1. Agenda

   Documents:

   2-12-2018 PLANNING COMMISSION AGENDA.PDF

2. Meeting Materials

   Documents:

   CEDARHOME SQUARE.PDF
   JANUARY 8, 2018.PDF
   JANUARY 22, 2018.PDF
   STANWOOD HIGH SCHOOL.PDF

PLANNING COMMISSION AGENDA

Monday February 12, 2018 – 6:30PM

Stanwood Fire Station (8117 267th Pl NW)

1. Call to Order

2. Roll Call

3. Public Requests and Comments

4. Minutes of January 8, 2018 and January 22, 2018 4-1

5. New Business

Cedarhome Square	5-1
Stanwood High School	5-35

6. Old Business

7. Miscellaneous Business

8. Public Comments

9. Recent Council Action on Commission Items

10. Upcoming Items

11. Adjourn

For information about this agenda, contact the Community Development Department at 360-629-2181 ext. 4512.

SPECIAL ACCOMMODATIONS: The City of Stanwood strives to provide accessible meetings for people with disabilities. Please contact the Planning Commission Clerk at 360-629-2181 ext. 4512 two business days prior to the meeting.

PLANNING COMMISSION STAFF REPORT

MEETING DATE:	February 12, 2018
SUBJECT:	**Cedarhome Square**
PROPONENT:	Landed Gentry Development, Inc.
APPLICATION TYPE:	Preliminary Plat (2017-0461), Critical Areas (2017-0462), SEPA (2017-0463)
REQUEST:	The applicant is requesting preliminary plat approval, along with a critical areas and SEPA environmental review for up to 125 residential dwelling units/lots with a mix of single family detached, townhomes and cottage type housing. This proposed community will also include a variety of open space amenities, including a common open space tract with an optional clubhouse, protected wetland tracts and a Stormwater pond tract. A zoning variance is requested to allow for a reduction of the cottage housing lot dimensions in order to meet the goals of the Traditional Neighborhood zoning district.
LOCATION:	The project is located southeast of the intersection of 68th Avenue NW and 284th Street NW. The property is located within portions of the NE quarter of Section 17 and 20, Township 32 N, Range 4 East, W.M.

ATTACHMENTS:

A. Preliminary Plat Site Plan

B. Preliminary Plat Landscaping Plan

C. Building Elevations

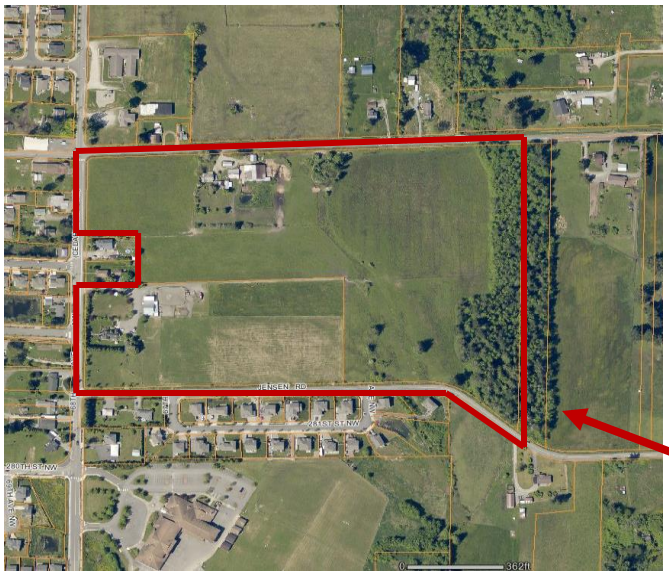

Figure 1 – Location Map

PROCEDURAL INFORMATION

The project as proposed is considered a Preliminary Plat and will be processed as a Type III permit application. The process requires public notice in the paper, posting the site, and mailing to every property owner within 300-feet. Proper notification has occurred. The Hearing Examiner will render a decision on this project after an open public hearing.

Also, Stanwood Municipal Code 17.80.033 states the community development department shall apprise the planning commission of the general intent of a project of this type and collect comments from commission members. These comments will be considered prior to issuing a recommendation to the Hearing Examiner.

PROJECT SUMMARY

The applicant is requesting preliminary plat approval for up to 125 residential dwelling units/lots. The proposed project includes the demolition of two homes and associated outbuildings. The proposal includes new construction single family detached, townhomes and cottage type housing, along with an optional clubhouse and park/open space amenities. The construction project will include excavation, grading, utility extensions and installations, demolition and construction of buildings, landscaping, and paving of both driving and walking surfaces.

A preliminary drainage report has been prepared for the site to address the Stormwater design necessary to mitigate the increased amount of runoff from the proposed preliminary plat. Currently the site consists of 37.9 acres that generally slopes downhill to the southeast with slopes from 1-4%. Approximately 9.31 acres within the easterly portion of the site contains a forested wetland and buffer area, and the drainage ditch/wetland and buffer area that bisects the site contains approximately 4.73 acres, the remainder of the site is used as agriculture field area and is covered with long grass. There are three on-site wetland and wetland buffer areas that comprise approximately 13.33 acres of the site, which will generally remain in their current condition. Thus leaving 24.77 acres of property for residential development. The proposed detention facility and associated controlled release will detain and release Stormwater from the developed site at rates equal to or less than what occurs from the estimated pre-developed forested condition, with respect to the current onsite pasture conditions, the developed site will discharge less water than what currently occurs today. Stormwater discharged from the proposed detention pond will be routed southwesterly to an existing 15-inch diameter culvert which extends southerly below Jensen Road and discharges into the existing water course located along the south side of the road. The existing drainage course then conveys water southerly approximately ¼ mile discharging to Church Creek which flows southwesterly reaching the Stillaguamish River approximately 1.5 miles to the southwest, and ultimately reaching Puget Sound.

The property is designated Traditional Neighborhood (TN) in the Comprehensive Plan and zoned Traditional Neighborhood (TN). The project is located on two tax parcels at the northeast portion of the city limits between 284th Street NW and Jensen Road. The parcels are 37.9 acres (1,653,012 square feet) in size.

The application was submitted on January 2, 2018 and deemed to be complete January 29, 2018. The notice of application, optional SEPA DNS and notice of public meeting was mailed on January 19, 2018 and published in the newspaper and posted on-site on January 23, 2018. The notice of application and optional SEPA DNS comment period ended on February 6, 2018.

ANALYSIS

Chapter 17.10 – ESTABLISHMENT OF ZONING DISTRICTS

17.10.010 Zoning Districts

The property is zoned Traditional Neighborhood (TN)

17.10.020 Purpose and intent of zoning districts.

(6) TN (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

Chapter 17.30 – PERMITTED LAND USES

17.30.040 Zoning use table

The zoning table indicates Single Family, Cottage and Townhouse Dwellings are allowed uses within the TN zone. TN subdivisions are required to follow SMC Chapter 16.15 for Preliminary Plats.

Chapter 17.47 – TN (TRADITIONAL NEIGHBORHOOD) ZONING DISTRICT

17.47.020 Application procedures for TN subdivisions.

The applicant met with planning commission on September 11, 2017, as a pre-application meeting. The applicant met the submittal requirements of SMC Chapter 16.15 when the application was submitted on January 2, 2018. The project will follow the permit review and hearing procedure of SMC Chapter 16.15 for preliminary plats.

17.47.030 Permitted uses.

The project is permitted within the TN zone as a preliminary plat.

17.47.040 Mix and location of uses.

The number of single-family dwelling units shall range from a minimum of 65% to a maximum of 80%. Of the remaining number of residential units, no more than 75% shall be the same residential type.

The project will provide a mix of residential types that include single-family detached, townhomes and cottage housing. The total of single-family dwellings is 68% (85). Of the remaining number of units 60% (24) will be Townhomes and 40% (16) will be Cottage Housing.

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. Pedestrian connections that cannot be made as sidewalks along vehicle lanes shall be made as alternative access easements such as trails.

The project provides a pedestrian connection to a sidewalk or open space for every lot within the plat. There are also 3 walkway/trail connections; one connecting to 68th Avenue, one connecting to Jensen Road, and one connecting two areas of the plat separated by the wetland.

(2) Sidewalks shall be provided on both sides of all public streets (except alleys).

The project provides sidewalks on both sides of all public streets effecting the plat.

(3) No home shall be located more than one-quarter mile (1,320 linear feet) from at least one designated open space.

The project has located all homes within a 400 foot maximum of an open space.

17.47.050 Street standards.

(1) Streets within new TN developments shall form a general grid pattern acceptable to the public works director. In local street patterns, walkable blocks of 500 linear feet or less should be required.

The project has followed a general grid pattern and all blocks are walkable of 500 linear feet or less. The largest block to the south of the plat has provided Tract C as a walkway from Jensen Road to the interior BBB Street.

(2) Major thoroughfares that are provided shall be consistent with the Comprehensive Plan.

The project does not provide a major thoroughfare and all streets are consistent with the Comprehensive Plan.

(3) 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.

The project consists of 37.9 acres and is proposing one cul-de-sac on the northeast portion of the plat for townhomes.

(4) New TN developments must connect to existing neighborhood developments where connections are provided and must provide new connections to future neighboring developments.

The proposed project uses the entire block between 284th Street NW and Jensen Road and the internal street system provides access points to the existing road system.

(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.

Design Standard	Local Access / Cul-De-Sac
Right of Way Width	49 feet
Street Width	28 feet
Curb Requirements	Cement concrete curb (6") & gutter, both sides
Planter Width	5 feet wide both sides
Sidewalk Requirements	5 feet wide both sides
Utility Easements	10 feet both sides

The project has proposed the required minimum street standards provided in the above table.

(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.

The project has not reduced the local street width and will provide 49 feet of right of way on all proposed streets within the plat.

(7) Parallel parking may be provided on one or both sides of local and major streets.

Parallel parking may be provided within the plat.

(8) Alleys 12 to 20 feet in width may be utilized to provide access to residential parking at the back of residential units.

The project has one alley through the proposed cottage housing located at the northwest portion of the plat. The proposed alley width is 16 feet.

(9) Applicants shall consult with transit providers, and provisions shall be made for transit stops that will serve current, future, and potential transit lines.

Currently there are no community transit bus options for this site, however when bus service becomes available in the future it will likely be placed along 68th Avenue NW.

(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.

17.105.140 Minimum required off-street parking spaces

Single Family Detached Dwelling	2 spaces per dwelling unit
Attached Housing (more than 1 bedroom)	2 spaces per dwelling unit
Accessory Dwelling Unit	1 space per dwelling unit

The project will provide 2 parking spaces for each dwelling unit and 1 space for each accessory dwelling unit. The project will not utilize shared parking, as no commercial development is proposed. There are no parking reductions proposed for this site.

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.

The project consists of 37.9 acres, of which 24.77 acres are useable for development and 13.33 acres comprise of the wetlands, buffers and natural open space. The project has proposed 1.8 acres (78,181 square feet) of open space within the developed area and 13.3 acres (580,576 square feet) of open wetland protection area and natural open space

(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.

All proposed open spaces have 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.

The proposed residential units have a maximum of 400 feet 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.

The area is not currently served by transit.

(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.

The project has a variety of amenities within the proposed common open spaces that include: clubhouse, raised garden beds, patios, group patio seating, patio lounge chairs, benches, picnic shelters, walk through arbor, basalt columns, garden area, garbage receptacles and shade trees.

(6) Landscape standards of Chapter 17.145 SMC shall be complied with for all parts of the TN.

17.145.030 Required landscape plan

The applicant submitted landscape plans for the preliminary plat on January 2, 2018. The plan submitted will be reviewed for compliance.

17.145.080 Standards for street frontages

> (1) All new single-family residential subdivisions, multifamily projects, or nonresidential projects shall provide a five foot landscape strip with street trees along all existing abutting streets or new public or private streets provided with the development. Where possible, the landscaping strip should be located between the right-of-way and the sidewalk. Landscaping strips shall be provided in the public or private right-of-way or on private property. Strips located on private property shall be located in a permanent landscaping easement recorded with the property.
>
> (2) Street trees of a species approved by the planning director shall be planted at a rate of no less than one tree for every 40 linear feet or fraction thereof.
>
> (3) New trees shall have a minimum diameter of two inches at four and one-half feet above ground.
>
> (4) Ground cover shall be provided between the street trees.
>
> (5) Landscaping strips located within the public right-of-way shall be maintained by the city of Stanwood. Landscaping strips located on private property shall be maintained by the property owner. Landscaping strips on private streets shall be maintained by the homeowners' association or the adjacent landowner.
>
> (6) New street trees shall conform to the city's list of approved street trees as maintained by the planning department.

The proposed landscape plan of the preliminary plat shows a 5 foot landscape strip on both sides of all streets, shows street trees at least every 40 linear feet and will use the city's approved list of street trees for planting.

(7) Sensitive areas shall be protected per Chapters 17.115 through 17.135 SMC.

The proposed plat shall comply will all critical areas regulations, including: General Provisions, Wetlands, Fish and Wildlife Habitat, and Critical Aquifer Recharge Areas.

(8) This section shall apply in the TN zoning district in lieu of the open space and recreation standards of Chapter 17.147 SMC.

The proposed project has complied with the TN common open space standards.

17.47.065 Building standards.

(1) All building frontages shall be served by sidewalks or provide pedestrian connection to sidewalks.
The proposed homes within the plat are all served by sidewalks and have pedestrian connections.

(2) If alleys are provided, residential garages shall gain access to the rear of lots from alleys.

The project is proposing one alley and all residential garages will be accessed from the alley.

(3) All structures shall meet the building design guidelines set forth in Chapter 17.112 SMC.

17.112.020 Building design standards applicable in the TN zoning districts.

> (1) Architectural style is not to be restricted; however, styles representative of the building styles that have been used throughout the history of Stanwood area strongly encouraged. The evaluation of the exterior appearance and design of any new development or renovation to an existing building shall be based on its relationship to the surrounding environment.

At building permit application the applicant will provide the city the exterior appearance and design of all new homes.

> (7) Fences and freestanding walls seven feet or less in height may be allowed in any required side yard or rear yard, or four feet or less in a required front yard. No fencing will be allowed to obstruct the sight distance for traffic on any roadway and shall be consistent with City of Stanwood Street and Utility Standards section for sight obstruction.

The proposed plat will have an intersection sight distance of 15 feet back from the edge of traveled way and 3 feet above the pavement.

> (8) Single-Family Homes in New Subdivisions.
>
> > (a) All single-family homes in new subdivisions or short subdivisions greater than two lots shall provide a variety of homes. No four adjacent homes along a single street front shall be designed or treated alike. Adjacent homes shall be treated differently in at least three of the following:
> >
> > > (i) Floor plan (mirror floor plans are not acceptable);
> > >
> > > (ii) Roof lines as viewed from the street (not including pitch);
> > >
> > > (iii) Entry design;
> > >
> > > (iv) Predominant color;
> > >
> > > (v) Materials (able to be differentiated at street front); and
> > >
> > > (vii) Window shapes and sizes (street-facing only).

(b) Subdivision and short subdivision great than two lots shall have a minimum number of floor plans according to the following chart (reverse floor plans are not acceptable):

Number of Lots	Minimum Number of Floor Plans
3-4	3
5-8	4
9-12	5
13-16	6
17-20	7
21+	8

The proposed preliminary plat has 125 lots. There are 85 single-family home lots proposed and 8 different floor plans will need to be submitted at the time of building permit. There are 24 townhome lots proposed and 8 different floor plans will need to be submitted at the time of building permit. There are 16 cottage housing lots proposed and 6 different floor plans will need to be submitted at the time of building permit.

(4) Similar building types (e.g., single-family, multi-family, commercial) should be located on both sides of a street instead of using streets to define boundaries.

The project proposes similar building types on both sides of the street in all areas of the plat. The three housing types are grouped with each other. There is one area in the cottage housing area that has single family on one side and cottages on the other.

(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 lots in a row shall have the same width, and lot widths shall vary by a minimum of five-foot increments.

The project has proposed varied lot widths throughout the single family homes, some varied lot widths within the townhome area and has not varied the cottage housing lot widths.

17.47.070 Parking location.

All multifamily 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.

The project has proposed garages within the cottage housing area to access from the rear off the alley. The rest of the homes shall comply with this regulation at the time of building permit.

Chapter 17.60 – ZONING STANDARDS TABLE

17.60.020 Residential development standards

Traditional Neighborhood (TN)	Single Family	Townhouse	Cottage Housing
Maximum Residential Density	20 du/acre	20 du/acre	20 du/acre
Minimum lot area	5,000 sf	2,000 sf - end lot 1,800 sf – interior lot	3,000 sf
Minimum lot width	50ft	50ft	50ft
Minimum lot depth	70ft	70ft	60ft
Setbacks	Front: 0ft 10ft accessory Rear: 15ft 5ft alley Side: 10ft	Front: 0ft 10ft accessory Rear: 15ft 5ft alley Side: 10ft – end units 0ft – interior units	Front: 10ft Rear: 10ft 5ft accessory Side: 5ft
Corner lot side setback			10ft
Maximum height	30ft 20ft – accessory	40ft 20ft – accessory	30ft 20ft – accessory
Maximum building coverage	60%	60%	40% 15% ADU
Maximum building area			1,200 sf
Minimum Driveway			20ft

The project as designed meets the above zoning standards for the Single Family Residential and Townhouse lots. The applicant has requested a variance of the lot width for the cottage housing lots. The variance will be addressed through the variance criteria and public hearing.

Chapter 17.80 – ADMINISTRATION

17.80.110 Variances

(1) As provided by SMC 17.81A.210(4), variances may be granted from the strict application of any land dimension, density, or height requirements of this title when, by reason of exceptional narrowness, shallowness, shape, or substandard size of specific parcels of property, or by reason of exceptional topographic conditions or other extraordinary situations or conditions of specific parcels of property. Strict application of this code or amendment thereto must be found to result in a practical difficulty or unnecessary hardship upon the owner of said property, provided:

(a) That such variance can be granted without substantial impairment of the intent, purpose, and integrity of this title and of the Comprehensive Plan of Stanwood; and

The variance could be granted without substantial impairment of the Comprehensive Plan. The allowed density of the property is 20 dwelling units per acre or a total of 758 units for 37.9 acres and the proposed plat will provide a density of 3.29 dwelling units per acre.

(b) That this variance shall not permit a use of land not authorized within the zoning district, increase in the volume of a building or structure, or increase the density of development beyond that permitted, as established by this code; and

The variance does not permit an unauthorized use within the zoning district, does not increase the volume of the building or structure, and does not increase the density of the development beyond what is permitted within the code.

(c) That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zoning district in which subject property is situated; and

The variance is not detrimental to the public welfare or injurious to the property or improvements in the vicinity and zoning district in which the property is located.

(d) That the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land; and

The proposed variance is a minimum variance and will effect 16 lots of the proposed plat, however the reasons for the lot width reduction are not necessary to make reasonable use of the land. The lots could be rearranged within the cottage block area to not need a minimum width reduction. This would result in a reduction of 1 single family lot and 1 cottage housing lot from the plat bringing the number from 125 lots to 123 lots.

(e) That there must be a finding that all of the following conditions exist:

(i) That, if the owner or lessor complied with the provisions of this code, he or she would not be able to make reasonable use of his or her property.

If the owner complied with the code, they would lose 1 single family lot and 1 cottage housing lot. The total lots would be reduced to 123 lots from the 125 proposed lots.

(ii) That the difficulties or hardships are peculiar to the property in question in contrast with those of other properties in the same district;

The difficulties or hardships are not peculiar to this property. This is the first development the city has processed within the Traditional Neighborhood (TN) zone.

(iii) That the hardship was not the result of the applicant's own action (applicant's own action shall not include the purchase of the property); and

The hardship is the applicant's own action resulting from building within the Traditional Neighborhood (TN) zone and the choice of housing types that were submitted. Those include single family, townhomes, and cottage housing.

(iv) That the hardship is not merely financial or pecuniary.

The preliminary plat could be reduced from 125 to 123 lots and meet the current minimum width regulations within the Stanwood Municipal Code.

(2) The fact that property may be utilized more profitably will not be an element of consideration

The variance would provide the property owner to be more profitable with the additional 1 single family and 1 cottage house lot that would be sold if the variance was granted.

(3) Application for a variance shall be made by petition of the sub-divider or other permit applicant stating fully the necessity of the variance and the specific requirement for which the variance is requested.

The variance application was submitted with the preliminary plat on January 2, 2018.

(4) If a variance is in conjunction with a preliminary plat or other major permit application requiring a public hearing, it shall be so stated in the public notice of hearing, and a single hearing shall be held.

The variance will be processed in conjunction with a preliminary plat and will be included on the public notice for the public hearing before the hearing examiner.

(5) Public notice of a hearing on a variance shall be given pursuant to SMC 17.81A.260. If no hearing is required, notice of application for variances shall be given pursuant to SMC 17.81A.225. No decision shall be made until a 14-day comment period has passed.

City staff followed SMC 17.81A.260 when issuing the notice of application, optional SEPA determination and notice of public meeting. The same process will be followed when the public hearing before hearing examiner is scheduled.

Chapter 17.95 – RESIDENTIAL PERFORMANCE STANDARDS

Article VIII. Planned Residential Development

17.95.450 Cottage PRDs

PRDs for cottage developments are permitted in any single-family residential zone, subject to the density and dimensions identified in SMC 17.60.020(1) and the following listed items:

(1) The minimum driveway length is 20 feet for all PRDs.

The proposed cottage housing lots will be required to have minimum driveway length of 20 feet. This will be addressed at the time of building permit.

(2) Driveways may not be required if grouped parking meeting the standards for multifamily parking is Chapter 17.105 SMC is available.

