 1 through August 31 and anyone being able to submit an application. The City process is to review docket items at the Planning Commission for comments and then the Community Development Council

Committee and Economic Development Board followed by City Council where a public hearing is also required for public comment. At that time the Council will decide whether or not to place the item on the final Docket. This does not mean approval, but rather that the process may move forward. Ms. Love explained that Steve Shepro has submitted a request to look at the Traditional Neighborhood (TN) zone. The original request was a rezone from TN to a single family zone, however one cannot request to rezone other's private property and so the request was amended. Senior Planner Amy Rusko pulled the history of the TN zone by year to review the ordinance changes done to that zone and that handout was given to the Commission.

Commissioner Steve Shepro stated that in 2009 an urban village was the original intent of the TN zone, however since that time the TN zone was altered significantly. In 2017 an ordinance eliminated commercial mixed use. Landed Gentry is the first to break ground in a TN zone and citizens that attended the Planning Commission meeting on the Landed Gentry proposal seemed unhappy with that development.

Ms. Love interjected that verbiage is very important when drafting code language and explained the differences between using "shall" and "may" in the code. If you would like to require something you must use the word "shall" whereas the word "may" would be used to encourage something, but not be enforceable in the zoning code.

The Planning Commission discussed:

- Empty businesses in downtown already, do not need to require additional commercial use in single-family areas such as the Cedarhome area
- Mixed use sometimes does not work out and Stanwood may not be ready
- Market ready should come first before any code change(s)
- "May" language to encourage while allowing flexibility preferable
- High density and multi-family in NE Stanwood neighborhoods and possible conflict with the City's Comprehensive Plan vision
- No public transportation in NE area/Cedarhome neighborhoods.
- The missing middle housing explained by AHA at the last Commission meeting

Ms. Love explained that Chris Collier from AHA had spoken to the missing middle housing in many cities and lack of a mixture of housing types. One option is to create a TN I and TN II zone with something similar to a TN I zone which includes commercial and is nearer SR 532 with TN II zones outside of the SR 532 area.

The Commissioners continued discussion on eliminating commercial in the TN zone and looking into other land that could be zoned commercial and a certain percent being single-family and multi-family.

Ms. Love explained that the TN zone is a menu type approach to housing where the developer may choose.

The Commission discussed the comprehensive plan's message to encourage larger lot sizes wherever possible, citizens do not wish to necessarily live in multi-family that is only located near highways or commercial areas and citizens have a right to live in multi-family housing which is located in decent neighborhoods.

Ms. Wooten said that she does not see the harm in allowing for the possibility of commercial, but does not believe we should require it.

Ms. Love asked the Commission if they would like to move this item forward on the Docket or not and called for a vote from the Commission.

*Commissioner Robb- yes, Commissioner Roberts- no, Commissioner Heagle- no, Commissioner Metz- no. Two absentee votes by Commissioners Utgard and Dennis. Commissioner Shepro abstained.*

Commissioner Shepro inquired after public use in the TN zone and asked for clarification on what public space means and the fact that this requirement was removed from the code recently. Ms. Love answered schools, neighborhood parks or places of worship are some examples.

Senior Planner Rusko confirmed that the requirement for public space in the TN zone was removed in 2017.

Ms. Love stated that this will go to the Community Development Committee next and then to the City Council with a public hearing.

### ***Old Business***

#### **Wireless Communication**

Ms. Love reminded Commissioners that this item was discussed at a recent Commission meeting and the City continues to work with the City Attorney on this issue. Ms. Love explained the time frame with the stop-clock, use of City ROW and franchise and anticipated code changes.

Commissioner Robb added that he attended a presentation recently by PUD on this and explained the PUD's progress and perspective on this issue.

The Planning Commission discussed:

- Large utility boxes in ROW
- National / local standards
- Jurisdictions receiving public infrastructure from the telecom industry
- Timelines are federally mandated

#### **Shoreline Access Concepts- Shoreline Master Plan Update process**

Ms. Love informed Commissioners that she has been working with the consultant and reviewed the Hamilton and Ovenell parks projects in regards to shoreline access. Ms. Love reviewed the consultant notes and Parks and Trails Advisory Committee (PTAC) input from their September 10<sup>th</sup> meeting.

The Planning Commission discussed:

- No pilings
- WDFW boat launch at Hamilton
- Dock would provide shade for fish at Hamilton
- Ovenell master plan – trail through wetlands problematic due to mitigation requirements
- BNSF and railroad – access to water from Ovenell park (future Rails to Trails application)
- Look at other access points to the river – possibly from Johnson property which City recently acquired
- Ovenell may not be the best location for water access due to RR access issue
- Timeline to move forward

### ***Miscellaneous Business***

- Request for water at the Commission meetings for Commissioners
- Traffic and development- be proactive in how the City will accommodate growth

- 80<sup>th</sup> St and potential traffic impacts there with future development – staff will check if 80<sup>th</sup> is on the CIP list
- Update on Public Works projects requested by Commissioners

***No Public Comments***

***Recent Council Action on Commission Items***

- Community Development Committee meeting on Thursday – the LI/GI code amendment is scheduled for the 2<sup>nd</sup> Council meeting in October

***No Upcoming Items***

***Adjourn***

The meeting adjourned at 8:30PM.

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Devin M. Sola, City of Stanwood