



STANWOOD PLANNING COMMISSION MINUTES

February 12, 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, Susan Ronken and Marcus Metz. Commissioner Lance Dennis was excused. Staff present; Community Development Director Ryan Larsen, Community Development Senior Planner Amy Rusko, Planning Commission Clerk Devin Sola. Known public in attendance: Gary Platt, Chris Lilley, Jean Shumate, Lloy Shaaf, Liz Jamieson, Katie Getzinger, Anna Nelson, Ryan Ovenell, Mike McGuinness, Steve Hendricksan, Aleph Fackenthall, Kenneth Kron, Don Alle, Leo and Judy Epley, Ross Cockrum, Greg Johns, Tim Schmidt, Natalie Hagglund, Sara and Matt Surdyl, Nancy Fall, Jennifer Viedig, Paul Wilson, Brian Gentry, Katheryn Freeman, Melissa Girard, Brian Romano, Denise and Sam Long, John and Cathy Getzinger, Michael and Cathy Wooten.

No Public Requests or Comments

Minutes

The minutes of the January 8 and January 22, 2018 meetings were approved as presented.

New Business

Cedarhome Square

Ms. Amy Rusko gave the staff report, explaining that 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. The 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. This variance will be decided by the Hearing Examiner.

Brian Gentry of Gentry Homes introduced himself and the project at Cedarhome Square. Gentry Homes has been working for a year and a half regarding the Schmakeit Farm and Annexation which required a code change to the Traditional Neighborhood (TN) zone. The code change made it more functional for development. Landed Gentry is excited about this new neighborhood and believes it will be a nice addition to Stanwood. This is Landed Gentry's first time in Stanwood. The intention for Cedarhome Square is that it will be an active adult (55 year plus) neighborhood. Currently one is being built in Mount Vernon- Woodside – with a similar format.

The Planning Commission discussed:

- Landscape Plan – trail easement
- Cottage dwelling units – garages on alleys / 20 ft driveways
- Fair Housing Act for elders / 55+ active adult community

Staff answered inquiry from the Planning Commission regarding any potential conflict with the garages on alleys for cottage dwellings and whether or not that conflicts with the requirement of 20 foot driveways. Anna Nelson with Landed Gentry answered that they will inquire with City staff.

Public Comment:

Michael Wooten, 27828 84th, Dr., Stanwood. Question regarding covenant on 55+ age requirement and whether that remains for the life of the development or would it go away.

Mr. Gentry answered that he has never observed it going away.

Greg Johns, 28926 54th Ave NW, Stanwood. Stated that traffic on 284th, and with new development on 68th, would cause issues. There is no shoulder and the road is shared by bikers, walkers and kids who walk to school. Concerned with how additional homes will affect traffic and safety of residents. There have already been a few traffic accidents.

Cathy Wooten, 27828 84th Dr., Stanwood. Stated that she had attended the initial presentation in fall. Inquired when the public hearing is set will it be a final hearing for the site plan before the Hearing Examiner or could the plans change after the hearing.

Ms. Rusko answered that the plans should not change much, if any. This is the first development in the TN zone.

Steve Hendrickson, 29206 64th Ave NW, Stanwood. Inquired whether the covenant of 55 + age restriction not required and could change later.

Tim Schmidt, 27308 101st Ave NW, Stanwood. Concerned with rural charm of Stanwood being lost similar to surrounding towns. Stated his hope that the preservation of farmland be a priority as it improves one's quality of life.

Aleph Fackenthall, 6104 284th St NW. Asked after school impact fees. Expressed concern with additional students being added to Cedarhome Elementary with additional development in the area. There are 127 kids on bus routes with only 80 actually taking the bus. Concerned that students who have attended Cedarhome will be shifted to other schools.

Mr. Gentry inserted that 80% of the homes in this proposed neighborhood would be 55+ so 20% of houses could be homes with school aged children. Mr.

Matt Surdyl, 6640 281st St NW, Stanwood. Please explain 55+ age requirement for this development. Expressed concerns with driveways off Jensen Rd and concern with street parking.

Mr. Gentry reviewed the age requirement and the site plan, explaining that the proposal design is less dense than the code would allow. There have been traffic studies which show that there will be enough street parking. Full curb, sidewalks and gutters will be on the North side of Jensen.

Brian Romano, 6425 284th St, Stanwood. Stated that he wished to second the earlier sentiment of loss of farmland in the Stanwood area. Concerned with additional traffic and

street parking. The variance wants to reduce the size of houses. Believes this is financial gain for the developer which is not allowed.

Mr. Gentry answered that 3,000 sq. ft. is the minimum and they are asking for a variance on lot width. Expressed the desire to preserve farmland and natural resources and that the State does growth management through the GMA in order to plan for growth. Believes the variance they are asking for is reasonable.

Michael Wooten, 27828 84th, Dr., Stanwood. Expressed discomfort at how the applicant explained the 55+ covenant on the proposed neighborhood and that it may actually not be instated if the market does not support it. Stated that he believes not enough definitive information is coming from the Applicant.

Steve Hendrickson, 29206 64th Ave NW, Stanwood. Asked what time the traffic study was completed.

Ms. Anna Nelson with Landed Gentry answered that it was completed while school was in session in the am and pm.

Steve Hendrickson, 29206 64th Ave NW, Stanwood. Asked what time of day.