The proposed cottage housing lots will not have grouped parking.

(3) The maximum building area is 1,200 square feet.

The proposed cottage houses will have a maximum building area of 1,200 square feet. This will be addressed at the time of building permit.

Article IX. Accessory Dwelling Units

17.95.475 Criteria

(1) One accessory dwelling unit shall be allowed per lot as indicated in the land use tables contained in Chapters 17.30 through 17.75 SMC.

The proposed preliminary plat shows an option for ADUs on the cottage housing lots.

(2) Either the main structure or the accessory unit shall be owner occupied.

The preliminary plat will have a condition that either the main structure or accessory unit shall remain owner occupied.

(3) The applicant shall record a deed restriction with the property indicating the presence and ownership, residency, and design restrictions of the accessory dwelling unit.

The preliminary plat will have a condition that states, prior to building permit issuance a recorded deed restriction will need to be submitted to the city.

(4) The applicant shall be responsible for consulting and complying with any private conditions, covenants, and restrictions (CC&Rs) that may apply to the property and/or the creation of accessory dwelling units.

ADUs within the preliminary plat will need to comply with both the CC&Rs of the plat and the city standards.

17.95.480 Design Standards

(1) Any accessory dwelling unit may be attached or detached from the main structure, but must meet the dimensional, setback, height, and coverage standards for the lot as contained in Chapters 17.30 through 17.75 SMC.

(2) The size of an accessory unit shall not exceed 50 percent of the size of the main structure, or 900 square feet, whichever is less.

(3) The architectural design, style, appearance, and character of the accessory unit shall be consistent with that of the main building. Elements such as roof lines, window frames, colors and materials shall match those of the main house.

(4) The entrance to the accessory unit shall be located on a separate façade from the entrance to the main building.

(5) A minimum of one additional parking space shall be provided to serve the accessory unit.

Individual accessory dwelling unit design standards will be reviewed at the time of building permit submittal and will be required to meet all lot requirements. The cottage housing layout has taken into account for an additional parking space on each lot, should the owner want to build an ADU.

Chapter 17.140 – STORMWATER MANAGEMENT PERFORMANCE STANDARDS

The applicant has designed the Stormwater system in accordance with 17.140.050 General requirements subsection (1) which states, "The 2005 Edition of the Washington State Department of Ecology's "Stormwater Management Manual for Western Washington" is hereby adopted by reference and is hereinafter referred to as the "manual." Local exceptions are included in Chapter 3 of the Street and Utility Standards (Chapter 14.14 SMC) and are included herein by this reference."

Chapter 17.151 IMPACT FEES – PUBLIC FACILITIES

17.151.040 Imposition of impact fees

There is imposed upon all new development activity within the city an impact fee which shall be calculated by adding the impact fee components as hereinafter provided for that are applicable to each new development activity.

The preliminary plat will be required to pay traffic impact fees, park impact fees, fire impact fees and school impact fees. Currently the Stanwood – Camano School District is not collecting impact fees. The impact fee amounts may change in the future and the fee paid will be the fee in place at the time of building permit submittal.

17.151.055 Imposition of transportation impact fees

(3) For redevelopment of a site, a credit shall be given for trips generated by the previous use on the site.

The project will demolish two existing single family homes, therefore two impact fee credits will be given to the first two lots built within the plat.

Chapter 16.15 – PRELIMINARY PLATS

16.15.030 Preliminary plat application submittal

The applicant submitted all necessary information for the preliminary plat on January 2, 2018. The notice of application was issued on January 19, 2018. The comment period for the notice of application ran from January 23, 2018 to February 6, 2018. The application was deemed complete and first comments were sent on January 29, 2018.

16.15.060 Environmental checklist and determination

The applicant submitted a SEPA checklist on January 2, 2018. An Optional SEPA DNS was issued with the notice of application on January 19, 2018. The comment period for the Optional SEPA DNS ran from January 23, 2018 to February 6, 2018.

16.15.070 Specific requirements

The applicant has submitted all necessary plans, reports, studies, and site plans in order to conduct a full review of the preliminary plat.

16.15.080 Distribution

The application and submittal information was distributed to all necessary city staff, agencies and consultants.

16.15.090 Review criteria

The preliminary plat will be reviewed per the requirements of the Stanwood Municipal Code and necessary related codes.

16.15.100 Planning commission review

Planning Commission review for the preliminary plat will take place on February 12, 2018.

16.15.110 Hearing – Notice procedure

A preliminary plat is required to hold a public hearing before the hearing examiner. The public hearing will be follow the public hearing requirements of chapter 17.85.010.

16.15.140 Duration of approval

Preliminary plats are effective for five years from the date of preliminary plat approval.

PUBLIC COMMENTS RECEIVED

We received agency comments from The Department of Ecology, the Department of Fish and Wildlife, and Snohomish County Public Works.

The Department of Ecology and Snohomish County Public Works stated they had no issues with the project and concur with the items submitted with the preliminary plat application. The Department of Fish and Wildlife had comments about the stream and wetlands on the property. These comments were forwarded to the city's consultant for review.

We have received comments from 5 concerned members of the public. A summarized list of concerns is below:

1. *Concerns with how the property owner will verify 55+ older buying homes within the plat.*
2. *Concerns that the plat will be sold as a 55+ plat and then at a later date be turned into all ages.*
3. *Is there really a need for a variance of the lot width sizes? Doesn't this allow the developer to become more profitable, while adding in more houses?*
4. *How will this development affect Cedarhome Elementary School and its boundary?*
5. *How many kids per household are assessed with this development?*
6. *Concerns with low income or homeless housing.*
7. *Cedarhome Elementary is already overcrowded, so where will these new children go to school?*
8. *How are other Landed Gentry projects for senior housing regulated?*
9. *Why are there 18 driveways onto Jenson Road? Will Jensen Road be expanded? Why isn't there an interior road for those houses?*
10. *How can the community make it less than 125 homes?*
11. *How can the city hear what the community wants if they can't ask questions at the meeting?*
12. *How much water will this development take from the aquifer?*
13. *How does the city regulate the water coming out of the aquifer?*
14. *How will this development impact the water of neighboring property owners?*
15. *In the past there was a moratorium on new wells being drilled in this area because of the decrease in water supply from the aquifer.*
16. *Concerns with increasing the existing congestion on 68th Avenue, increasing traffic on 284th Street.*
17. *The project will substantially change the character of the pleasant, rural/suburban neighborhood.*
18. *The reduced lot dimension requested with the variance does not meet the variance section of the Stanwood code. This will benefit no one except the developer.*
19. *The road into the townhouse area lines up directly across from a rural single family residence driveway. This will impact those that live in the house when they are entering and exiting their driveway.*

CEDARHOME SQUARE PRELIMINARY PLAT

LEGEND

- STORM SEWER MANHOLE SOLID LID
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT

LEGAL DESCRIPTION:

PARCEL A:
ALL THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 32 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE EAST 1,650 FEET; THENCE SOUTH 1,320 FEET, MORE OR LESS, TO THE COUNTY ROAD; THENCE NORTHWESTERLY TO A POINT 330 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE WEST 330 FEET; THENCE NORTH 440.22 FEET; THENCE WEST 770 FEET; THENCE NORTH 198 FEET; THENCE WEST 220 FEET; THENCE NORTH 351.76 FEET TO THE POINT OF BEGINNING;
EXCEPT COUNTY ROADS;
ALSO EXCEPT THAT PORTION DEEDED TO SNOHOMISH COUNTY UNDER RECORDING NO. 9709040282;
AND EXCEPT THAT PORTION SOLD TO THE CITY OF STANWOOD UNDER RECORDING NO. 201609190236;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B:
THAT PORTION OF SECTION 20, TOWNSHIP 32 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING 549.78 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 32 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN SNOHOMISH COUNTY, WASHINGTON; THENCE EAST 990 FEET; THENCE SOUTH 440.22 FEET; THENCE WEST 990 FEET; THENCE NORTH TO THE POINT OF BEGINNING;
EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY UNDER RECORDING NO. 9708140149;

SITUATE IN THE CITY OF STANWOOD, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

(LEGAL DESCRIPTION FROM EXHIBIT "A" OF TITLE RESOURCES GUARANTEE COMPANY'S SUBDIVISION GUARANTEE NO.: 40202465, DATED NOVEMBER 8, 2017.)

DATUM:

HORIZONTAL DATUM: WASHINGTON NORTH ZONE NAD 83/11

NOTE:

SEE DETAIL ON SHEET 3 OF 3 FOR TYPICAL BUILDING LOT SET BACK LINES

OPEN SPACE TRACTS:

TRACT NAME	TRACT USE	TRACT AREA
TRACT A	LANDSCAPE TRACT	204 S.F.
TRACT B	LANDSCAPE TRACT	204 S.F.
TRACT C	OPEN SPACE, PEDESTRIAN WALKWAY	4,397 S.F.
TRACT D	OPEN SPACE	2,497 S.F.
TRACT E	OPEN SPACE, CLUB HOUSE	39,781 S.F.
TRACT I	OPEN SPACE	5,741 S.F.
TRACT J	OPEN SPACE, PEDESTRIAN WALKWAY	701 S.F.
TRACT K	OPEN SPACE, PEDESTRIAN WALKWAY	1,000 S.F.
TRACT L	OPEN SPACE	15,497 S.F.

REV. NO.	REVISION	DATE	BY	APPROVED

SUBDIVISION DESIGN BY:

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE RD./P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

THOMAS E. BARNES — STATE OF WASHINGTON — 28067 — REGISTERED PROFESSIONAL LAND SURVEYOR — 12-21-17

LAND SURVEYING AND MAPPING BY:

METRON and ASSOCIATES INC.
LAND SURVEYS, MAPS, AND LAND USE PLANNING
307 N. OLYMPIC AVENUE, SUITE 205
ARLINGTON, WASHINGTON 98223
(360) 435-3777 FAX (360) 435-4822

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REV 03 VSW 12-21-2017

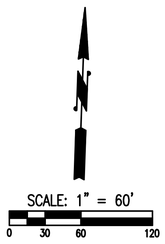
PLAN STATUS:

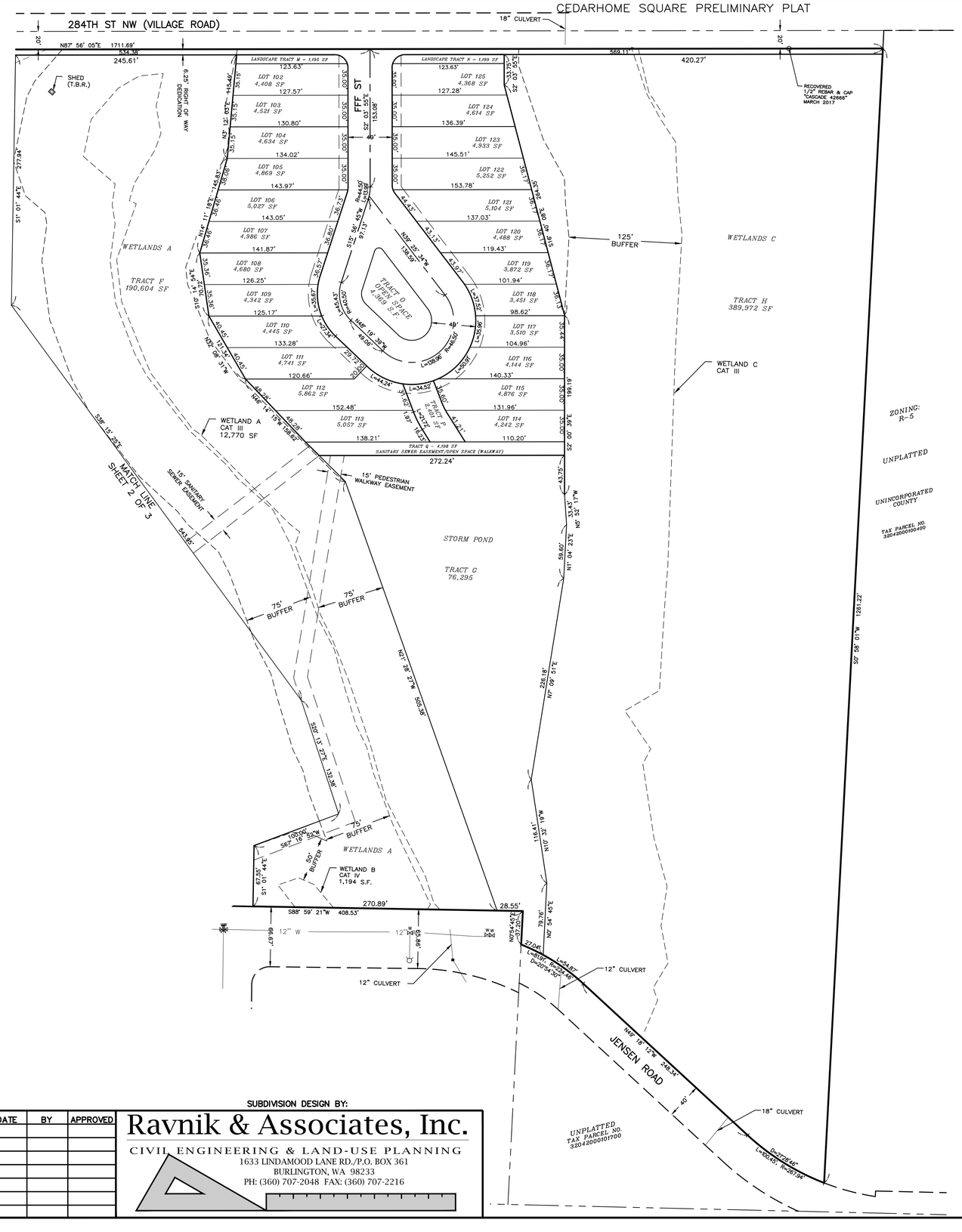
SCALE: 1" = 60'
DRAWN BY: V.S.W.
CHECKED BY: T.E.B.
DATE: 12.05.17

SHEET TITLE:
CEDARHOME SQUARE PRELIMINARY PLAT
FOR
LANDED GENTRY
LOTS 1 – 101
N1/2 NE1/4, SECTION 20, T. 32 N., R. 4 E., W.M.

DRAWING NO.
METRON 17025 Prelim
JOB NO.
17005
SHEET NO.
2 OF 3

CEDARHOME SQUARE PRELIMINARY PLAT

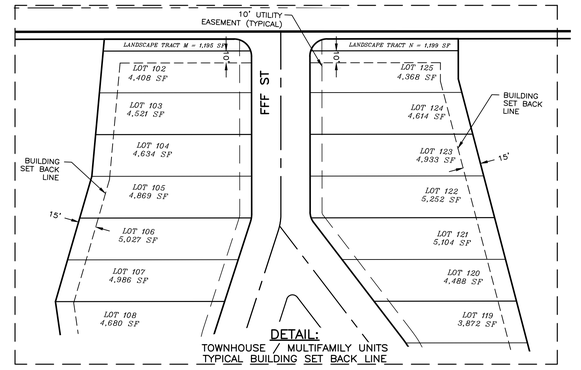




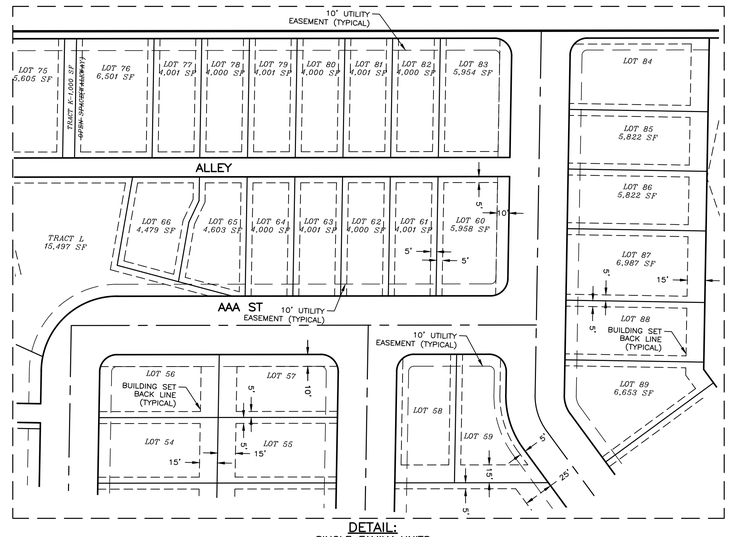
BUILDING SETBACK INFORMATION:

BUILDING SETBACKS: 0' (10' ACCESSORY) FRONT & ROADS(1,2), 25' (15' ACCESSORY) REAR(1,2,4)
SIDE SETBACKS: 5'(6,7) BASE STANDARD 10' (5' ACCESSORY)

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.
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.
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.



DETAIL:
TOWNHOUSE / MULTIFAMILY UNITS
TYPICAL BUILDING SET BACK LINE



DETAIL:
SINGLE FAMILY UNITS
TYPICAL BUILDING SET BACK LINE

OPEN SPACE TRACTS:

TRACT NAME	TRACT USE	TRACT AREA	SHEET
TRACT F	OPEN SPACE, WETLANDS PROTECTION	190,604 S.F.	3 OF 3
TRACT G	STORM RETENTION POND	76,295 S.F.	3 OF 3
TRACT H	OPEN SPACE, WETLANDS PROTECTION	389,972 S.F.	3 OF 3
TRACT M	LANDSCAPE TRACT	1,195 S.F.	3 OF 3
TRACT N	LANDSCAPE TRACT	1,199 S.F.	3 OF 3
TRACT O	OPEN SPACE,	4,369 S.F.	3 OF 3
TRACT P	INGRESS, EGRESS & UTILITIES	2,401 S.F.	3 OF 3
TRACT Q	OPEN SPACE, PEDESTRIAN WALKWAY	4,198 S.F.	3 OF 3

LAND SURVEYING AND MAPPING BY:

THOMAS E. BARNES STATE OF WASHINGTON 28067 REGISTERED PROFESSIONAL LAND SURVEYOR
12-27-17

METRON and ASSOCIATES INC.
LAND SURVEYS, MAPS, AND LAND USE PLANNING
307 N. OLYMPIC AVENUE, SUITE 205
ARLINGTON, WASHINGTON 98223
(360) 435-3777 FAX (360) 435-4822

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REV. NO.	REVISION	DATE	BY	APPROVED

SUBDIVISION DESIGN BY:

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE RD./P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

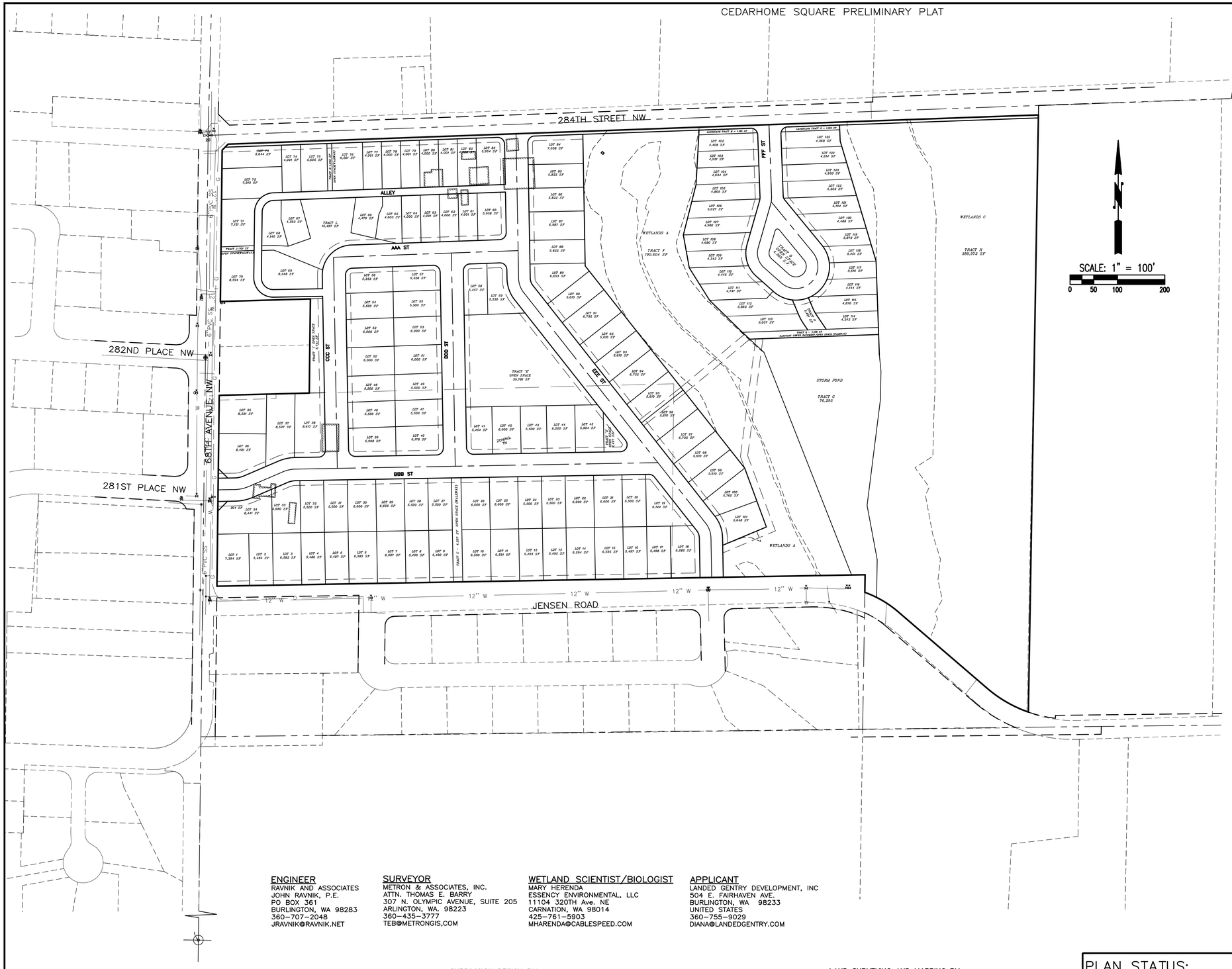
PLAN STATUS:

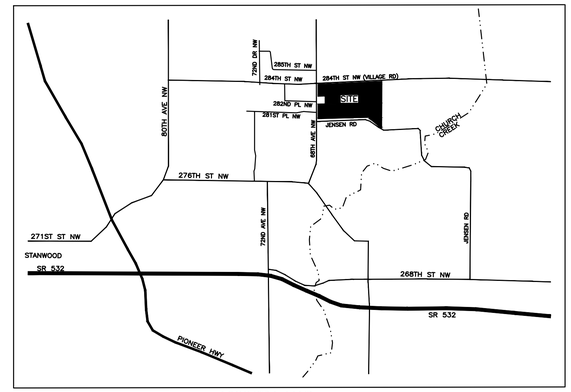
SCALE: 1" = 60'
DRAWN BY: V.S.W.
CHECKED BY: T.E.B.
DATE: 12.05.17

SHEET TITLE:
CEDARHOME SQUARE PRELIMINARY PLAT
FOR
LANDED GENTRY
LOTS 102-125
N1/2 NE1/4, SECTION 20, T. 32 N., R. 4 E., W.M.

