



STANWOOD PLANNING COMMISSION MINUTES

June 11, 2018

Call to Order

Chair Utgard called the meeting to order at 6:30PM with the following Commissioners present: Kelly McGill, Steve Shepro, Lance Dennis, Susan Ronken and Marcus Metz. Commissioner Randy Heagle was excused. Staff present; Community Development Director Patricia Love, Mayor Kelley and City Administrator Ryan Larsen. Known public in attendance: Cathy Wooten, Tim Schmidt and Peggy Wendell.

Mayor Kelley and Ryan Larsen both introduced Patricia Love as the new Community Development Director.

Public Requests or Comments

Tim Schmidt, 27308 101st Ave NW, Stanwood. Expressed disappointment that the Commission voted to make no recommendation on the recreational marijuana decision and requested they make a decision in the future.

Cathy Wooten, 27828 84th Ave NW, Stanwood. Stated that she had met with Ms. Love earlier in the week and it was very educational. Came away with the understanding that the place to make the change regarding odors is in the planning and zoning and that there are legal ramifications if the City tries to prevent something which the zoning allows. Understands that the best way to move forward is to be proactive in the planning and appreciates that Ms. Love will put together a power point on Planning 101 to educate the public. Regarding the Hearing Examiner decision on Landed Gentry and the impact fees for the Cedarhome Square project, Ms. Wooten expressed surprise that it was noted in the decision that impact fees may be paid upon final inspection and certificate of occupancy. Thanked the City staff and Planning Commission for their patience.

The Commission discussed:

- Timing of paying impact fees – State law
- Opportunities to propose changes to the municipal code or comprehensive plan
- Comprehensive Plan Docket, schedule, docket process

Cathy Wooten stated that she has been attending regular City Council and Planning Commission meetings and speaking on issues where the Comprehensive Plan and zoning code conflict. Ms. Wooten expressed frustration that at no time was she informed any process which could address these issues until Ms. Love recently explained this to her and she believes that City staff should inform citizens of these processes in the future.

Minutes

There were no minutes.

New Business

Shoreline Master Program

Ms. Love gave a brief background on her professional background and presented a power point on the Shoreline Master Plan and the required public participation process and schedule.

The Commission discussed the following:

- Public participation goals
- Budget for public participation
- Open House and staff attendance at local events: farmer's market, YMCA
- Shoreline zoning designation
- Groups to reach out to: park groups- PTAC and FOSPAT, high school youth advisory board/committee, etc.

Ms. Love asked the Commission to e-mail her any recommendations of organizations or citizens to contact directly.

Old Business

General Industrial Code Amendments

Ms. Love said it is her understanding that this was part of the 2017 Docket to review zoning standards in the industrial zone. When reviewing code amendments one should look back at the Comprehensive Plan and use that as a guide for future changes. The Comp Plan sets the vision for the City. Sometimes the Comprehensive Plan has no information and there is the opportunity to forge new ground. Ms. Love stated that Stanwood has a good Comprehensive Plan that specifies the Vision to promote and retain business in the downtown while preserving residential areas.

Ms. Love reviewed two policies from the Comprehensive Plan- Land Use Policies 13.1 and 13.2 as well as the industrial zone locations in the city and urban growth area. Ms. Love explained that it is appropriate to look at these types of codes. While you want your industries to be successful, you also do not want them in competition with your residential property owners. Ms. Love informed the Commission that she then took a look at the city's zoning code and explained that the section in the code titled Additional Development Standards addresses light and glare, etc. only when it applies to industrial parks. Ms. Love outlined her suggestion to modify this section of the code so it applies to both the industrial zone and took the General Industrial section and simplified that section of the code to address glare, noise, odor, etc. Ms. Love explained that she added extra items that may be worth consideration to add under prohibited uses such as reduction of garbage, sewer, and odors found to be offensive by a group of five people. Ms. Love asked the Commission for feedback and stated that, depending on how the Commission would like the code drafted, these changes could move forward to public process and public hearing at a future date.

The following was discussed:

- Address enforcement issue with new code language
- Signage in the city, vacant business' signage still up
- Progressive discipline- letters, site visits, fines, etc.
- Nuisance ordinance
- Complaint-driven code enforcement
- Limited square feet in the city
- Stanwood business license- can this be frozen due to litigation issues, compliance issues addressed through permit process, mitigation process

- Restriction of odors beyond property line and how that is measured, City of Arlington code language
- Schenk packaging- in the city UGA, subject to Snohomish County zoning
- Twin City Foods and potential odors
- Prohibited uses
- Likes the use “5 healthy observer” language in draft code
- Remove olfactory verbiage from draft code

The Commission confirmed they wanted to move forward with this issue and Ms. Love stated that she would bring this back at an upcoming Commission meeting.

Miscellaneous Business

- Notice of Application for McDay property- brewery proposal in the upcoming issue of the Stanwood Camano News

Recent Council Action on Commission Items

- Status of Marijuana ordinance

Upcoming Items

None

Adjourn

The meeting adjourned at 7:42PM.

Devin M. Sola, City of Stanwood