Ms. Anna Nelson answered that she does not recall, but that City staff could follow up with that information.

Cathy Wooten, 27828 84th, Dr., Stanwood. Expressed that everyone's concerns are valid regarding traffic and safety and asked the room if anyone has viewed a Landed Gentry development. Stated that her friends have said that Landed Gentry provides a nice development and that it would be a nice development for Stanwood.

Mr. Gentry explained where the Woodside development is located in Mount Vernon and explained the status and phases of building these developments – 55+. Could see townhomes going different direction due to the physical and geographical isolation.

Matt Surdyl, 6640 281st St NW, Stanwood. Inquired after height restrictions.

Ms. Rusko answered: 30 ft. for single-family and cottages, 40 ft. for townhouse and 20 ft. for garages.

Jody, 28258 68th Ave – Move driveways on 68th. Are there any plans to widen 68th Street and is there a timeline on this project.

Mr. Gentry answered that there is no plan to change 68th. There is one shared driveway on 68th Street. There is not much fronting on 68th Street. Currently there are two properties on 68th. Regarding the timeline, would like to be working on Phase I by summer. The project is market-based so the entire timeline from start to finish is hard to predict. Each phase will be market dependent, but four to five years approximately.

Chair Utgard encouraged the public to email and send comment letters to City Hall. Ms. Rusko inserted that all comments will be to the Hearing Examiner.

Stanwood High School

Ms. Amy Rusko gave the staff report and Mr. Chris Lilley of McGranahan Architects gave the presentation on the property.

The Planning Commission discussed the following:

- wetland on property
- comment letter submitted at tonight's meeting
- future options if school enrollment increases with additional classrooms needed
- parking and access
- frontage improvements
- bus routes / drop-off and pick-up

Public Comment:

Don Allen, 26900 78th Ave NW. Stanwood. Introduced himself as St. Cecilia's Parish Administrator who is attending tonight in the Pastor's absence. Supports Stanwood High School, concern over movement of alternative high school. Stated that St. Cecilia and the school has a good relationship and the church allows students to use its parking lot. However, recently this has gotten worse with students using the parking lot and burning out and the church is concerned that things could get worse. Occasionally there is minor vandalism. Because there is no turn-around, the church parking lot has become the turn-around. Others have offered that a gate could be a solution however the church cannot staff a gate all hours as there are many functions at different times throughout the day and year. Informed the Commission that the church gave the City an easement across the back of the property several years ago. Inquired how water will be mitigated. As of now there is so much standing water that it is impossible to mow the grass in spring. To the west at the end of the parking lot water flows from the parking lot to surface water trenches.

Ryan Ovenell. Introduced himself with the Stanwood/Camano School District. Answered after parking concerns issues raised by Mr. Allen.

Jean Shumate. Introduced herself as the Superintendent of the Stanwood/Camano School District. Stated that the SRO has been checking out the parking issues to make sure that kids park on campus.

Discussion was held on the following:

- Parking
- Traffic- amount and flow
- Saratoga school traffic, drop-off/pick-up
- Traffic monitoring and Traffic study

Michael Wooten, 27828 84th, Dr., Stanwood WA. Encouraged others to put their concerns in writing to the City and become a party of record for the Hearing Examiner.

Katheryn Freeman, 6620 281st St., Stanwood WA. How will the Saratoga and High School be integrated.

Ryan Ovenell. The integration is minimal. Gym will be cathartic for both schools. Explained location of schools. Different entrances. The parent parking location – 0 spots for Saratoga

John Getzinger, 7701 Cecilia Way, Stanwood, WA. Concerns with the 44.5 feet from the fence to the edge of the building. Any school now in Stanwood that is close to private property- property value concerns. Concern getting emergency services through as well.

Cathy Getzinger, 7701 Cecilia Way, Stanwood. Concerned with widening of 78th Ave NW to widening accommodate traffic. Concern of lack of space during pick up and drop off times. Drive down property value. Not plan that was put forth to voters and prefer that the building is not placed in current location proposed. If it is, does in a way that doesn't disturb the neighborhood.

Ryan Ovenell – Church Creek Campus – split into two wings with 300 kids at any time of the day. The number of students will be less.

Community Development Director Ryan Larsen inserted that the parking and drop-off areas are reviewed.

Mr. Lilley added that the traffic flow is described. Traffic now / buses now. The buses won't go off of 272nd. Improve level-of-service at intersection now. Queues will be improved significantly.

Don Allen and Cathy Getzinger both expressed concern with emergency vehicle access, especially if concurred with a church and high school event or pick up time.

Mr. Allen informed the Commission that fire drills impact ingress/egress.

Mr. Ryan Ovenell added that the school district could coordinate future fire drills with the church.

John Getzinger, 7701 Cecilia Way, Stanwood, WA. Regarding Surface water, water is bubbling up and pushing into the yard and causes erosion. It is taking out trees and needs to be addressed. This is a property value issue.

The Planning Commission discussed impervious surface and surface water.

Chair Utgard encouraged the audience to submit comments to the City before the Hearing Examiner holds a hearing. It is not scheduled as the City is waiting on submittal by the School District.

There was no old business or miscellaneous business.

No Old Business

No Miscellaneous Business & Upcoming Items

Adjourn

The meeting adjourned at 8:20PM.

Devin M. Sola, City of Stanwood