DRAWING NO.
METRON 17025 Prelim
JOB NO.
17005
SHEET NO.
3 OF 3

CEDARHOME SQUARE PRELIMINARY PLAT





VICINITY MAP
SCALE: 1" = 1/4 MILE

LEGAL DESCRIPTION:

PARCEL A:
ALL THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 32 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE EAST 1,650 FEET; THENCE SOUTH 1,320 FEET, MORE OR LESS, TO THE COUNTY ROAD; THENCE NORTHWESTERLY TO A POINT 330 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE WEST 330 FEET; THENCE NORTH 440.22 FEET; THENCE WEST 770 FEET; THENCE NORTH 198 FEET; THENCE WEST 220 FEET; THENCE NORTH 351.76 FEET TO THE POINT OF BEGINNING;
EXCEPT COUNTY ROADS;
ALSO EXCEPT THAT PORTION DEEDED TO SNOHOMISH COUNTY UNDER RECORDING NO. 9709040282;
AND EXCEPT THAT PORTION SOLD TO THE CITY OF STANWOOD UNDER RECORDING NO. 201609190236;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B:
THAT PORTION OF SECTION 20, TOWNSHIP 32 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING 549.78 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 32 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN SNOHOMISH COUNTY, WASHINGTON; THENCE EAST 990 FEET; THENCE SOUTH 440.22 FEET; THENCE WEST 990 FEET; THENCE NORTH TO THE POINT OF BEGINNING;
EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY UNDER RECORDING NO. 9708140149;

SITUATE IN THE CITY OF STANWOOD, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

(LEGAL DESCRIPTION FROM EXHIBIT "A" OF TITLE RESOURCES GUARANTEE COMPANY'S SUBDIVISION GUARANTEE NO.: 40202465, DATED NOVEMBER 8, 2017.)

OPEN SPACE TRACTS:

TRACT NAME	TRACT USE	TRACT AREA	SHEET
TRACT A	LANDSCAPE TRACT	204 S.F.	2 OF 3
TRACT B	LANDSCAPE TRACT	204 S.F.	2 OF 3
TRACT C	OPEN SPACE, PEDESTRIAN WALKWAY	4,397 S.F.	2 OF 3
TRACT D	OPEN SPACE	2,497 S.F.	2 OF 3
TRACT E	OPEN SPACE, CLUB HOUSE	39,781 S.F.	2 OF 3
TRACT F	OPEN SPACE, WETLANDS PROTECTION	190,604 S.F.	3 OF 3
TRACT G	STORM RETENTION POND	76,295 S.F.	3 OF 3
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TRACT I	OPEN SPACE	5,741 S.F.	2 OF 3
TRACT J	OPEN SPACE, PEDESTRIAN WALKWAY	701 S.F.	2 OF 3
TRACT K	OPEN SPACE, PEDESTRIAN WALKWAY	1,000 S.F.	2 OF 3
TRACT L	OPEN SPACE	15,497 S.F.	2 OF 3
TRACT M	LANDSCAPE TRACT	1,195 S.F.	3 OF 3
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TRACT P	INGRESS, EGRESS & UTILITIES	2,401 S.F.	3 OF 3
TRACT Q	OPEN SPACE, PEDESTRIAN WALKWAY	4,198 S.F.	3 OF 3

ROAD DEDICATION:

208,459 S.F.

ZONING INFORMATION:

TAX PARCEL NUMBER: 32042000100500, & 32042000100800
EXISTING ZONING: TN – TRADITIONAL NEIGHBORHOOD (20DU / 1ACRE FOR ALL UNIT TYPES)
PROPOSED LAND USE : RESIDENTIAL
TOTAL SITE AREA: 37.9 ACRES = 1,653,012 SQ.FT.
BASE DENSITY(SMC 17.60.020): 37.9 ACRES X 20 = 758
SINGLE FAMILY, DUPLEX, TOWNHOUSE/APARTMENT IN MIXED USE, MULTIFAMILY: 20DU / 1ACRE
MINIMUM LOT SIZE: BASE: NONE
SINGLE FAMILY: 5,000 SQ.FT.
DUPLEX: 6,000 SQ.FT.
TOWNHOUSE: END LOT: 2,000 SQ.FT. INTERIOR LOT: 1,800 SQ.FT.
MULTIFAMILY: 20,000 SQ.FT.
MINIMUM LOT SIZE: 50' WIDE X 70' DEEP
BUILDING SETBACKS: 0' (10' ACCESSORY) FRONT & ROADS(1,2), 25' (15' ACCESSORY) REAR(1,2,4)
SIDE SETBACKS: 5'(6,7) BASE STANDARD 10' (5' ACCESSORY)
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.
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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.
MAXIMUM HEIGHT: 30' (20' ACCESSORY)
MAXIMUM BUILDING COVERAGE: 40% (10% ACCESSORY)
WATER SOURCE: CITY OF STANWOOD WATER
WASTE DISPOSAL: CITY OF STANWOOD SEWER
SCHOOL DISTRICT: STANWOOD–CAMANO SCHOOL DIST NO 401
FIRE DISTRICT: CITY OF STANWOOD FIRE DEPARTMENT (NORTH COUNTY REGIONAL FIRE AUTHORITY)

*NOT LOCATED WITHIN A FLOOD HAZARD ZONE

ENGINEER
RAVNIK AND ASSOCIATES
JOHN RAVNIK, P.E.
PO BOX 361
BURLINGTON, WA 98283
360–707–2048
JRAVNIK@RAVNIK.NET

SURVEYOR
METRON & ASSOCIATES, INC.
ATTN. THOMAS E. BARRY
307 N. OLYMPIC AVENUE, SUITE 205
ARLINGTON, WA. 98223
360–435–3777
TEB@METRONGIS,COM

WETLAND SCIENTIST/BIOLOGIST
MARY HERENDA
ESSENCY ENVIRONMENTAL, LLC
11104 320TH Ave. NE
CARNATION, WA 98014
425–761–5903
MHARENDA@CABLESPEED.COM

APPLICANT
LANDED GENTRY DEVELOPMENT, INC
504 E. FAIRHAVEN AVE.
BURLINGTON, WA 98233
UNITED STATES
360–755–9029
DIANA@LANDEDGENTRY.COM

REV. NO.	REVISION	DATE	BY	APPROVED

SUBDIVISION DESIGN BY:

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE RD./P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

LAND SURVEYING AND MAPPING BY:

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and ASSOCIATES INC.
LAND SURVEYS, MAPS, AND LAND USE PLANNING
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ARLINGTON, WASHINGTON 98223
(360) 435–3777 FAX (360) 435–4822

THOMAS E. BARRY — STATE OF WASHINGTON — 28067 — REGISTERED PROFESSIONAL LAND SURVEYOR — 12-27-17

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REV 03 VSW 12-21-2017

PLAN STATUS:

SCALE: 1" = 100'
DRAWN BY: V.S.W.
CHECKED BY: T.E.B.
DATE: 12.05.17

SHEET TITLE:
CEDARHOME SQUARE PRELIMINARY PLAT
FOR
LANDED GENTRY
LOTS 1 – 125
N1/2 NE1/4, SECTION 20, T. 32 N., R. 4 E., W.M.

DRAWING NO.
METRON 17025 Prelim
JOB NO.
17005
SHEET NO.
1 OF 3

CEDARHOME SQUARE PRELIMINARY PLAT

NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 20

NORTHEAST CORNER OF SECTION 20

284TH ST NW (VILLAGE ROAD)

N87° 56' 05"E 2806.75'

N87° 56' 05"E 1711.69'

189.94'

544.18'

245.61'

569.11'

420.27'

17.84'
N44° 35' 57"E

30'

ALLEY

PHASE III

PHASE II

PHASE I

PHASE IV

AAA ST

S87° 56' 05"W
249.00'

389.93'
140.93'

BBB ST

N88° 58' 16"E
249.00'

427.79'
764.31'

CCC ST

DDD ST

EEE ST

FFF ST

68TH AVE W

282ND PL NW

281ST PL NW

JENSEN ROAD

281ST ST NW

281ST ST NW

N0° 41' 16"E 319.68'

S88° 19' 24"W 190.16'

EXISTING 20' WATER PIPELINE EASEMENT BASED ON AFN 2311543, TO BE VACATED, RESCINDED & EXTINGUISHED

EXISTING PUMP HOUSE EASEMENT BASED ON AFN 2311543, TO BE VACATED, RESCINDED & EXTINGUISHED

TRACT 'J' OPEN SPACE 5,241 SF

N0° 41' 16"E 198.85'

S1° 01' 25"E 445.69'

EXISTING 10' EASEMENT & MAINTENANCE AGREEMENT AFN 9506300561

N88° 32' 33"E 190.13'

99.97'

60.04'

61.89'

LOT 35 8,221 SF

LOT 36 8,481 SF

LOT 37 8,527 SF

LOT 38 8,617 SF

LOT 49 5,500 SF

LOT 47 5,500 SF

LOT 40 6,178 SF

TRACT 'E' OPEN SPACE 39,781 SF

S1° 01' 44"E 450.40'

S1° 01' 44"E 277.94'

S0° 15' 45"E 246.78'

N89° 15' 45"W 403.43'

LOT 41 5,454 SF

LOT 42 6,000 SF

LOT 43 5,500 SF

LOT 44 6,000 SF

LOT 45 5,904 SF

TRACT 'D' OPEN SPACE 1,497 SF

LOT 97 6,732 SF

LOT 98 5,610 SF

LOT 99 5,610 SF

LOT 100 5,760 SF

LOT 101 5,648 SF

WETLANDS A

TRACT F 190,604 SF

N0° 12' 05"E 145.49'

N14° 11' 18"E 165.83'

N32° 08' 31"W 137.34'

N46° 14' 05"W 156.62'

WETLAND A CAT III 12,770 SF

15' SANITARY SEWER EASEMENT

15' PEDESTRIAN WALKWAY EASEMENT

272.24'

S52° 03' 55"E 153.08'

S15° 56' 45"W 97.13'

N39° 25' 34"W 136.58'

N46° 10' 39"W 90.08'

125' BUFFER

WETLANDS C

TRACT H 389,972 SF

WETLAND C CAT III

STORM POND

TRACT G 76,295

75' BUFFER

75' BUFFER

75' BUFFER

WETLANDS A

WETLAND B CAT IV 1,194 S.F.

50' BUFFER

SCALE: 1" = 60'

0 30 60 120

LOT 1 7,394 SF

LOT 2 8,484 SF

LOT 3 6,582 SF

LOT 4 5,486 SF

LOT 5 5,487 SF

LOT 6 6,585 SF

LOT 7 6,587 SF

LOT 8 5,490 SF

LOT 9 5,490 SF

LOT 10 6,590 SF

LOT 11 6,591 SF

LOT 12 5,493 SF

LOT 13 5,495 SF

LOT 14 6,594 SF

LOT 15 6,595 SF

LOT 16 5,497 SF

LOT 17 5,498 SF

LOT 18 6,585 SF

LOT 19 6,144 SF

LOT 20 5,500 SF

LOT 21 6,600 SF

LOT 22 6,600 SF

LOT 23 5,500 SF

LOT 24 5,500 SF

LOT 25 6,600 SF

LOT 26 6,600 SF

LOT 27 5,500 SF

LOT 28 5,500 SF

LOT 29 6,600 SF

LOT 30 6,600 SF

LOT 31 5,500 SF

LOT 32 5,500 SF

LOT 33 5,680 SF

LOT 34 8,441 SF

LOT 36 6,600 SF

TRACT 'C' OPEN SPACE (WALKWAY) 4,397 SF

LANDSCAPE TRACT B 204 SF

LANDSCAPE TRACT A 204 SF

N0° 41' 16"E 403.03'

N88° 58' 16"E 249.00'

S88° 59' 21"W 959.99'

S88° 59' 21"W 408.53'

N0° 08' 39"E 1281.22'

N21° 28' 27"W 505.36'

N0° 08' 39"E 226.18'

N54° 45' 57"W 27.00'

R=24.50' L=24.57' D=57°26'38"

ZONING: SR-9.6

SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 20

SUBDIVISION DESIGN BY:

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LANE RD./P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

LAND SURVEYING AND MAPPING BY:

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THOMAS E. BARRETT — STATE OF WASHINGTON — 28067 — REGISTERED PROFESSIONAL LAND SURVEYOR — 12-21-17

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REV 01 VSW 12-21-2017

REV. NO.	REVISION	DATE	BY	APPROVED

PLAN STATUS:

SCALE: 1" = 60'

DRAWN BY: V.S.W.

CHECKED BY: T.E.B.

DATE: 12.19.17

SHEET TITLE:
CEDARHOME SQUARE PRELIMINARY PLAT
FOR
LANDED GENTRY
LOTS 1–49 & 97–101
N1/2 NE1/4, SECTION 20, T. 32 N., R. 4 E., W.M.

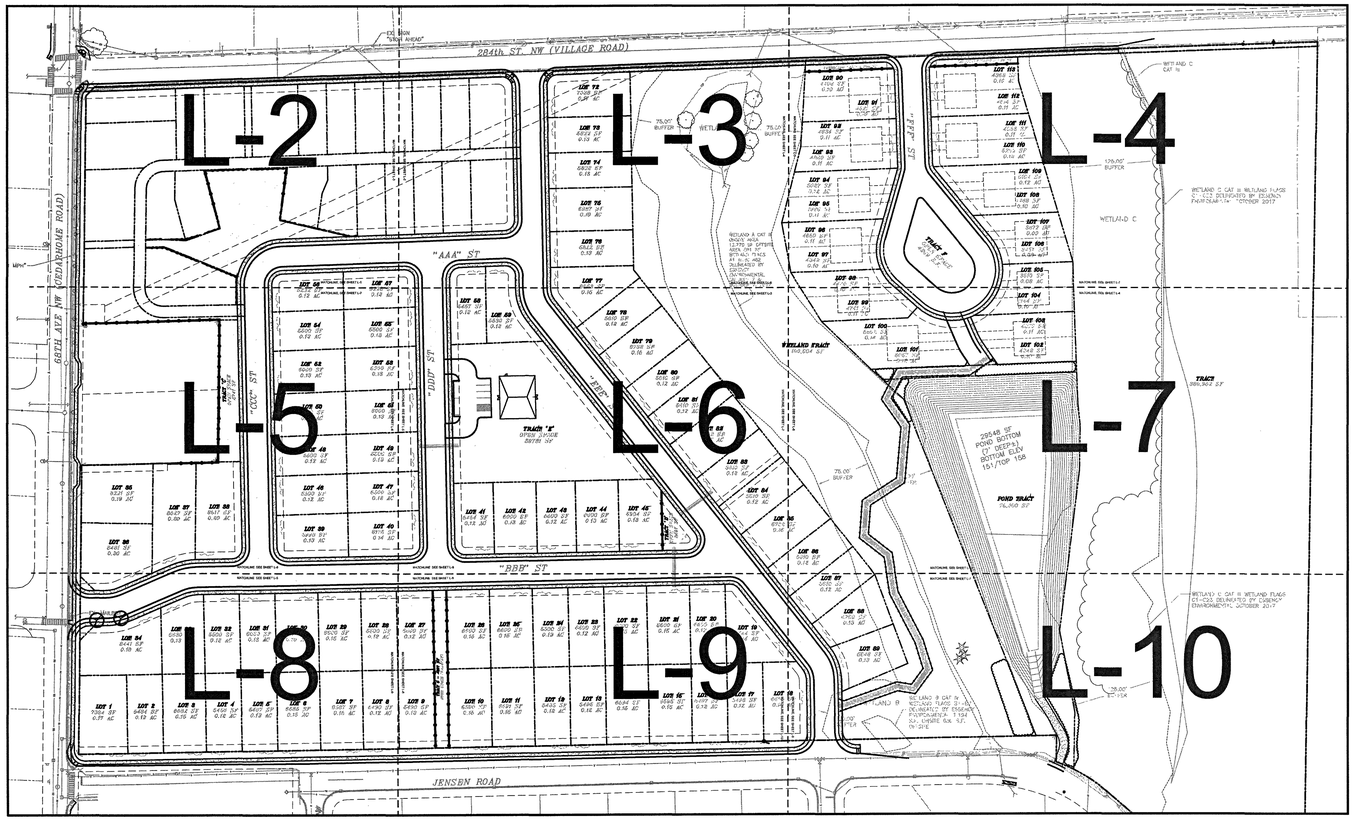
DRAWING NO.
METRON 17025 Phase 1

JOB NO.
17005

SHEET NO.
1 OF 1

Cedarhome Square

PRELIMINARY PLAT LANDSCAPE PLANS



KEY MAP
1" = 100'-0" (CHECK SCALE BAR FOR ACCURACY)

SHEET LIST

L	1.	COVERSHEET, KEY MAP, AND NOTES
L	2.	LANDSCAPE PLAN
L	3.	LANDSCAPE PLAN
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L	8.	LANDSCAPE PLAN
L	9.	LANDSCAPE PLAN
L	10.	LANDSCAPE PLAN
L	11.	TYPICAL LOT, PLANTING LEGEND AND DETAILS
L	12.	TRACT E LAYOUTS
L	13.	MINI PARK LAYOUTS - A
L	14.	MINI PARK LAYOUTS - B

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS KIND OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN.
2. ALL PLANT MATERIAL SIZES AND QUALITY TO CONFORM TO AMERICAN ASSOC. OF NURSERYMEN, AMERICAN STANDARD FOR NURSERY STOCK, 2002.
3. PLANT LOCATIONS ON THE PLANS ARE DIAGRAMMATIC AND MAY BE SUBJECT TO ADJUSTMENT IN THE FIELD BY THE LANDSCAPE CONTRACTOR.
4. ALL PLANT MATERIAL SHALL BE OF NURSERY STOCK AND SHALL BE OF THE TYPE, SIZE AND CONDITION SPECIFIED. THE PLANT MATERIAL SHALL EXHIBIT NORMAL HABITS OF GROWTH FOR THE SPECIES, SHALL HAVE BUDS INTACT AND SHALL BE FREE OF DISEASE, INSECTS, SCARS, BRUISES, BREAKS, SEED AND WEED ROOTS.
5. SEE NOTES THIS SHEET FOR TOPSOIL DEPTH AND SPECIFICATION.
6. FINE BARK MULCH IS TO BE INSTALLED AT ALL NEW PLANTING AREAS WITH A MINIMUM OF 2 INCHES.
7. ALL NON IRRIGATED LANDSCAPE AREAS SHALL HAVE PLANTING BACKFILL AMENDED WITH A TRANSPLANT AMENDMENT (SUPERTHRIVE OR EQUAL) AND WETTING AGENT (TERAWET OR EQUAL) APPLIED AT MANUFACTURES RECOMMENDED RATE.
8. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL SITE UTILITIES PRIOR TO LANDSCAPE IMPLEMENTATION. PLANT LOCATIONS MAY BE ADJUSTED TO AVOID CONFLICT.
9. LANDSCAPE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE IMPROVEMENTS, PAVING, WALLS, AND UNDERGROUND UTILITIES. DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT NO ADDITIONAL COST.
10. PLANT COUNT IS FOR THE CONTRACTOR'S CONVENIENCE; IF THERE IS A DISCREPANCY, THE PLAN SHALL GOVERN. ACTUAL PLANT QUANTITIES TO BE DETERMINED BY REQUIRED PLANT SPACING.
11. ALL AREAS TO BE PLANTED WITH GROUNDCOVER ARE INDICATED ON THE PLAN WITH A HATCH PATTERN. SEE PLANT LIST FOR PLANT TYPE, SIZE, AND SPACING.
12. SUBSTITUTION OF PLANT VARIETIES DUE TO LACK OF AVAILABILITY SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND THE CITY OF Stanwood.
13. ALL DIMENSIONS ARE ASSUMED TO BE PARALLEL OR PERPENDICULAR UNLESS OTHERWISE NOTED.
14. ALL SOIL GRADES TO BE A MINIMUM SIX INCHES BELOW ADJACENT FINISH FLOOR ELEVATIONS UNLESS NOTED OTHERWISE ALL GRADES ADJACENT TO A BUILDING SHALL HAVE A MAXIMUM SLOPE OF 5% 3' FROM FOUNDATION.
15. ALL GRADES, DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
16. AN AUTOMATED IRRIGATION SYSTEM WILL BE PROVIDED ON ALL COMMON AREAS. SYSTEM TO BE BIDDER DESIGNED.
17. BASEMAP PROVIDED BY RAVNIK AND ASSOCIATES, BURLINGTON, WA.

