STANWOOD PLANNING COMMISSION MINUTES

June 25, 2018

Call to Order

Chair Utgard called the meeting to order at 6:30PM with the following Commissioners present: Steve Shepro, Lance Dennis, Randy Heagle and Marcus Metz. Commissioner Susan Ronken was excused. Elected Officials and staff present; Council Member Diane White, Community Development Director Patricia Love and Planning Commission Clerk Devin Sola. Known public in attendance: Peggy Wendell.

Public Requests or Comments

Council Member Diane White welcomed new commissioners.

Vice Chair Election

Community Development Director Patricia Love explained that the Commission's Vice Chair position is now vacant due to Commissioner Kelly McGill's election to City Council. The Commission made a nomination for Commissioner Steve Shepro to the position of Vice Chair. ***Motion. Motion by Commissioner Heagle second by Commissioner Dennis to nominate Commissioner Steve Shepro as Commission Vice Chair. Motion carried unanimously.***

Minutes

The minutes of the June 11, 2018 meeting was approved as presented.

New Business

Draft Final Plat Code Amendment

Ms. Love gave the staff report. Changes in state law recently granted local governments the authority to administratively approve final plats. Stanwood has historically required final plats (subdivisions of 10 or more lots) to be approved by the City Council. The new law allows a jurisdiction's administrative staff, such as the Community Development and Public Works Director, to approve final plats if the project conforms to the conditions of approval and the associated infrastructure is in place. State law changed to ensure that the final plat process remains an administrative process. With final plats requiring approval by the City Council, elected officials have in the past tried to impose additional conditions on a project based on community comments or concerns. These types of actions have led to lawsuits and exposed cities to legal liability with the potential of paying financial damages to applicants.

Secondly, the process was also changed in simplify and streamline the final plat process. Because cities have no option but to approve a final plat if all the conditions of preliminary plat approval have been met, the process of obtaining City Council approval can be lengthy in some jurisdictions. Ms. Love reviewed the platting phase, explaining that staff recommends changing the code to allow administrative review of final plats.

Planning Commission discussed:

- administrative process
- cities have been enacting code change and hearing examiner process

Ms. Love stated that staff will prepare the code amendment, circulate for public comment, and bring back to the Commission for a recommendation to the City Council.

Old Business

Industrial Performance Standards Code Amendment

Ms. Love explained that, at the June 11, 2018 Planning Commission meeting, the Commission considered potential changes to the Light Industrial and General Industrial performance standards to reduce negative impacts on surrounding commercial and residential properties. The Commission, after considering staff and public comments, requested the following changes:

- Work to reduce and / or eliminate "vague" language in the code which could lead to conflicting interpretations or inconsistent enforcement; and
- Address code enforcement.

Planning Commission discussed:

- Sale of livestock/poultry – Country Store as an example in a commercial zone
- Odors and subjectivity- coffee, restaurant smells, etc.
- Diffuser on rooftop of buildings help offset smells
- Agricultural town has farm odors – Right to Farm Ordinance

Ms. Love reviewed the submittal requirements and enforcement code processes, informing Commissioners that the majority of enforcement cases are resolved by meeting with property owners.

The Planning Commission discussed whether or not complainants remain anonymous, safety issues and the code enforcement form. Ms. Love explained typical infraction processes with comparisons from other cities and will verify with City Attorney.

No Miscellaneous Business

Recent Council Action on Commission Items

- Current vacancy on Commission due to Commissioner Kelly's election to Council
- Extended Planning Commission agenda to be presented at next Commission meeting
- Ms. Love vacation in August – Aug 27 and Nov 26 Commission meetings cancelled

Commissioners thanked Ms. Love for the visual handouts at tonight's meeting as they were very helpful in understanding the land use process.

Public Comment: Peggy Wendel, 27305 83rd Ave NW, Stanwood. Lives near North Star Cold Storage and commented that, at times, the smell of fish or other strong odor can be present in the neighborhood.

Upcoming Items- Next Commission meeting on July 9, 2018

Adjourn

The meeting adjourned at 7:17PM.

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Devin M. Sola, City of Stanwood