



STANWOOD PLANNING COMMISSION MINUTES

April 23, 2018

Call to Order

Chair Utgard called the meeting to order at 6:30PM with the following Commissioners present: Kelly McGill and Lance Dennis. Commissioner Randy Heagle, Steve Shepro, Marcus Metz, and Susan Ronken were excused. Staff present; Community Development Director Ryan Larsen. Known public in attendance: Cathy and Michael Wooten, Tim Schmitt, and Cliff Grant.

Public Requests or Comments

There were no comments.

Minutes

Due to lack of a quorum, approval of the minutes of the March 26, 2018 meeting were moved to the end of the agenda.

New Business

Miscellaneous Code Edits to Title 16 and 17

City Administrator Ryan Larsen presented the staff report on miscellaneous code edits to Title 16 and 17. The first edit discussed related to final plats, which are currently reviewed by city council. The state legislature has adopted rules allowing for this to be done administratively, and staff is proposing to change our code to allow for this. Currently only short plats are reviewed administratively. The next issue discussed concerned LI and GI Zoning air quality, odor and dust. It was suggested that the same language contained in 17.50.020 relating to the LI zone be added to the GI zone. Code sections from other cities were included in the staff report as examples. Another issue discussed was open space requirements for subdivisions, which are currently outdated and can be difficult to complete for smaller projects. He pointed out a code example from the City of Sultan. The next issue discussed was separate ordinances for parks, traffic, and fire impact fees. The change would be to create separate ordinances for each of these impact fees. Currently they are all contained in one ordinance. The next issue was edits suggested by the hearing examiner who reviewed Stanwood's code during the recent hearing for the Stanwood School District. City Administrator Larsen reviewed these suggestions for consistency. Another edit addressed small cell tower rules. The current rules do not address small cell deployment. Lastly, the PRD code pertaining to cul-de-sacs does not appear to allow for temporary cul-de-sac and may eliminate the opportunity to provide connectivity to adjacent properties. Staff would like to still require connectivity to adjacent lots but still maintain the requirement of providing a through street.

The Planning Commission discussed the following:

- Open space requirements related to new sub-divisions vs. existing subdivisions
- Whether SMC 17.147.060 Impact Fee covers open space requirements

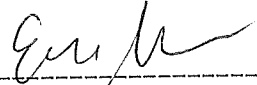
Cliff Grant, 8201 283rd St NW, Stanwood, Mr. Grant commented on what the Planning Commission's recommendation was regarding the marijuana topic.

City Administrator and Commission stated Planning Commission recommended the item be referred to city council for review, and City Council directed staff to bring the item back with options for zoning off of mainstreet.

No Upcoming Items

Adjourn

The meeting adjourned at 7:00 PM.



Erica Schorn, City of Stanwood