SOIL NOTES -

1. FINAL SOIL ORGANIC CONTENT
   - 1.1. MINIMUM 10%
2. CONTRACTOR MAY STOCKPILE SITE TOPSOIL FOR POSSIBLE RE-USE IN LANDSCAPE BEDS. STOCKPILED TOPSOIL TO BE TESTED BY SOILS LABORATORY FOR 'NURSERY' USE. ALL RECOMMENDATIONS ARE TO BE FOLLOWED. REPORT AND USE OF STOCKPILED SOIL TO BE APPROVED BY OWNER.
3. SITE TOPSOIL THAT IS TO BE USED IN PLANTER BED AREAS MUST BE TREATED TO INSURE THAT IT IS WEED FREE. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING ALL HORSETAIL AND ANY OTHER WEED PLANTS OR WEED SEEDS THAT MAY BE PRESENT IN SITE TOPSOIL. CONTRACTOR TO SUBMIT PLAN FOR INSURING TOPSOIL IS WEED FREE AND PLAN TO BE APPROVED BY THE OWNER.
4. SITE TOPSOIL TO BE SCREENED TO REMOVE ALL GRASS CLODS AND DEBRIS LARGER THAN ONE INCH.
5. EXISTING SITE TOPSOIL TO BE AMENDED WITH COMPOST AT A THE **MINIMUM** PRE-APPROVED RATE OF 3:1. THREE UNITS OF SITE TOPSOIL TO ONE UNIT OF COMPOST. IF SOIL TEST REQUIRES MORE COMPOST THAN THE 3:1 RATIO, THAT THE SOIL TEST RECOMMENDATION IS TO BE FOLLOWED.
6. IN LIEU OF AMENDING SITE TOPSOIL CONTRACTORS MAY CHOOSE TO USE IMPORTED 3-WAY TOPSOIL.
7. AMENDED TOPSOIL DEPTHS
   - 7.1. PLANTER BEDS TO HAVE A MINIMUM OF 6 INCHES OF TOPSOIL. 3 INCHES OF AMENDED SOIL IS TO BE ROTOTILLED IN PLANTER AREAS AND THEN AN ADDITIONAL 3 INCHES OF AMENDED SOIL IS TO BE PLACED FOR A TOTAL AMENDED DEPTH OF 6 INCHES .
   - 7.2. LAWNS AREAS TO HAVE A MINIMUM OF TWO INCHES OF TOPSOIL. TOPSOIL TO BE ROTOTILLED INTO EXISTING SUBGRADE.
   - 7.3. STREET TREE PLANTER STRIPS TO HAVE A MINIMUM OF 12 INCHES OF TOPSOIL FOR A LENGTH OF 6 FEET IMMEDIATELY UNDER THE CENTER OF THE TREE. 3 INCHES OF AMENDED TOPSOIL IS TO BE ROTOTILLED INTO PLANTER STRIPS AND THEN AN ADDITIONAL 9 INCHES OF AMENDED SOIL IS TO BE PLACED FOR A TOTAL DEPTH OF 12 INCHES
   - 7.3. STREET TREE PLANTER STRIPS, BEYOND THE 6 FOOT LONG PLANTING PIT, IS TO HAVE A MINIMUM OF 6 INCHES OF TOPSOIL. 3 INCHES OF AMENDED TOPSOIL IS TO BE ROTOTILLED INTO PLANTER STRIPS AND THEN AN ADDITIONAL 3 INCHES OF AMENDED SOIL IS TO BE PLACED FOR A TOTAL DEPTH OF 6 INCHES
8. IMPORTED TOPSOIL DEPTHS
   - 8.1. SAME AS ABOVE
9. SEE PLANS FOR LOCATIONS WHERE ADDITIONAL TOPSOIL DEPTHS ARE REQUIRED.

NORTH

one inch
NO SCALE

NO.	DATE	REVISION	BY	REV.
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prepared for:
Landed Gentry
contact: Anna Nelson

prepared by:

eccosDesign
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Mount Vernon, WA 98273
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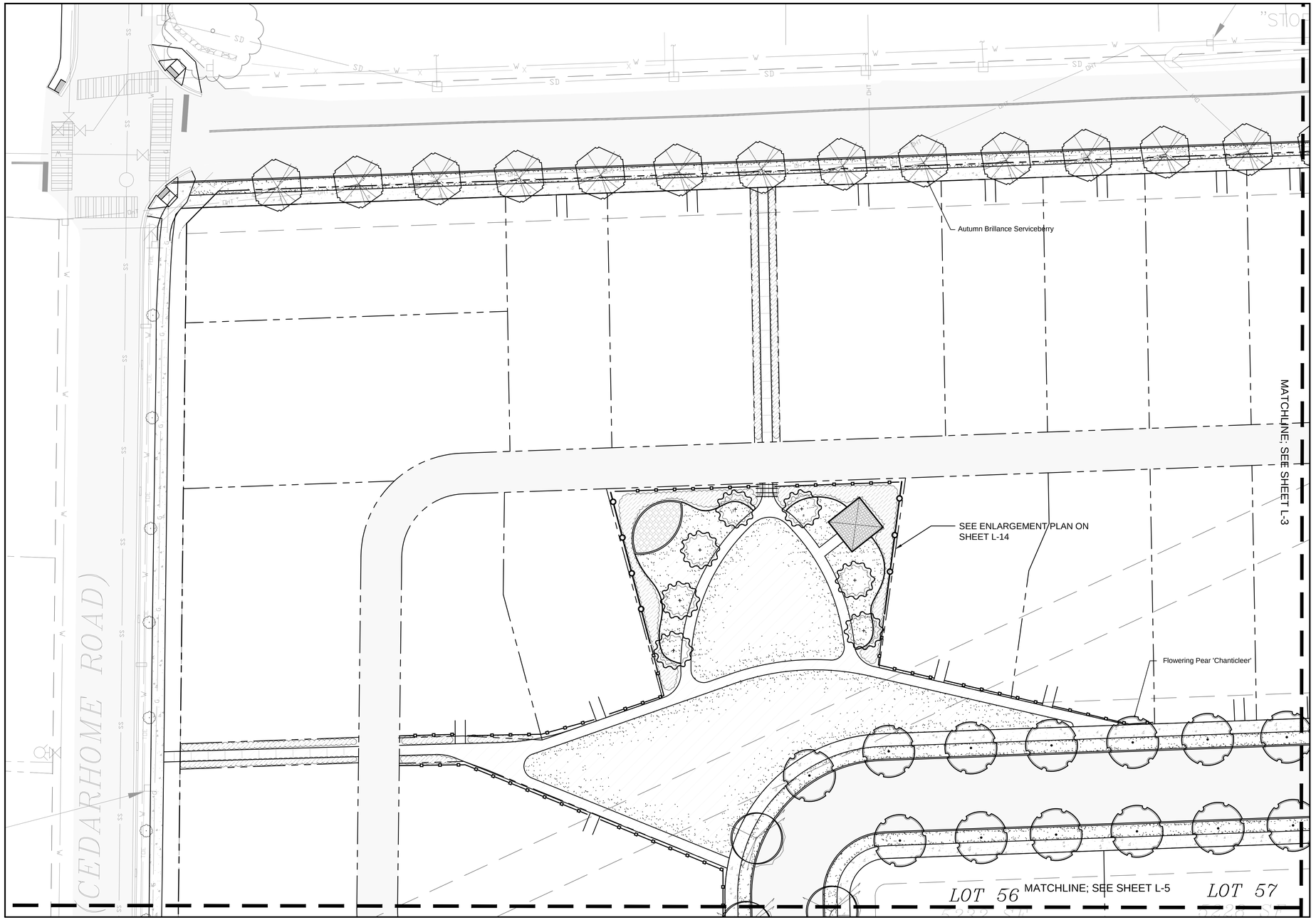
www.eccosdesign.com
eccosDesign LLC

Cedarhome Square
Stanwood, WA

SCALES:
HORIZONTAL : NO SCALE
VERTICAL : N/A
DESIGNED: PD
DRAWN: PD
CHECKED: PD

COVER SHEET
PRELIMINARY PLAT

ISSUE DATE: 12.27.17
DRAWING: 1723site
JOB NO.: 1723
SHEET: L-1



PLANTING LEGEND

Trees

Symbol	Common Name	Species	Planting Size
	Eddies White Wonder Dogwood	Cornus 'Eddie's White Wonder'	2 in. cal
	Flowering Pear 'Chanticleer'	Pyrus calleryana 'Chanticleer'	2 in. cal
	Autumn Brillance Serviceberry	Amelanchier X grandiflora 'Autumn Brilliance'	2 in. cal
	Autumn Purple Ash	Fraxinus americana 'Junginger'	2 in. cal
	Katsura Tree	Cercidiphyllum japonicum	2 in. cal
	Karpick Red Maple	Acer rubrum 'Karpick'	2 in. cal
	Ruby Vase Ironwood	Parrotia persica 'Ruby Vase'	2 in. cal
	Cypress Oak	Quercus robur 'Fastigiata'	2 in. cal

Grass Areas

Symbol	Species	Common Name	Abbrev.
	Grass - SOD	Turf Grass - locally proven	Gsod

PLANTING PLAN

1" = 20'-0" (CHECK SCALE BAR FOR ACCURACY)

NORTH

one inch

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PLANTING PLAN
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PRELIMINARY PLAT

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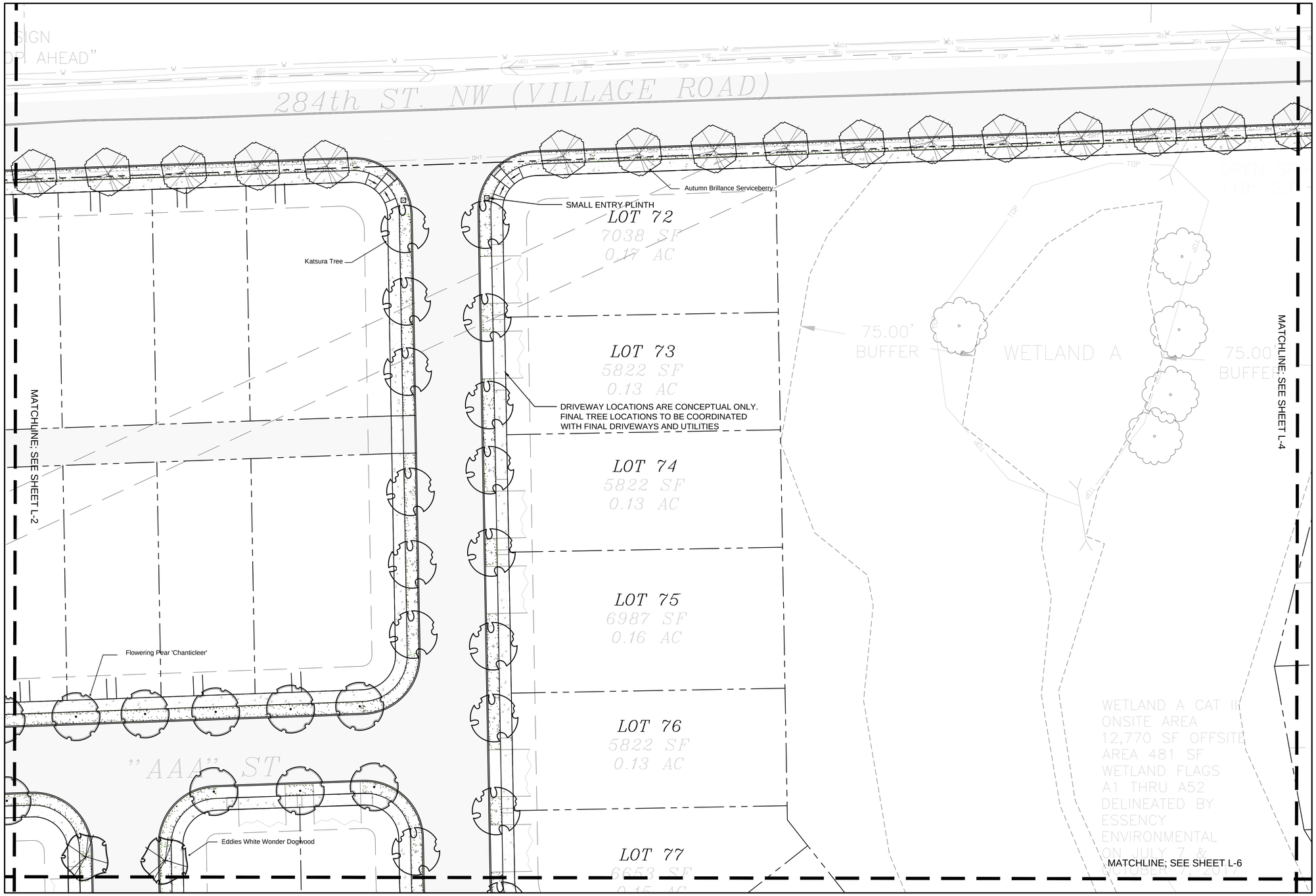
SHEET: L-2



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PLANTING PLAN
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PRELIMINARY PLAT

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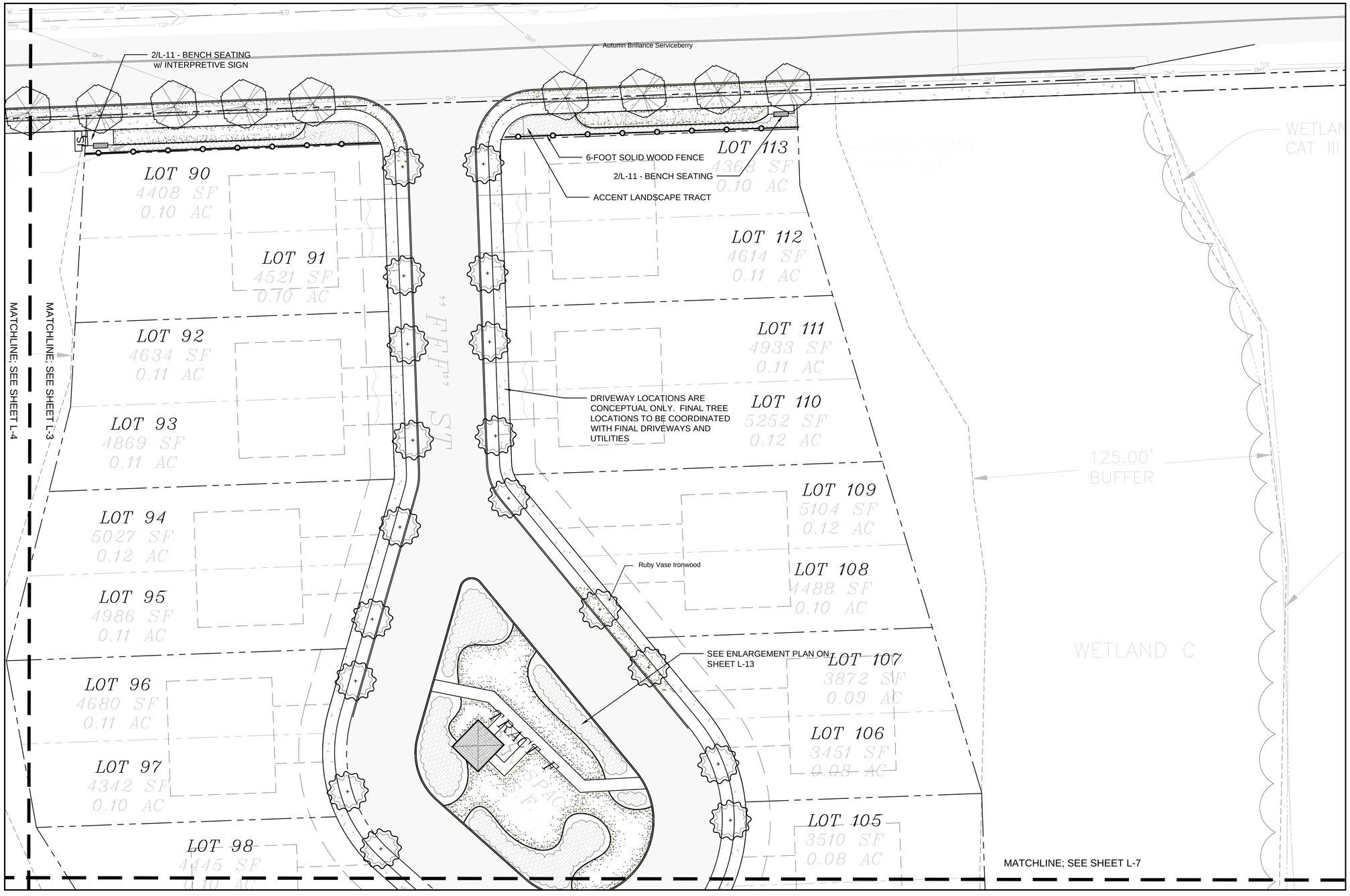
SHEET: L-3



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Cedarhome Square

Stanwood, WA

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PLANTING PLAN

PRELIMINARY PLAT

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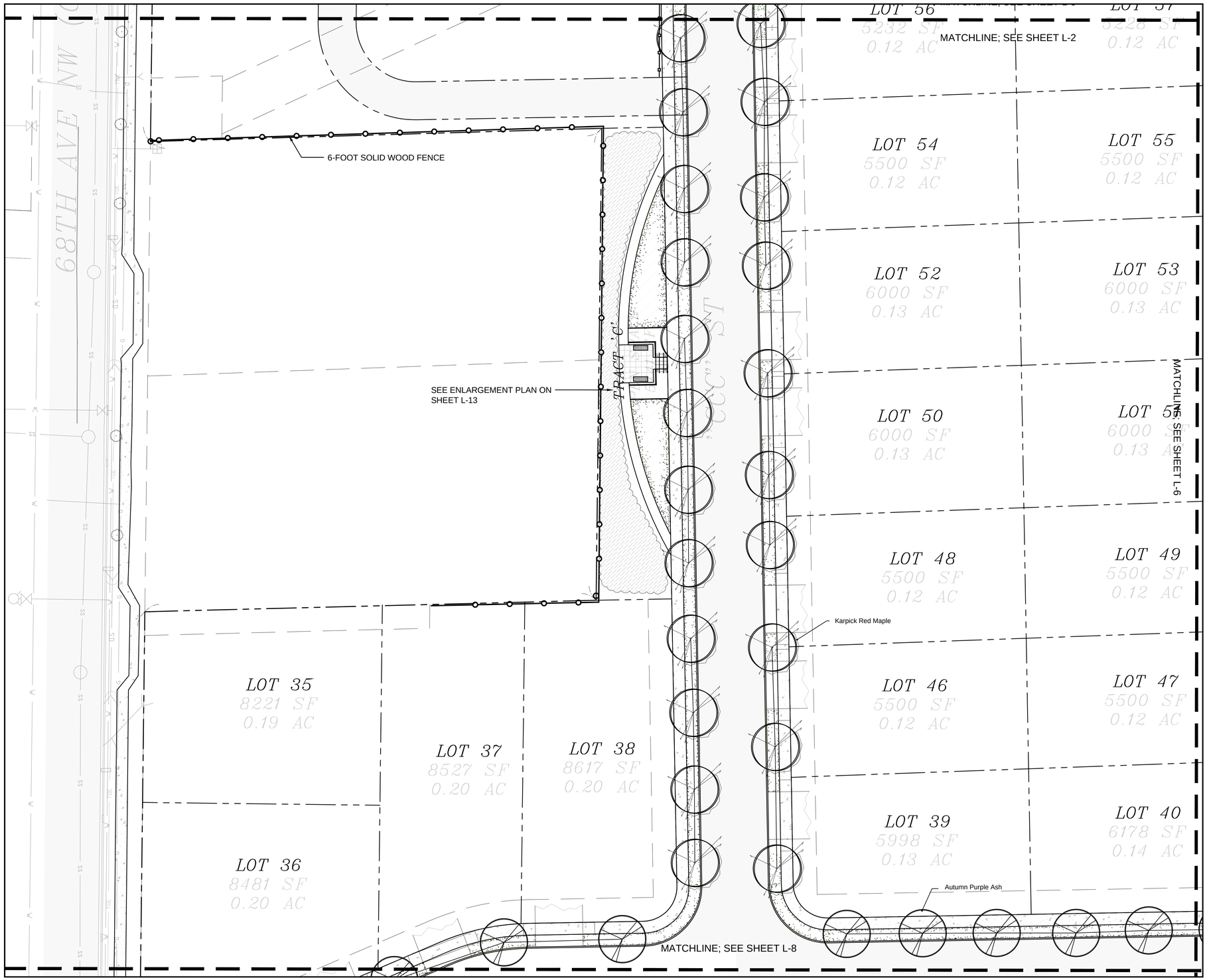
SHEET: L-4



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Cedarhome Square

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PLANTING PLAN

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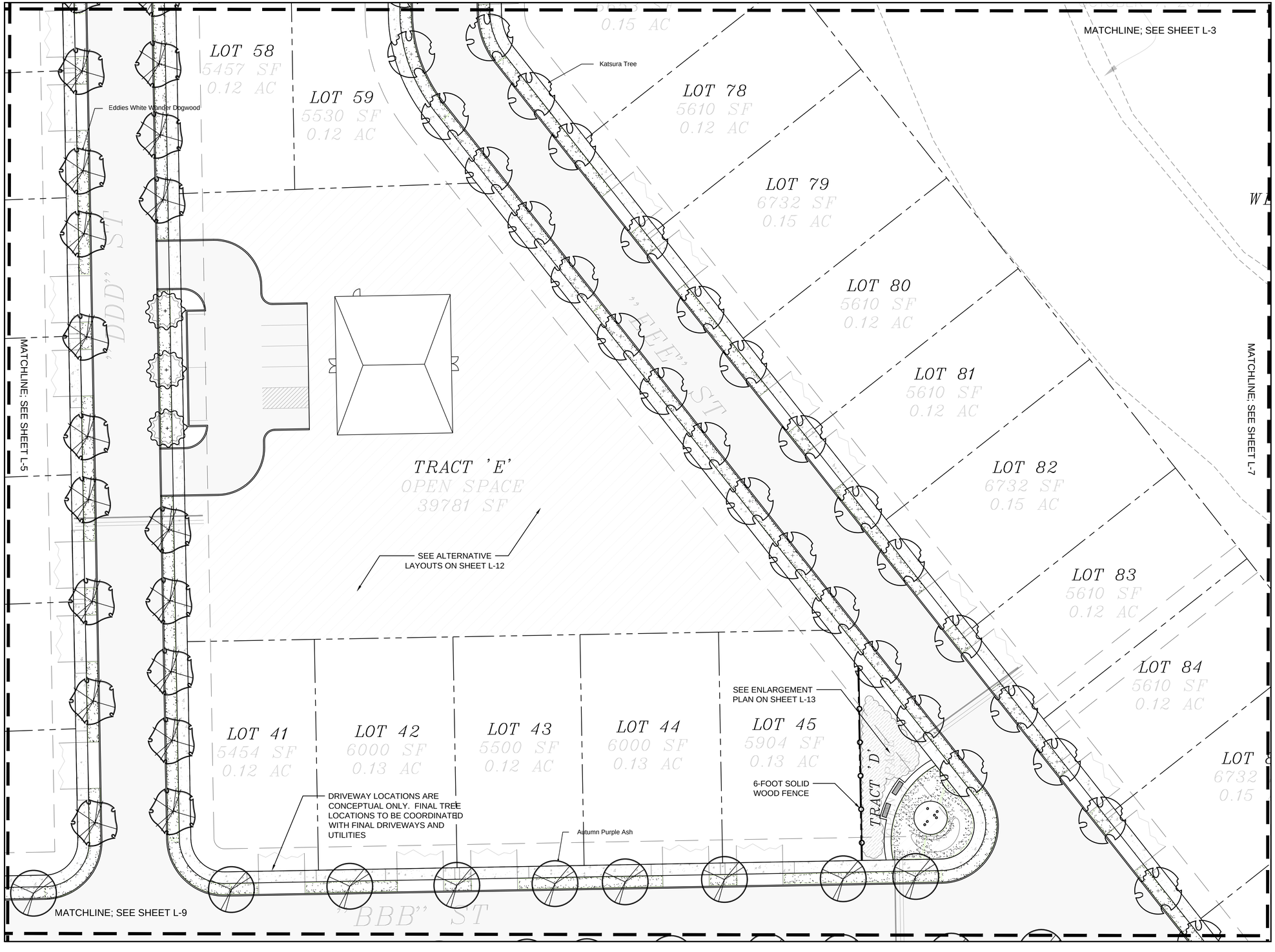

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Cedarhome Square

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PLANTING PLAN
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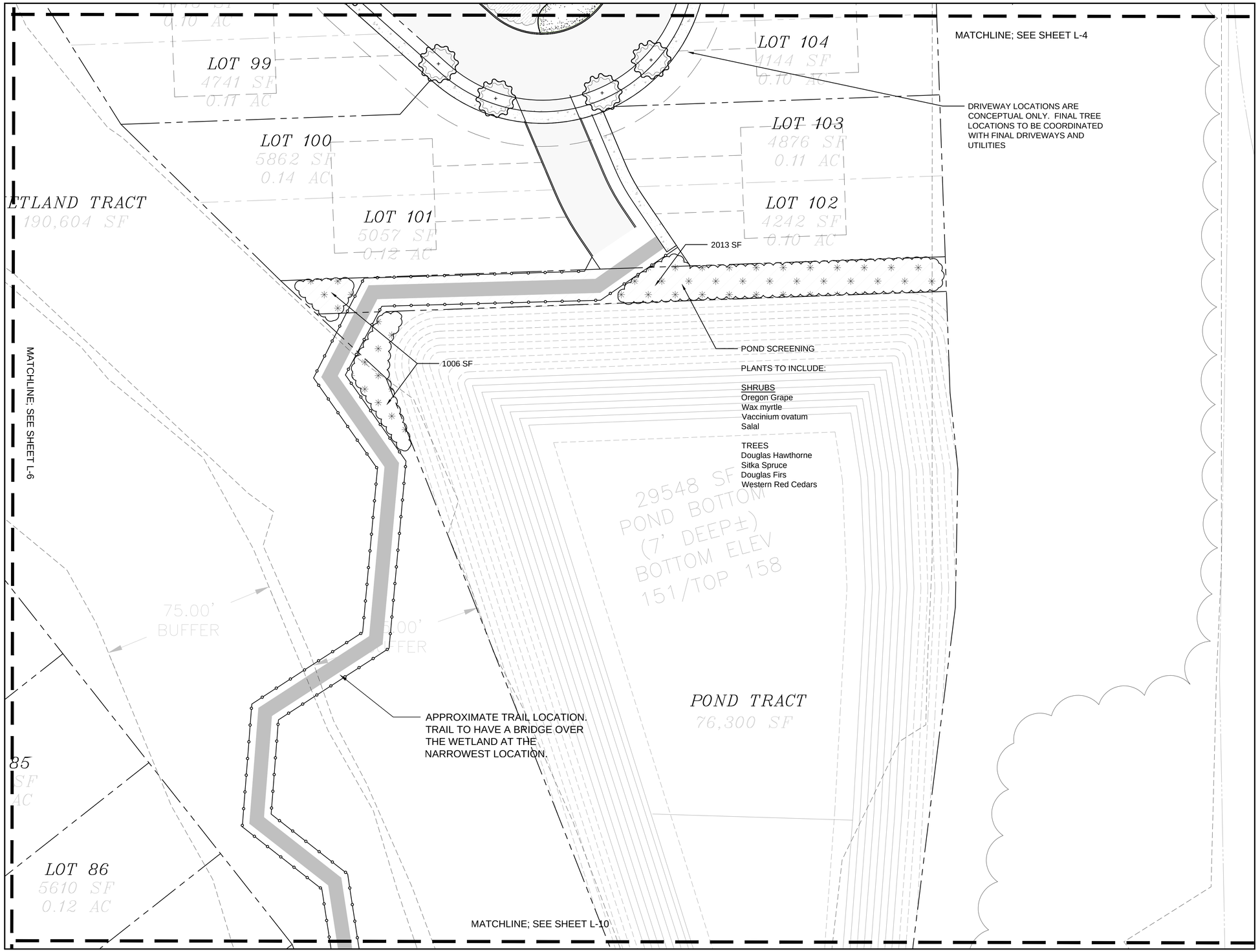

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PLANTING PLAN
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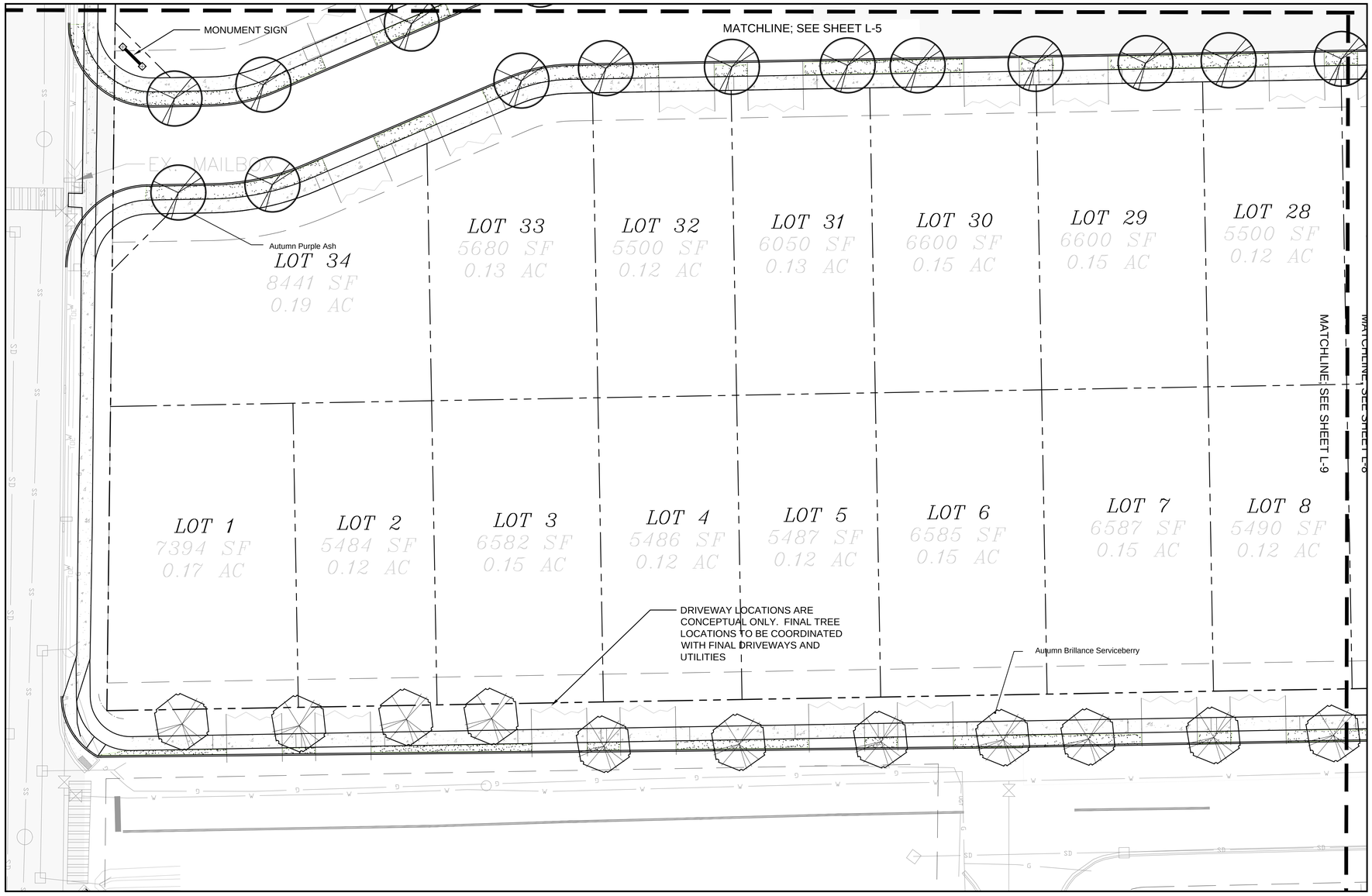

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PLANTING PLAN

.

PRELIMINARY PLAT

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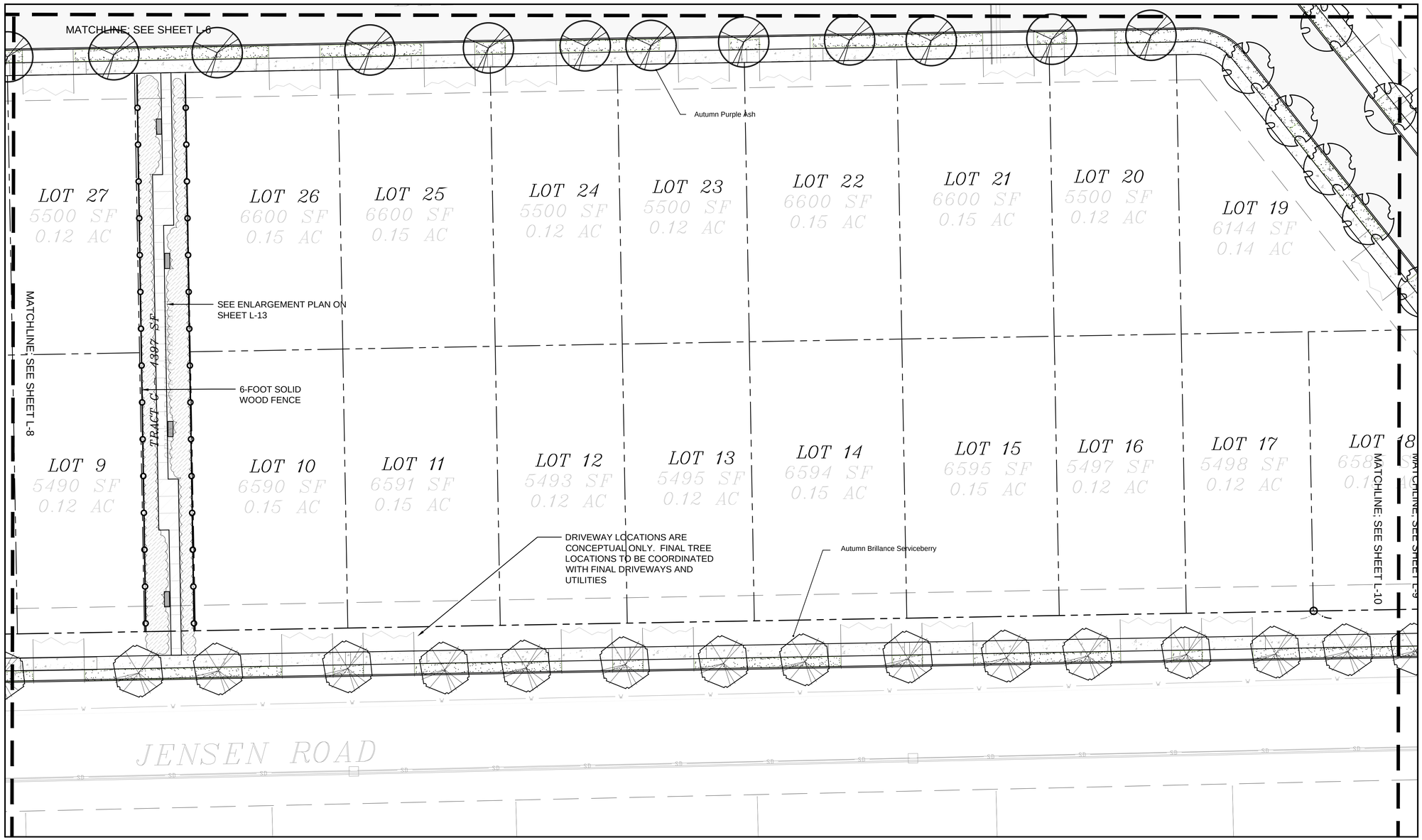

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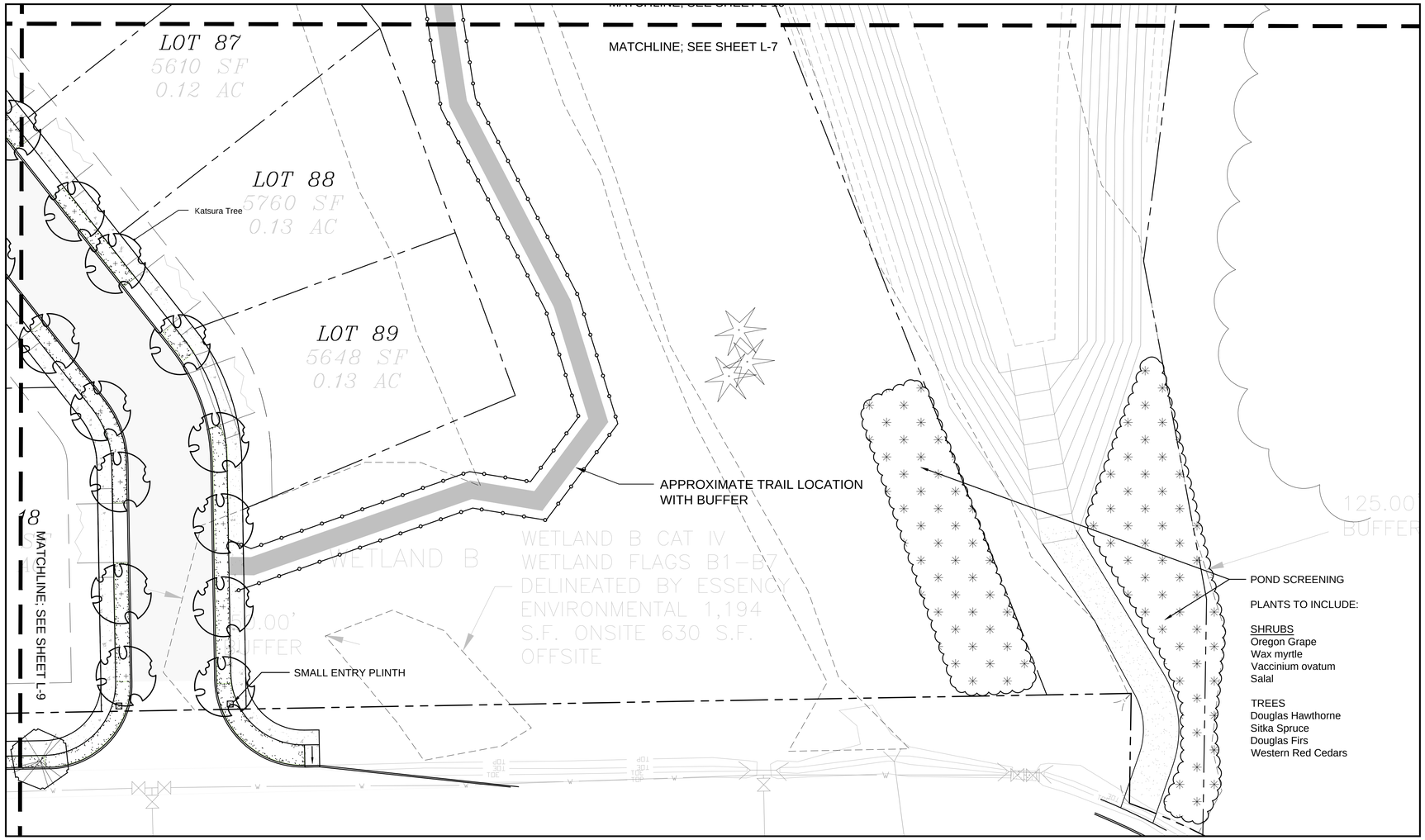

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PLANTING PLAN
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JOB NO.: 1723
SHEET: L-10

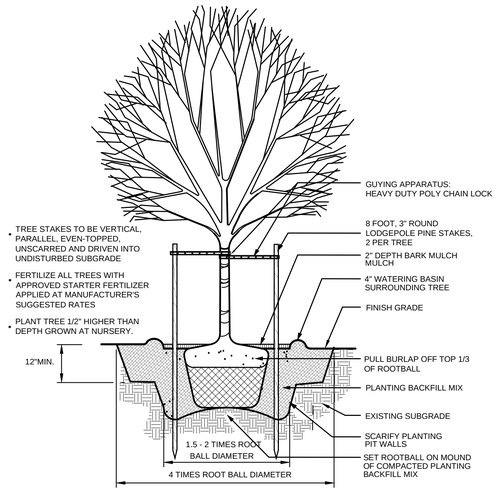
PLANTING LEGEND (THIS LIST IS FOR ENTIRE DRAWING SET)

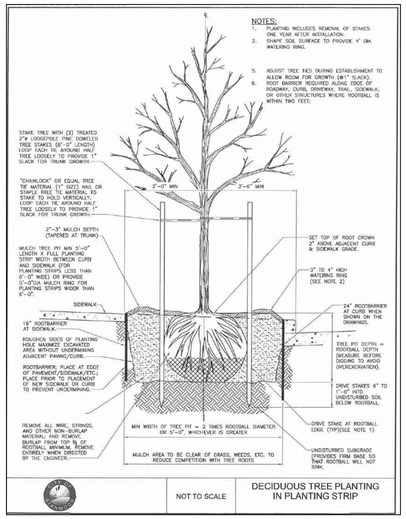
Trees

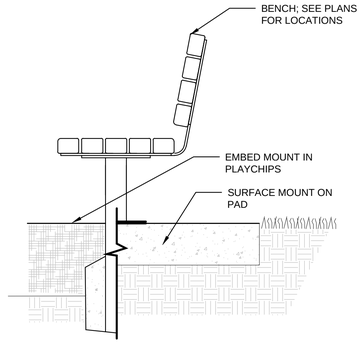
Symbol	Common Name	Species	Planting Size
	Eddies White Wonder Dogwood	Cornus 'Eddie's White Wonder'	2 in. cal
	Flowering Pear 'Chanticleer'	Pyrus calleryana 'Chanticleer'	2 in. cal
	Autumn Brillance Serviceberry	Amelanchier X grandiflora 'Autumn Brilliance'	2 in. cal
	Autumn Purple Ash	Fraxinus americana 'Junginger'	2 in. cal
	Katsura Tree	Cercidiphyllum japonicum	2 in. cal
	Karpick Red Maple	Acer rubrum 'Karpick'	2 in. cal
	Ruby Vase Ironwood	Parrotia persica 'Ruby Vase'	2 in. cal
	Cypress Oak	Quercus robur 'Fastigiata'	2 in. cal

Grass Areas

Symbol	Species	Common Name	Abbrev.
	Grass - SOD	Turf Grass - locally proven	Gsod

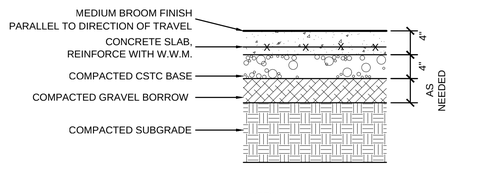






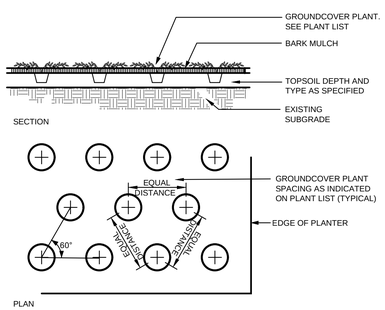
NOTES:
1. INSTALLATION PER MANUFACTURER INSTRUCTIONS
2. SEATING SURFACE TO BE RECYCLED PLASTIC
3. FRAME TO BE 'BLACK'
4. ALL FASTENERS FOR INSTALLATION ARE TO BE STAINLESS STEEL.
5. ACCEPTABLE MANUFACTURER IS 'PACIFIC OUTDOOR PRODUCTS - BP25

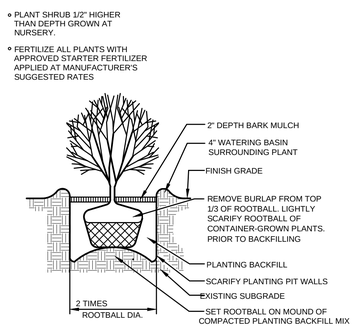
2 | BENCH
L-11 | NO SCALE



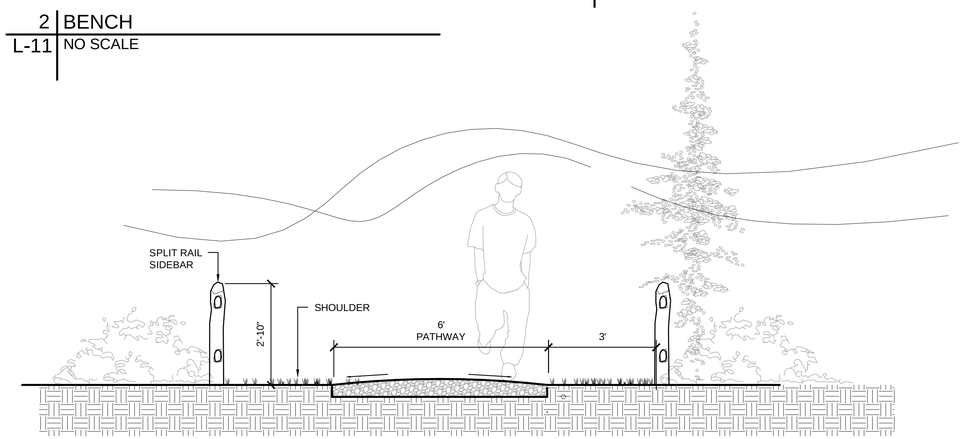
NOTES:
- PROVIDE EXPANSION JOINTS 25'-0' O.C. MAX
- CONTROL JOINTS 10'-0" O.C. MAXIMUM

3 | CONCRETE PAD
L-11 | NO SCALE





1 | TYPICAL PLANTING DETAILS
L-11 | NO SCALE



1 | SECTION THROUGH WETLAND TRAIL
L-11 | NO SCALE

NORTH

one inch

NO SCALE

NO.	DATE	REVISION	BY	REV.
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4				
5				
6				

prepared for:
Landed Gentry
contact: Anna Nelson

prepared by:
eccosDesign
Landscape Architecture and Planning
Mount Vernon, WA 98273
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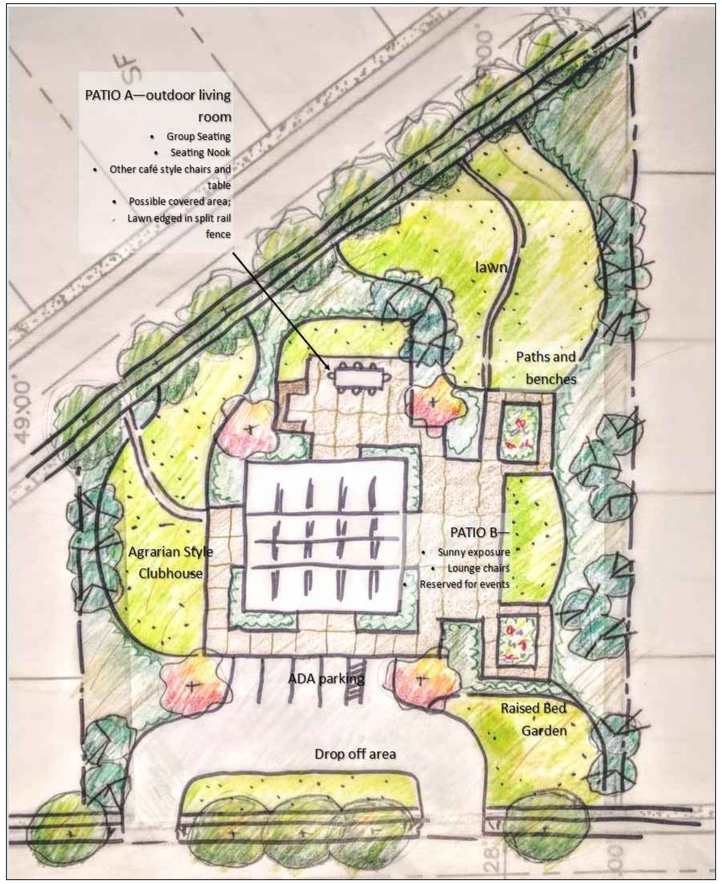
eccosDesign llc

Cedarhome Square
Stanwood, WA

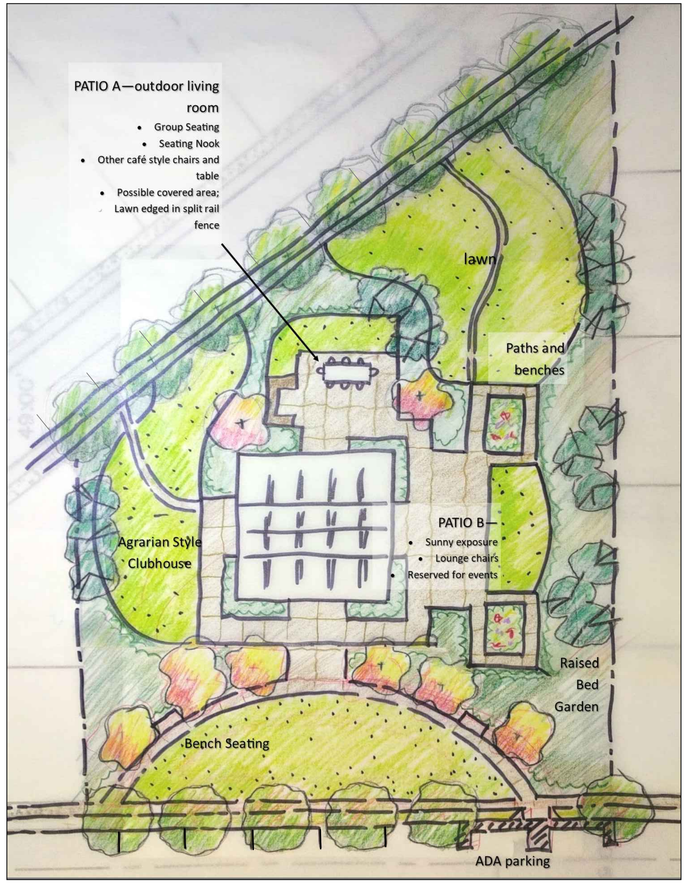
SCALES:
HORIZONTAL : NO SCALE
VERTICAL : N/A
DESIGNED: PD
DRAWN: PD
CHECKED: PD

PLANTING PLAN
.
PRELIMINARY PLAT

ISSUE DATE: 12.27.17
DRAWING: 1723site
JOB NO.: 1723
SHEET: L-11



Tract E - option A; Clubhouse with On-site Parking
NO SCALE



Tract E - option B; Clubhouse with Street Parking
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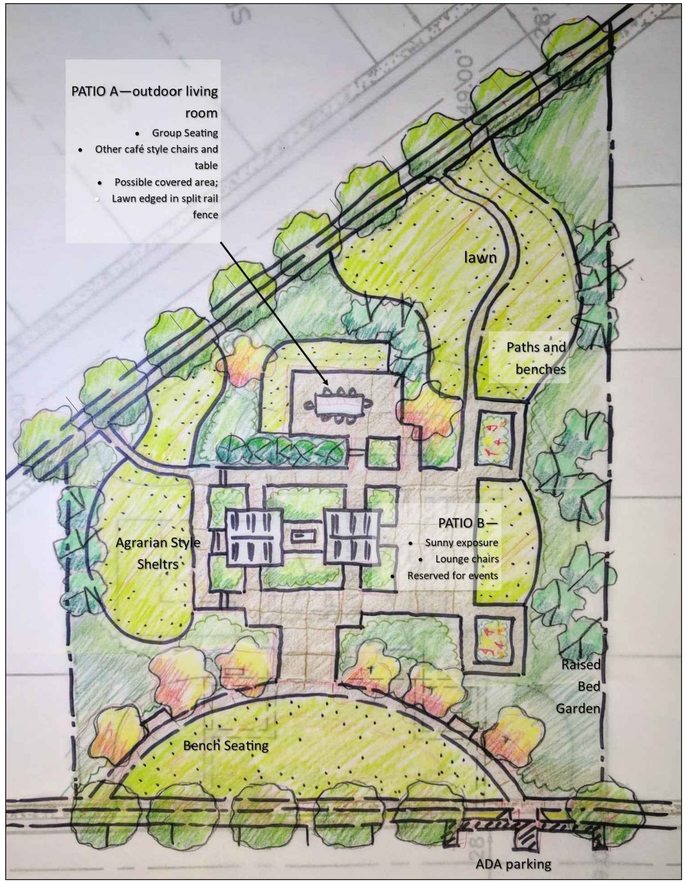

Tract E - option C; Park Amenities
NO SCALE

NORTH

one inch
NO SCALE

NO.	DATE	REVISION	BY	REV.
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prepared for:
Landed Gentry
contact: Anna Nelson

prepared by:
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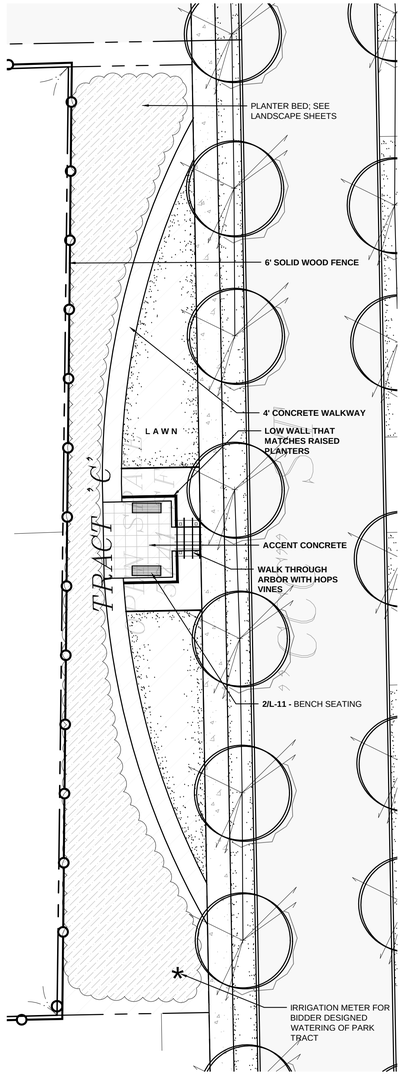
eccosDesign LLC

Cedarhome Square
Stanwood, WA

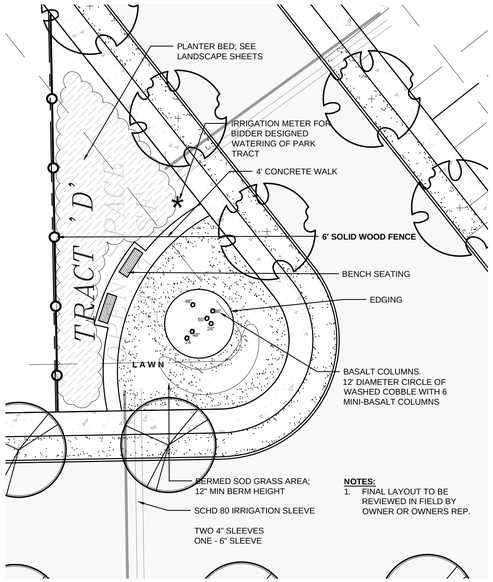
SCALES:
HORIZONTAL : NO SCALE
VERTICAL : N/A
DESIGNED: PD
DRAWN: PD
CHECKED: PD

TRACT E PLANS
PRELIMINARY PLAT

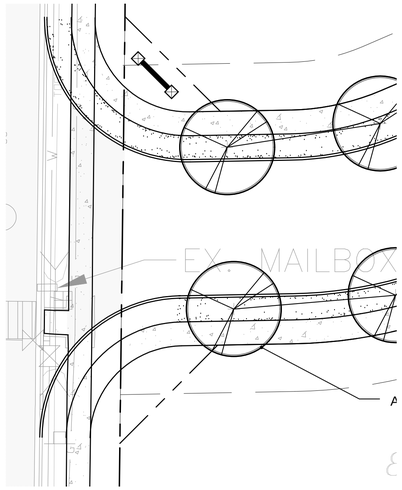
ISSUE DATE: 12.27.17
DRAWING: 1723site
JOB NO.: 1723
SHEET: L-12



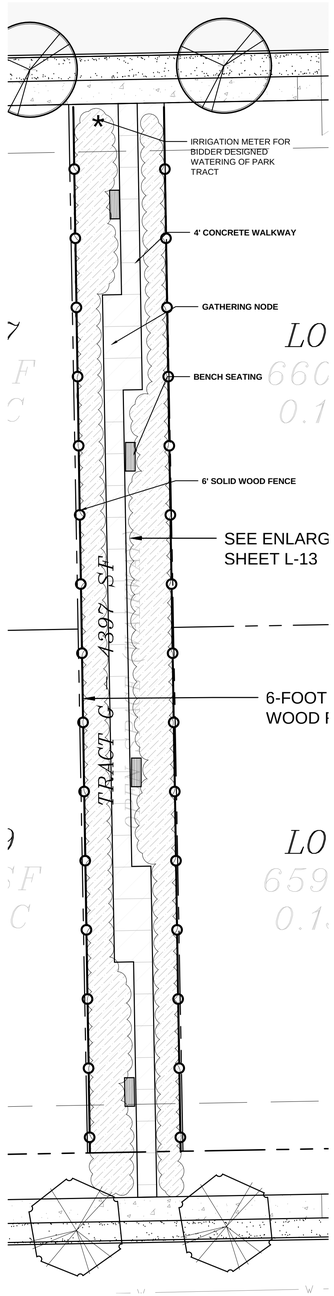
Tract C MINI PARK
1" = 16'



Tract D MINI PARK
1" = 16'



Tract A & B ENTRANCE
1" = 16'



Tract G MINI PARK
1" = 16'

NORTH

one inch
0' 16' 32' 48' 64'

NO.	DATE	REVISION	BY	REV.
1				
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prepared for:
Landed Gentry
contact: Anna Nelson

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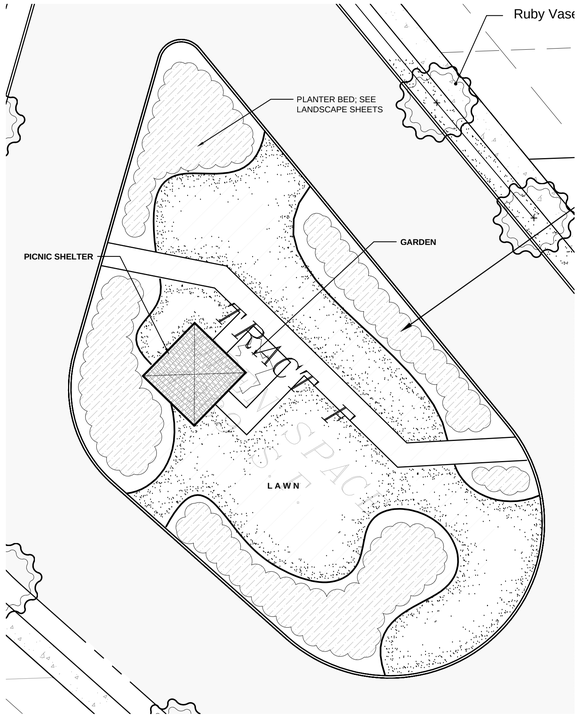
eccosDesign LLC

Cedarhome Square
Stanwood, WA

SCALES:
HORIZONTAL : 1' = 16'
VERTICAL : N/A
DESIGNED: PD
DRAWN: PD
CHECKED: PD

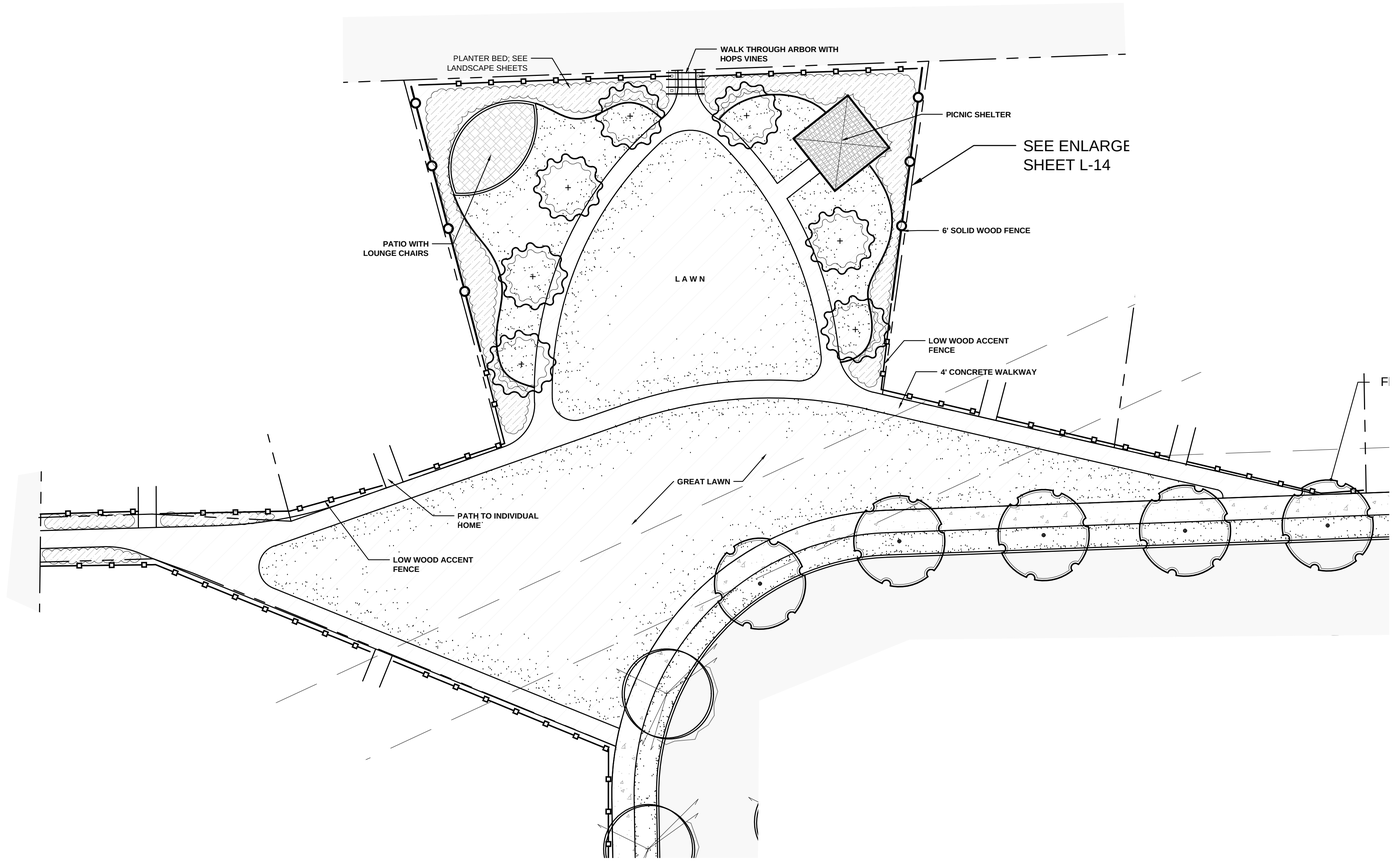
PARK LAYOUT PLANS
.
PRELIMINARY PLAT

ISSUE DATE: 12.27.17
DRAWING: 1723site
JOB NO.: 1723
SHEET: L-13



Tract F MINI PARK

1" = 16'



COTTAGE AREA GREEN

1" = 16'

NORTH

one inch

0' 16' 32' 48' 64'

NO.	DATE	REVISION	BY	REV.
1				
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prepared for:

Landed Gentry

contact: Anna Nelson

prepared by:

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eccosDesign LLC

Cedarhome Square

Stanwood, WA

SCALES:
HORIZONTAL : 1' = 16'
VERTICAL : N/A

DESIGNED: PD
DRAWN: PD
CHECKED: PD

PARK LAYOUT PLANS

.

PRELIMINARY PLAT

ISSUE DATE: 12.27.17
DRAWING: 1723site
JOB NO.: 1723
SHEET: L-14

Mix of Housing Types

Single family detached homes in the 1600-2500 sq. ft. range, with an attached 2- or 3- car garage.

Cottage homes will be 1,200 sq. ft., with a detached garage option to include an accessory dwelling unit (ADU) on the second floor of the garage.

Cottage home

Garage with ADU

STANWOOD PLANNING COMMISSION MINUTES

January 8, 2018

The meeting was cancelled due to lack of a quorum.

_____
Devin M. Sola, City of Stanwood

STANWOOD PLANNING COMMISSION MINUTES

January 22, 2018

Call to Order

Chair Utgard called the meeting to order at 6:30PM with the following Commissioners present: Kelly McGill, Randy Heagle, Steve Shepro and Marcus Metz. Commissioner Lance Dennis was excused. Staff present; Community Development Director Ryan Larsen, Public Works Senior Planner Carly Ruacho, Community Development Senior Planner Amy Rusko, Planning Commission Clerk Devin Sola. Elected Officials present: Council Member Judy Williams. Known public in attendance: Michael and Cathy Wooten, Kathleen Shepro, Katie Shrock, Gordon and Debra Bell, Teresa Rommel.

Chair and Vice Chair Elections

***Motion*. Motion by Commissioner McGill second by Commissioner Shepro to nominate Commissioner Linda Utgard as Commission Chair. Motion carried unanimously.**

***Motion*. Motion by Commissioner Heagle second by Commissioner Ronken to nominate Commissioner Kelly McGill as Commission Vice Chair. Motion carried unanimously.**

Public Requests or Comments

Katie Shrock. 18826 94th DR NW, Stanwood. Expressed frustration at having her business, One-A-Chord Academy, A-board sign removed. Asked the Planning Commission to look into changing the code for signage. The Commission discussed whether this would require a code change or a variance as well as off-street advertising as current city regulations prohibit off-site advertising. Community Development Director Ryan Larsen stated that the Commission could add this to their work plan for 2018.

Cathy Wooten. 27828 84th Ave NW, Stanwood. Stated that she is concerned that there is no clear or defined language regarding odors allowed in the industrial zones especially. Cited WAC codes regarding air, air quality and odor as being separated out. Informed the Commission that Commissioner Steve Shepro completed research on what other cities have done regarding odors and stated that she has continued this research. Stanwood has odor under public nuisance. Ms. Wooten stated the problems with this and handed staff research she has completed. Community Development Director Ryan Larsen stated that the Commission could add this to their work plan for 2018.

Chair Utgard welcomed new Commissioners Shepro and Metz.

Minutes

The minutes of the December 11, 2017 meeting was approved as presented.

New Business

Public Hearing- Code Edits Title 17: Tattoo, Bed and Breakfast changes (Zoning Use Table)

Chair Utgard opened the public hearing. Mr. Larsen gave the staff report, reviewing the recommended changes from the Planning Commission and Mayor.

The Planning Commission discussed the number of rooms allowed in a Bed and Breakfast Residence, expressing concern for six rooms in a Bed and Breakfast Residence.

Cathy Wooten. 27828 84th Ave NW, Stanwood. Inquired after noticing requirements and if someone is able to request a public hearing to be scheduled. Concerned with six bedrooms allowed in a Bed and Breakfast Residence.

Chair Utgard closed the public hearing.

***Motion*. Motion by Commissioner McGill second by Commissioner Ronken to recommend City Council approve the proposed code edits to Title 17 as outlined in Attachment A.**

Public Hearing- Parks, Recreation and Open Space Plan

Public Works Senior Planner Carly Ruacho gave the staff report, informing the Commission that staff has been working with the Parks and Trails Advisory Committee (PTAC) and came up with recommendations. Public outreach allowed for well attended open houses and the community expressed strong support for the PTAC priorities. Ms. Ruacho stated she is here tonight to give the Commission an update and included a letter from the State's Recreation and Conservation Office in the agenda packet. March 1, 2018 is the deadline for the State in order to establish eligibility for State programs and funding opportunities. There is a nine month review period by the State. Ms. Ruacho added that some members of the PTAC are here tonight in the audience and wished to recognize them and their hard work.

The Planning Commission discussed the background history of the Ovenell and Hamilton parks and funding. Mr. Larsen inserted that the City has hired a consultant, J.A. Brennan to create the Master Plan for Heritage Park.

Gordon Bell. 26905 78th Ave NW, Stanwood. Expressed his pleasure to be on the PTAC with Ms. Ruacho since November. Stated reasons for joining the PTAC, adding that he believes Heritage Park and Church Creek Park both have potential with concessions. Informed the Commissioners that he has a parks background as a Park Ranger for the State of Washington for thirty years. Looking forward to working with the PTAC in the future.

Judy Williams. 10520 Saratoga Dr., Stanwood. Shared with the Commission that she has sat on the PTAC for the past three years and that it has been an in-depth process, recognizing community involvement and visuals provided by NW Designs. Stated the importance of moving forward with Heritage Park in order to have it tournament ready.

The Planning Commission discussed:

- Purchasing property to the west of Heritage Park (currently owned by Josephine)
- Potential income for field rental

Chair Utgard closed the public hearing.

***Motion*. Motion by Commissioner McGill second by Commissioner Shepro to support the draft 2018 Planning Commission work plan and have City Council review prior to the Commission accepting the final work plan.**

Planning Commission 2018 Work Plan

Mr. Larsen gave the staff report and reviewed the proposed work plan items with Commissioners. The Planning Commission stated that they wished to add the following:

- Code Enforcement Officer – speaker series
- Signage – A-Boards

***Motion*. Motion by Commissioner Heagle second by Commissioner McGill to forward recommendation for adoption as amended to City Council for action.**

No Old Business

Miscellaneous Business & Upcoming Items

- OPMA for new Commissioners
- Short Course on Local Planning
- Lincoln Hill/Saratoga under conditional use permit now
- Introduction of new Senior Planner, Amy Rusko, in Community Development
- No movement on the McDay Holdings LLC proposed project

Adjourn

The meeting adjourned at 7:40PM.

_____

Devin M. Sola, City of Stanwood

PLANNING COMMISSION STAFF REPORT

MEETING DATE:	February 12, 2018
SUBJECT:	**Stanwood High School**
PROPONENT:	Stanwood Camano School District
APPLICATION TYPE:	Conditional Use Permit (2017-0465), Critical Areas (2017-0466), SEPA (2017-0467)
REQUEST:	The applicant is requesting a conditional use permit, along with a critical areas and SEPA environmental review to permit construction of a new high school and alternative learning center, along with renovations to the existing maintenance building, field house, batting cages and grandstand. Site work will include improvements to vehicular circulation, increased on-site parking and vehicular queuing, fire access along the building, utility work, storm water management systems, replacement of existing athletic fields with all-weather fields, landscaping throughout the site and frontage improvements.
LOCATION:	The project is located at 7400 272nd Street NW and 7600 272nd Street NW. The property is located within portions of the SE quarter of Section 19, Township 32 N, Range 4 East, W.M. and SW quarter of Section 20, Township 32 N, Range 4 East, W.M.

ATTACHMENTS:

A. Site Plan & Landscape Plan

B. Building Elevations

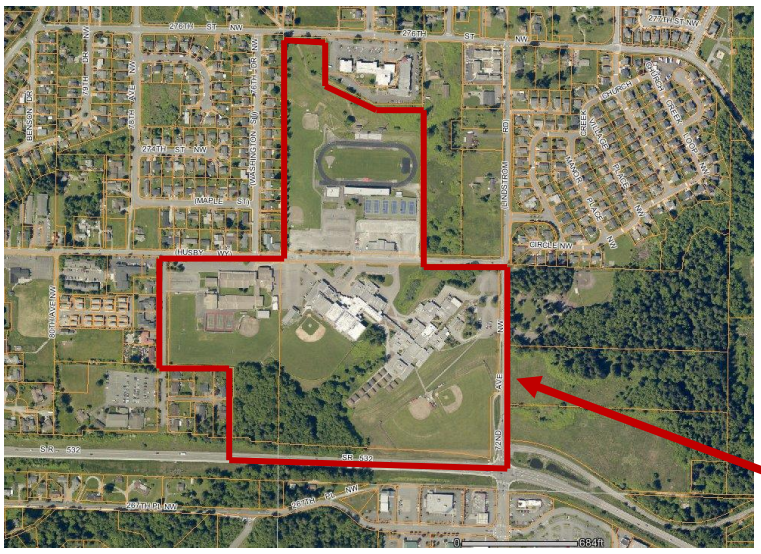


Figure 1 – Location Map

PROCEDURAL INFORMATION

The project as proposed is considered a Major Site Development / Conditional Use Permit and will be processed as a Type III permit application. The process requires public notice in the paper, posting the site, and mailing to every property owner within 300-feet. Proper notification has occurred. The Hearing Examiner will render a decision on this project after an open public hearing.

Also, Stanwood Municipal Code 17.80.033 states the community development department shall apprise the planning commission of the general intent of a project of this type and collect comments from commission members. These comments will be considered prior to issuing a recommendation to the Hearing Examiner.

PROJECT SUMMARY

The applicant is requesting a conditional use permit for a new high school and alternative high school. The proposed project includes the demolition of the main Stanwood High School and the Lincoln Hill High School building. The proposal includes new construction of a three-story high school building, a single-story alternative learning center building, and a remodel of the maintenance building. A new parking lot will be added where the current high school building is located, as well as a parking lot and bus loop south of the proposed main high school building in the southeast corner of the site. The construction project will include excavation, grading, utility extensions and installations, demolition and construction of buildings, landscaping, and paving of both driving and walking surfaces.

Currently, the existing drainage systems creates several smaller sub-basins where Stormwater is collected and conveyed to one of the three wetlands on site. The wetlands provide some natural water quality treatment as well as significant areas of biological habitat. Protection and continued hydration of the wetlands remains an important aspect of the project. The project will redistribute the tributary areas draining to each wetland in order to maintain existing flows to each wetland. The southeast corner of the site currently drains offsite into the City's drainage system in 268th Street NW. In order to mitigate the increase in impervious area, a detention vault will be placed below the southeast parking lot to match a pre-developed till forest condition. There will also be several Modular Wetland Systems (MWS) placed throughout the site corresponding to outlet points discharging runoff from pollution generating impervious surfaces, such as driveways and parking lots. The modular systems will provide water quality treatment before the water is discharged into the wetlands.

The property is designated Existing Public Facilities (PF) in the Comprehensive Plan and zoned Single Family Residential 9.6 (SR 9.6). The project is located on two tax parcels near the east portion of the city limits between State Route 532 and 272nd Street NW and 72nd Avenue NW and 78th Avenue NW. The parcels are 62.3 acres (2,713,788 square feet) in size.

The application was submitted on December 18, 2017 and deemed to be complete January 12, 2018. The notice of application, optional SEPA DNS and notice of public meeting was mailed on January 12, 2018 and published in the newspaper and posted on-site on January 16, 2018. The notice of application and optional SEPA DNS comment period ended on January 30, 2018.

ANALYSIS

Chapter 17.10 – ESTABLISHMENT OF ZONING DISTRICTS

17.10.010 Zoning Districts

The property is zoned Single Family Residential 9.6

17.10.020 Purpose and intent of zoning districts.

(2) SR (Single-Family Residential) 9.6 Zone. This zone includes areas within Stanwood that are already served by municipal sewer and water lines and areas within the urban growth area that are not yet served. Uses in the outlying areas include low density residential on septic systems and some existing farms. These areas are expected to annex to the City of Stanwood and urbanize over time. This zoning district is intended to provide opportunities for new low density single-family residential development with larger lot sizes, and provide standards that encourage reasonable integration of new and existing residential areas, active and passive recreational facilities and activities that support these residential communities. The zone also supports public/quasi-public facilities such as secondary schools, community centers and parks that draw from and support the regional community. This zone implements the residential low density land use designation in the Comprehensive Plan.

Chapter 17.30 – PERMITTED LAND USES

17.30.040 Zoning use table

The zoning table indicates high schools are an allowed use within the SR 9.6 zone with a Conditional Use permit.

Chapter 17.60 – ZONING STANDARDS TABLE

17.60.020 Residential development standards

Single Family Residential 9.6 (SR 9.6)
Minimum lot area: 9,600 square feet
Minimum lot width: 75 feet
Minimum lot depth: 100 feet
Setbacks: Front 20-30 feet, Rear 25 feet, Side 10 feet
Corner lot side setback: 15 feet
Maximum height: 30 feet (footnote [12] -heights may be increased to 60 feet for high school facilities)
Maximum building coverage: 35%

The project as designed meets or exceeds the above zoning standards for Single Family Residential 9.6. The proposed structures are approximately 196,786 square feet in footprint. The site is 62.3 acres or 2,713,788 square feet. The structures encompass approximately 7.2% of the site. The tallest structure is 58'6" in height. The building meets the minimum setback requirements. The parcels south of 272nd Street NW are 1,940 feet in width and 1,140 feet in depth.

Chapter 17.100 – NONRESIDENTIAL PERFORMANCE STANDARDS

17.100.070 Conditions for permitting schools in single-family residential zones
(1) Adequate parking per SMC 17.105.140 or as required by the hearing examiner shall be provided on-site.

(2) Safe pick-up and drop-off and loading/unloading areas shall be provided on-site.
(3) Commercial accessory uses shall not be permitted.
(4) Adequate utilities, including sewer, water, and electricity, shall be confirmed by the purveyor.
(5) Adequate public roads shall be available or improved by the applicant as determined by the public works director.
(6) Increasing or decreasing any other provision of the zoning code, or imposing any other conditions, as deemed necessary by the hearing examiner to protect the health, safety, and welfare of the surrounding residential neighborhood.

The project as designed meets the above nonresidential performance standards for schools within a single-family residential zone. The proposed parking includes a total of 709 parking stalls, this is an increase of 104 parking stalls from what is currently on-site. The site plan has distinguished separate pick-up, drop-off and bus zones for each school. There are no commercial uses proposed with this project. Adequate utilities will be installed to both the high school and alternative learning center. The project also includes off-site sewer improvements south of the site to handle the new flow route. The project proposes improvements to 72nd Avenue, 272nd Street, and 78th Avenue by installing where needed: curb, gutter, sidewalks and landscaping.

Chapter 17.105 – OFF-STREET PARKING AND LOADING STANDARDS

17.105.140 Minimum required off-street parking spaces

High School: 2 spaces per classroom, plus 1 space for each 4 students (based on the rated capacity of the facility).
Elementary School: 1.75 spaces per classroom, plus 1 space for each 8 students (based on the rated capacity of the facility).
Auditoriums: 1 space per 4 fixed seats, or 1 space for each 50 sf of nonfixed seating area in the principal space or auditorium, whichever is greater
Sports Stadiums/Gym: 1 space for every 4 seats, plus 10 bus parking spaces

Industrial/Manufacturing: 10,001 – 50,000 sf requires 1 space per 1,000 sf of gross floor area

Calculations:

Stanwood High School: (69 classrooms x 2 = 138) + (1,200 capacity / 4 = 300) = **438 total spaces**
Alternative Learning Center: (9 classrooms x 2 = 18) + (4 classrooms x 1.75 = 4) + (240 capacity / 4 = 60) + (120 capacity / 8 = 15) = **100 total spaces**
Maintenance Building: 10,184 sf / 1,000 = **11 total spaces**
Stanwood High School Gym: 2,700 seats / 4 = **675 total spaces**
Stanwood High School Auditorium: 600 seats / 4 = **150 total spaces**

Parking Design Totals: **645 parking spaces**
Stanwood High School: 375 students + 120 staff + 30 visitors = 525 spaces required
Alternative Learning Center: 50 students + 20 staff + 30 visitors = 100 spaces required
Maintenance Building: 20 spaces required

The proposed project meets the minimum required parking spaces by providing a total of 709 parking spaces between the two schools. Events at the high school gymnasium and auditorium are held in the evenings and/or weekends and will not impact day-to-day school activities.

Chapter 17.140 – STORMWATER MANAGEMENT PERFORMANCE STANDARDS

The applicant has designed the Stormwater system in accordance with 17.140.050 General requirements subsection (1) which states, "The 2005 Edition of the Washington State Department of Ecology's "Stormwater Management Manual for Western Washington" is hereby adopted by reference and is hereinafter referred to as the "manual." Local exceptions are included in Chapter 3 of the Street and Utility Standards (Chapter 14.14 SMC) and are included herein by this reference."

A new Stormwater vault is proposed to be installed under the parking lot in the southeast portion of the property.

Chapter 17.145 – LANDSCAPE PERFORMANCE STANDARDS

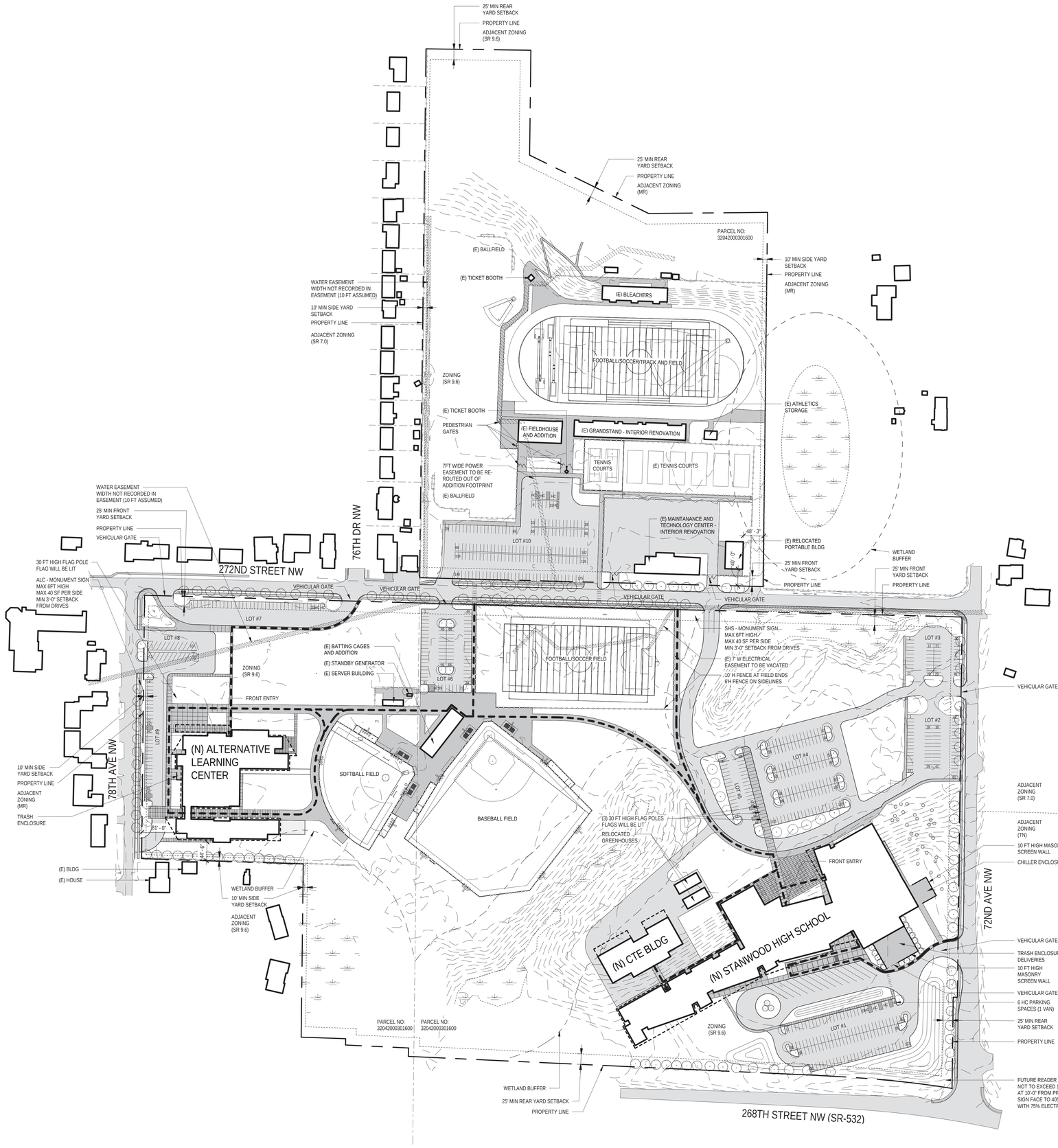
The proposed project will retain 940 trees on-site, while planting 63 new street trees and 146 new trees throughout the site. The street trees will be planted along 78th Avenue NW, 272nd Street NW, 72nd Avenue NW and State Route 532. Additional trees will be planted throughout the parking area landscape beds, open areas and within the wetland buffers.

PUBLIC COMMENTS RECEIVED

We received one agency comment from Washington State Department of Transportation for additional time to review the impacts of the intersection of State Route 532 and 72nd Avenue NW.

We have received comments from 4 concerned members of the public. A summarized list of concerns is below:

1. *Concerns with the location of the new Alternative Learning Center. The current location is not what was originally proposed.*
2. *Concerns with 78th Avenue NW that include: road widening, increase in traffic, police and fire access, parking along the street, parking in the church parking lot, students racing up and down the street.*
3. *Currently there is a problem with students parking in the street and parking in the church parking lot without permission.*
4. *Currently there is not enough parking when the school district and the Catholic Church both have events at the same time.*
5. *There could be extreme congestion at the intersection of 78th Avenue and 272nd Street as students and parents are trying to enter and leave the school.*
6. *Not enough parking is proposed for the high school. The surrounding neighborhood streets already have students parking on them and make it difficult for homeowners to park.*
7. *Drainage concerns and issues with the Alternative Learning Center so close to the neighboring properties. There are already existing drainage issues in this area.*
8. *The proposed buffer area between the Alternative Learning Center and residents is not large enough.*
9. *What will be the effects on property values with the Alternative Learning Center built so close to their homes and not built up next to 272nd Street?*
10. *The quality of life and property values will not improve with the location of the proposed Alternative Learning Center.*



OVERALL SITE PLAN

1" = 100'-0"

PROJECT NORTH

LEGEND

	ACCESSIBLE PATH OF TRAVEL (44" MIN WIDTH)
	CONCRETE PAVING
	ASPHALT PAVING
	UTILITY EASEMENT
	FENCELINE
FH	FIRE HYDRANT
(N)	NEW CONSTRUCTION
(E)	EXISTING BUILDING / REMODEL
*	ACCESSIBLE ENTRANCE

SITE INFORMATION

SITE AREA:	2,713,788 SF (62.3 ACRES)
EXISITNG BUILDINGS AREA (DEMOLISHED)	216,904 SF
EXISITNG BUILDINGS AREA (TO REMAIN)	30,842 SF
PROPOSED BUILDINGS AREA (NEW CONSTRUCTION)	164,944 SF
PROPOSED BUILDINGS AREA (TOTAL)	195,786 SF

BUILDING LOT COVERAGE

ALLOWABLE MAX COVERAGE:	35% MAX
LOT SIZE:	2,713,788 SF (62.3 ACRES)
PROPOSED BUIDLING COVERAGE:	195,786 SF (7.2%) = OK

PARKING ANALYSIS

CITY OF STANWOOD MUNICIPAL CODE: 17.105.140 MINIMUM REQUIRED OFF-STREET PARKING SPACES.

EDUCATIONAL FACILITIES	
HIGH SCHOOLS	2 SPACES PER CLASSROOM, PLUS 1 SPACE FOR EACH 4 STUDENTS (BASED ON THE RATED CAPACITY OF THE FACILITY)
BUSINESS/TRADE/VOCATIONAL	1 SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA
AUDITORIUMS	1 SPACE PER 4 FIXED SEATS, OR 1 SPACE FOR EACH 50 SF OF NONFIXED SEATING AREA IN THE PRINCIPAL SPACE OR AUDITORIUM, WHICHEVER IS GREATER
SPORTS STADIUMS/GYM	1 SPACE FOR EVERY 4 SEATS, PLUS 10 BUS PARKING SPACES
INDUSTRIAL/WAREHOUSING	10,001 – 50,000 SF REQUIRES 1 SPACE PER 1,000 SF OF GROSS FLOOR AREA
GEN. COMMERCIAL	1 SPACE FOR EACH 400 SQUARE FEET OF GROSS FLOOR AREA

ZONING CODE PARKING CALCULATIONS - BUILDINGS:
SHS: (69 CLASSROOMS X 2 = 138) + (1,200 CAPACITY / 4 = 300)
= 438 TOTAL STALLS

ALC: (9 CLASSROOMS X 2 = 18) + (4 CLASSROOMS X 1.75 = 7) + (240 CAPACITY / 4 = 60) + (120 CAPACITY / 8 = 15)
= 100 TOTAL STALLS

MTC (INDUSTRIAL WAREHOUSE):10,184 SF / 1,000
= 11 TOTAL STALLS

ZONING CODE PARKING CALCULATIONS – ASSEMBLY OCCUPANCIES:
(ASSEMBLY OCCUPANCY USES WILL NOT BE CONCURRENT WITH SCHOOL ACTIVITY USE)
FOOTBALL STADIUM: 4,000 SEATS / 4
= 1,000 TOTAL STALLS (NOT APPLICABLE PER DISCUSSION WITH THE CITY PLANNER)
SHS GYMNASIUM: 2,700 SEATS / 4
= 675 TOTAL STALLS
SHS AUDITORIUM: 600 SEATS / 4
= 150 TOTAL STALLS

PARKING DESIGN TOTALS:
SHS: 375 STUDENTS + 120 STAFF + 30 VISITORS
= 525 TOTAL STALLS REQ'D
ALC: 50 STUDENTS + 20 STAFF + 30 VISITORS
= 100 TOTAL STALLS REQ'D
TOTAL BETWEEN BOTH SCHOOLS
= 625 STALLS, MEETS ASSEMBLY PARKING REQUIREMENT
MTC:
= 20 TOTAL STALLS

TOTAL PARKING DESIGNED FOR CAMPUS = 645 REQ'D STALLS

LOT #1	= 121 STALLS	6 ACCESSIBLE	1 VAN ACCESSIBLE
LOT #2	= 60 STALLS		
LOT #3	= 41 STALLS		
LOT #4	= 123 STALLS		
LOT #5	= 35 STALLS	4 ACCESSIBLE	1 VAN ACCESSIBLE
LOT #6	= 66 STALLS	1 ACCESSIBLE	1 VAN ACCESSIBLE
LOT #7	= 35 STALLS	2 ACCESSIBLE	
LOT #8	= 21 STALLS		
LOT #9	= 32 STALLS	4 ACCESSIBLE	2 VAN ACCESSIBLE
LOT #10	= 175 STALLS	6 ACCESSIBLE	1 VAN ACCESSIBLE
TOTAL	= 709 STALLS	=OK	

mcg-ARC

architect_
MCGRANAHAN ARCHITECTS

civil engineer_
COUGHLIN PORTER LUNDEEN

landscape architect_
WEISMAN DESIGN GROUP

structural engineer_
PCS STRUCTURAL SOLUTIONS

mechanical engineer_
BCE ENGINEERS

electrical engineer_
BCE ENGINEERS

food service_
HALLIDAY ASSOCIATES

theater design_
PLA DESIGN

sports fields engineer_
DA HOGAN

7359 REGISTERED ARCHITECT
CHRISTOPHER J. LILLEY
STATE OF WASHINGTON

project_
STANWOOD

client_
STANWOOD-CAMANO SCHOOL DISTRICT NO. 401

location_
STANWOOD, WA

Project No. 1426

OVERALL SITE PLAN

drawn_
RMM

checked_
CL

sheet_
CUP-44

ORIGINAL SHEET IS 30" x 42"
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EAST PERSPECTIVE

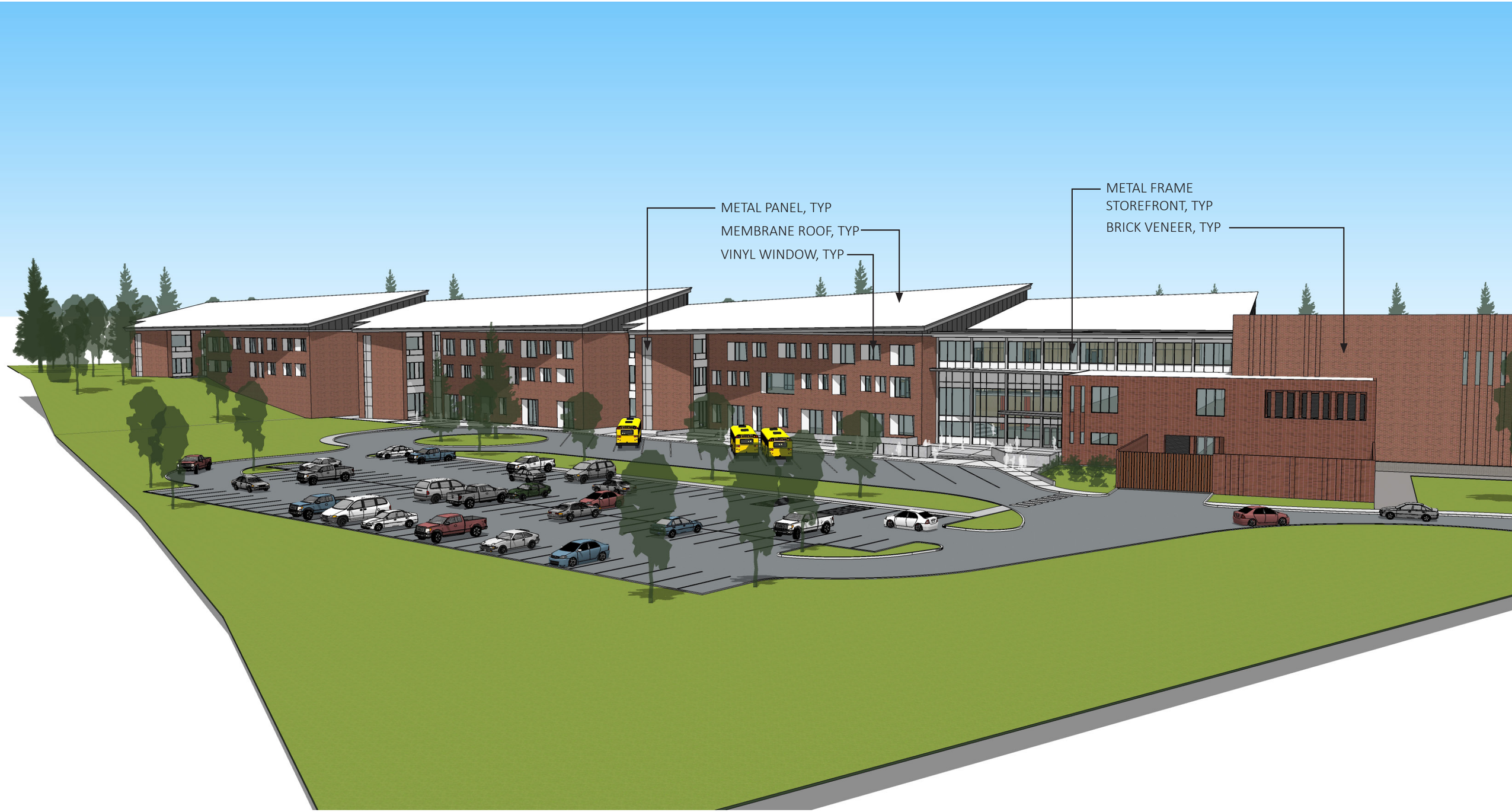
ALTERNATIVE LEARNING CENTER
STANWOOD-CAMANO SCHOOL DISTRICT
18 DECEMBER 2017

McGRANAHAN architects

NORTH PERSPECTIVE

ALTERNATIVE LEARNING CENTER
STANWOOD-CAMANO SCHOOL DISTRICT
18 DECEMBER 2017

McGRANAHAN architects



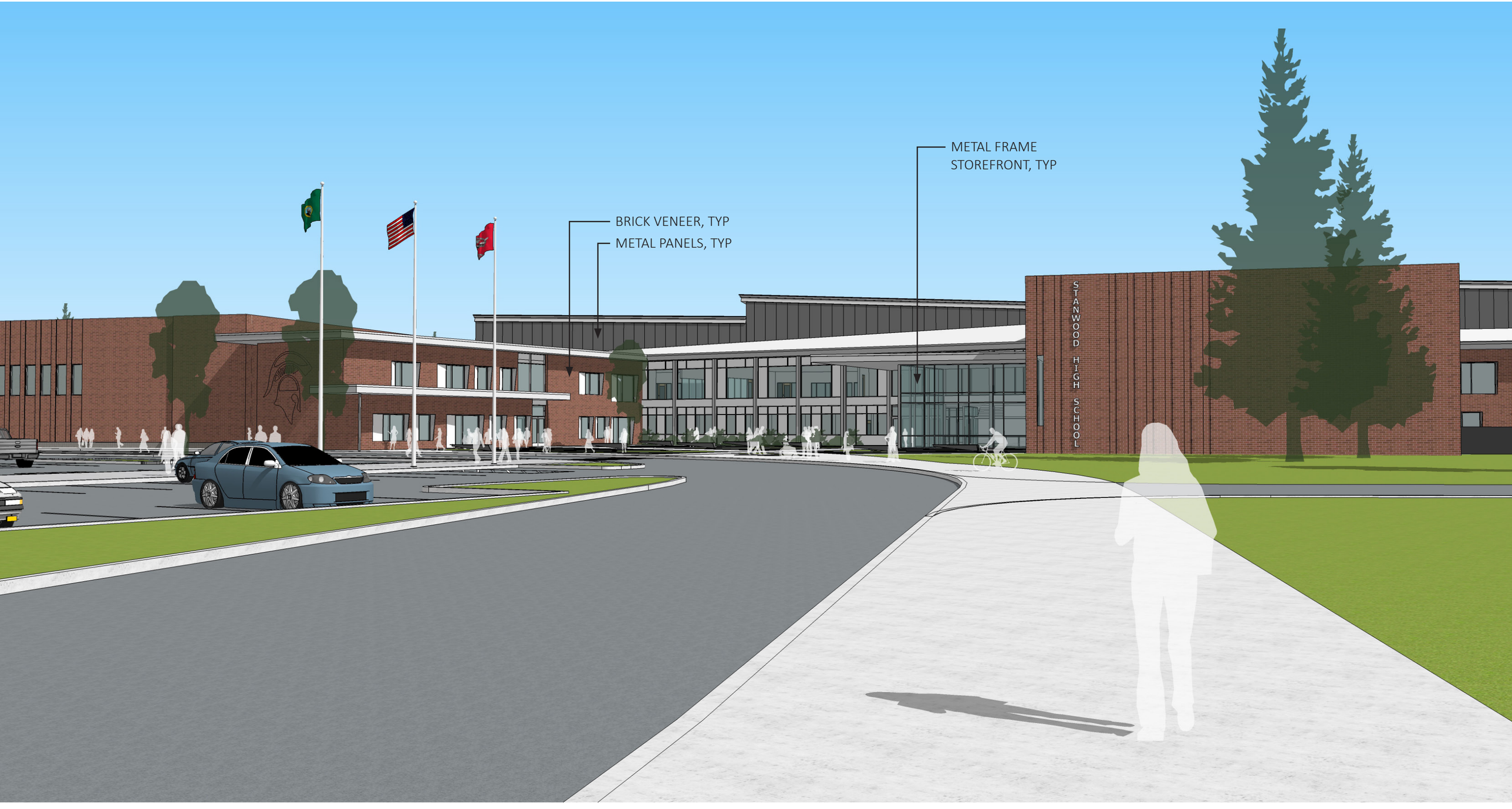
SOUTH PERSPECTIVE

STANWOOD HIGH SCHOOL

STANWOOD-CAMANO SCHOOL DISTRICT

18 DECEMBER 2017

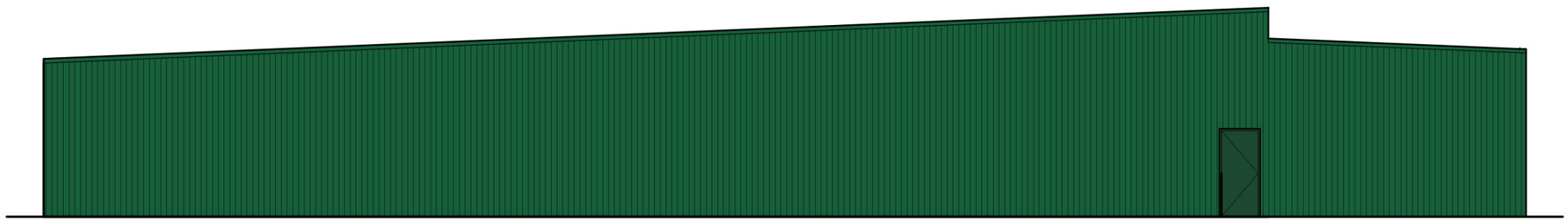
McGRANAHAN architects



NORTH PERSPECTIVE

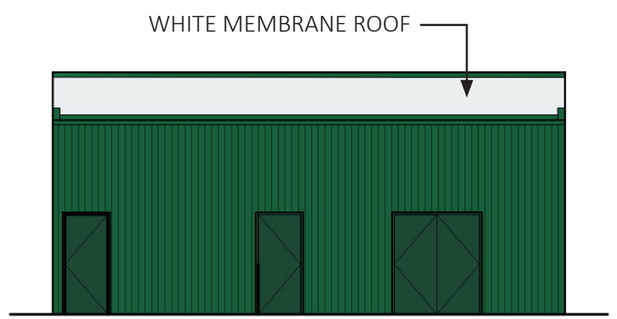
STANWOOD HIGH SCHOOL
STANWOOD-CAMANO SCHOOL DISTRICT
18 DECEMBER 2017

McGRANAHAN architects

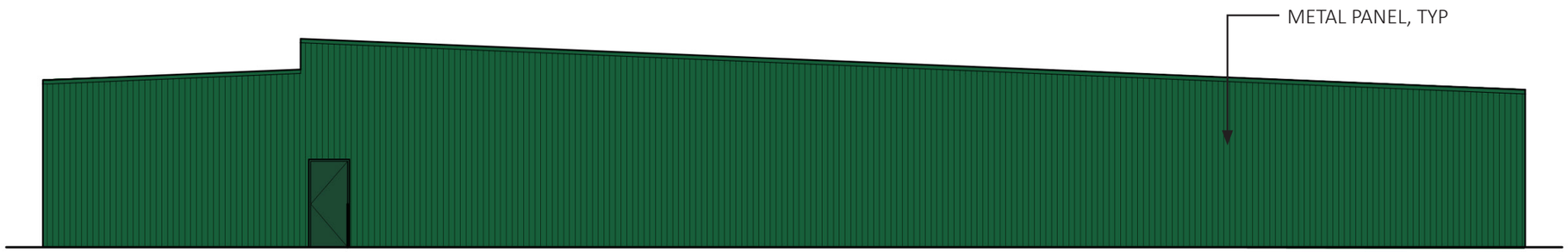


SOUTH ELEVATION
Scale: 3/32" = 1'- 0"

WEST ELEVATION
Scale: 3/32" = 1'- 0"



EAST ELEVATION
Scale: 3/32" = 1'- 0"



NORTH ELEVATION
Scale: 3/32" = 1'- 0"

ELEVATIONS

BATTING CAGE
STANWOOD-CAMANO SCHOOL DISTRICT
18 DECEMBER 2017

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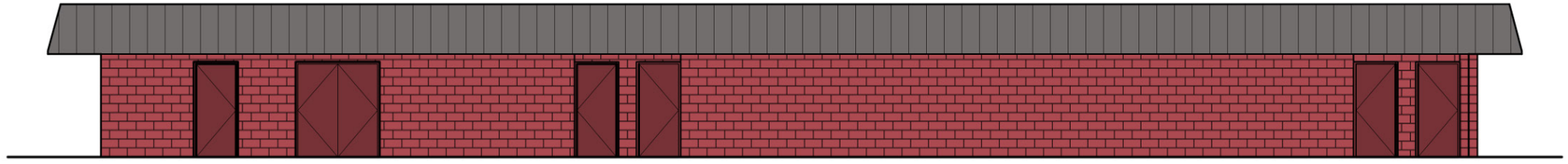
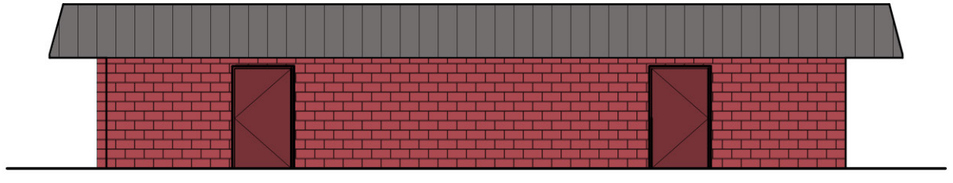
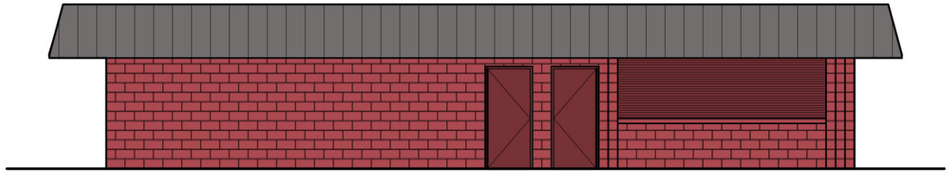


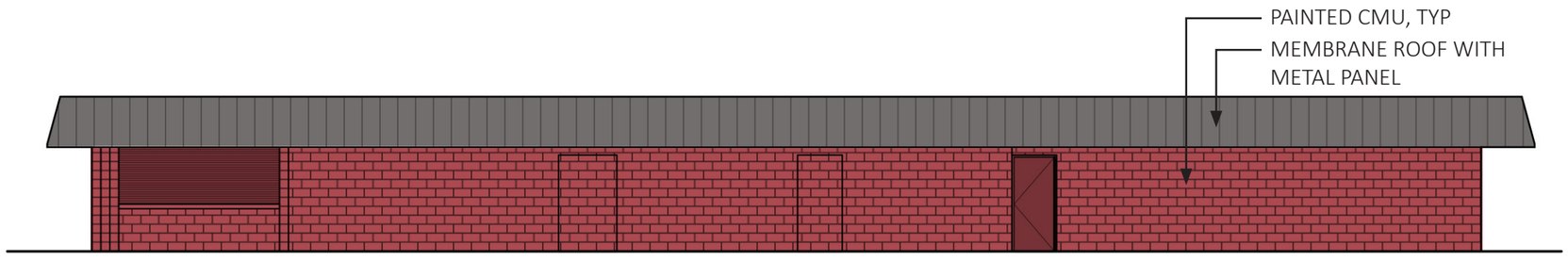
SOUTH ELEVATION
Scale: 3/32" = 1'- 0"



WEST ELEVATION
Scale: 3/32" = 1'- 0"



EAST ELEVATION
Scale: 3/32" = 1'- 0"



NORTH ELEVATION
Scale: 3/32" = 1'- 0"

ELEVATIONS
FIELD HOUSE
STANWOOD-CAMANO SCHOOL DISTRICT
18 DECEMBER 2017

McGRANAHAN architects