

1. Agenda

Documents:

[07-09-2018 PC AGENDA.PDF](#)

2. Meeting Materials

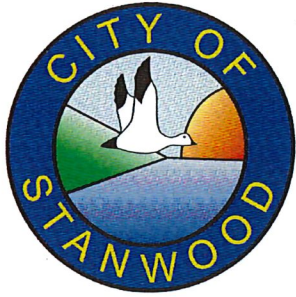
Documents:

[MCDAY BREWERY.PDF](#)

[MINUTES OF JUNE 25, 2018.PDF](#)

[PLANNING COMMISSION EXTENDED AGENDA.PDF](#)

[SHORELINE MASTER PLAN UPDATE - PRESENTATION.PDF](#)



PLANNING COMMISSION AGENDA

Monday July 9, 2018 – 6:30PM

Stanwood Fire Station (8117 267th PI NW)

1. Call to Order
2. Roll Call
3. Public Requests and Comments
4. Minutes of June 25, 2018
5. New Business
 - McDay Brewery
6. Old Business
 - Shoreline Master Plan Update - Presentation
7. Miscellaneous Business
 - Planning Commission Extended Agenda
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: July 9, 2018

SUBJECT: **McDay Holdings Brewery**

PROPONENT: McDay Holdings, LLC
Designs NW Architects

APPLICATION TYPE: Site Development (2018-0241), Critical Areas (2018-0242),
SEPA (2018-0243)

REQUEST: The applicant is requesting a site development permit, along with a critical areas and SEPA environmental review to permit construction of a new brewery. Site work will include improvements to surrounding streets with frontage improvements, on-site parking, utility improvements, landscaping throughout the site. The plans show the proposed brewery site and a proposed future development to the south on 3.34 acres.

LOCATION: The project is located at 8618 270th Street NW.

PARCEL NUMBERS: 32041900307900, 32041900303700, 32041900310000, 32041900310100

ATTACHMENTS: A. Site Plan & Landscape Plan
B. Building Elevations



Figure 1 – Location Map

Project Site

PROCEDURAL INFORMATION

The project as proposed is considered a Major Site Development and will be processed as a Type II permit application. The process requires public notice in the paper, posting the site, and mailing to every property owner within 300-feet.

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 decision.

APPLICATION INFORMATION

The application was submitted on May 30, 2018. The notice of application, optional SEPA DNS and notice of public meeting was mailed on June 11, 2018 and published in the newspaper and posted on-site on June 12, 2018. The notice of application and optional SEPA DNS comment period ended on June 26, 2018.

No Comments from Agencies or the Public were received during the comment period.

Chapter 17.30 – PERMITTED LAND USES

17.30.040 Zoning use table

The zoning table indicates a Brewery is a permitted use within the General Industrial zone.

Chapter 17.60 – ZONING STANDARDS TABLE

17.60.040 Commercial and industrial development standards

General Industrial (GI)

Minimum lot area: 1 acre

Minimum lot width: 100 feet

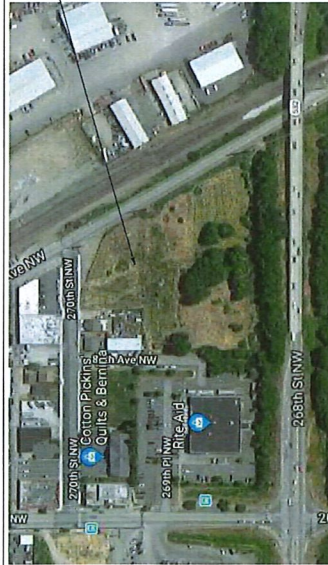
Minimum lot depth: 200 feet

Setbacks: Front 25 feet, Rear 35 feet, Side 25feet

Maximum height: 35 feet

Maximum building coverage: 80%

The project as designed meets or exceeds the above zoning standards for the General Industrial zone. The proposed brewery footprint is approximately 7,200 square feet. The site is 3.34 acres. The structures encompass approximately 5% of the site. The tallest structure is 34'3" in height. The building meets the minimum setback requirements.



McDay Holdings Brewery
8618 270th St NW
Stanwood, WA 982962
PN: 32041900307900

ABBREVIATIONS

[illegible]

PROJECT PARTICIPANTS

MANAGE

McDry Holdings
10101 270th St NW
Bremont, WA 98529
509-836-3773
glady@glady.com

ARCHITECT

Designs Northwest Architects
5621 15 100th Dr NW
Burien, WA 98148
206-835-5441
dian@designnw.com

MEU

Davido Consulting Group
2210 Riverside Dr, Suite 110
Mount Rainier, WA 98273
Darryl Ochoa
509-899-1110
darryl@dagengr.com

CONTRACTOR

SYMBOLS

	BUILDING SECTION SECTION REFERENCE
	DETAIL REFERENCE
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PROJECT DATA

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DRAWING INDEX

AO.1	Cover Sheet
AO.3	Site Plan
AO.4	Landscape Plan
A2.1	Floor Plans

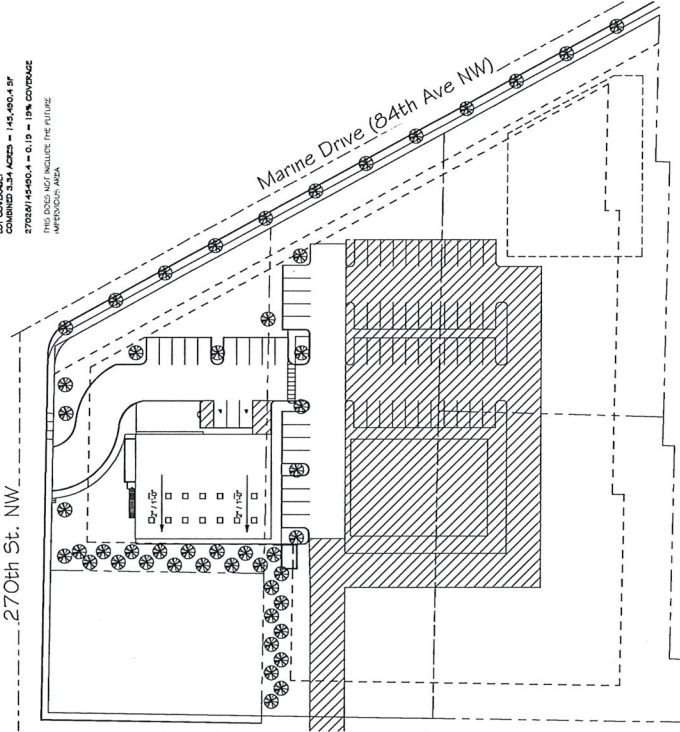
SITE PLAN

FLOODED IMPERVIOUS AREA

BREWERY	7,200 SF
SIDEWALKS	3,409
DRIVE/PARKING	15,412 SF
TOTAL	27,020 SF

LOT COVERAGE
COMBINED 3.34 ACRES = 143,490.4 SF
 $27020 / 143490.4 = 0.19 = 19\%$ COVERAGE

THIS DOES NOT INCLUDE THE FUTURE IMPERVIOUS AREA.



① Cover Site Plan
1" = 40'-0"

Table of Contents

Project Number:	2017-15
Date	05/23/2018
Designed:	Author
Drawn:	Checker

AO.1

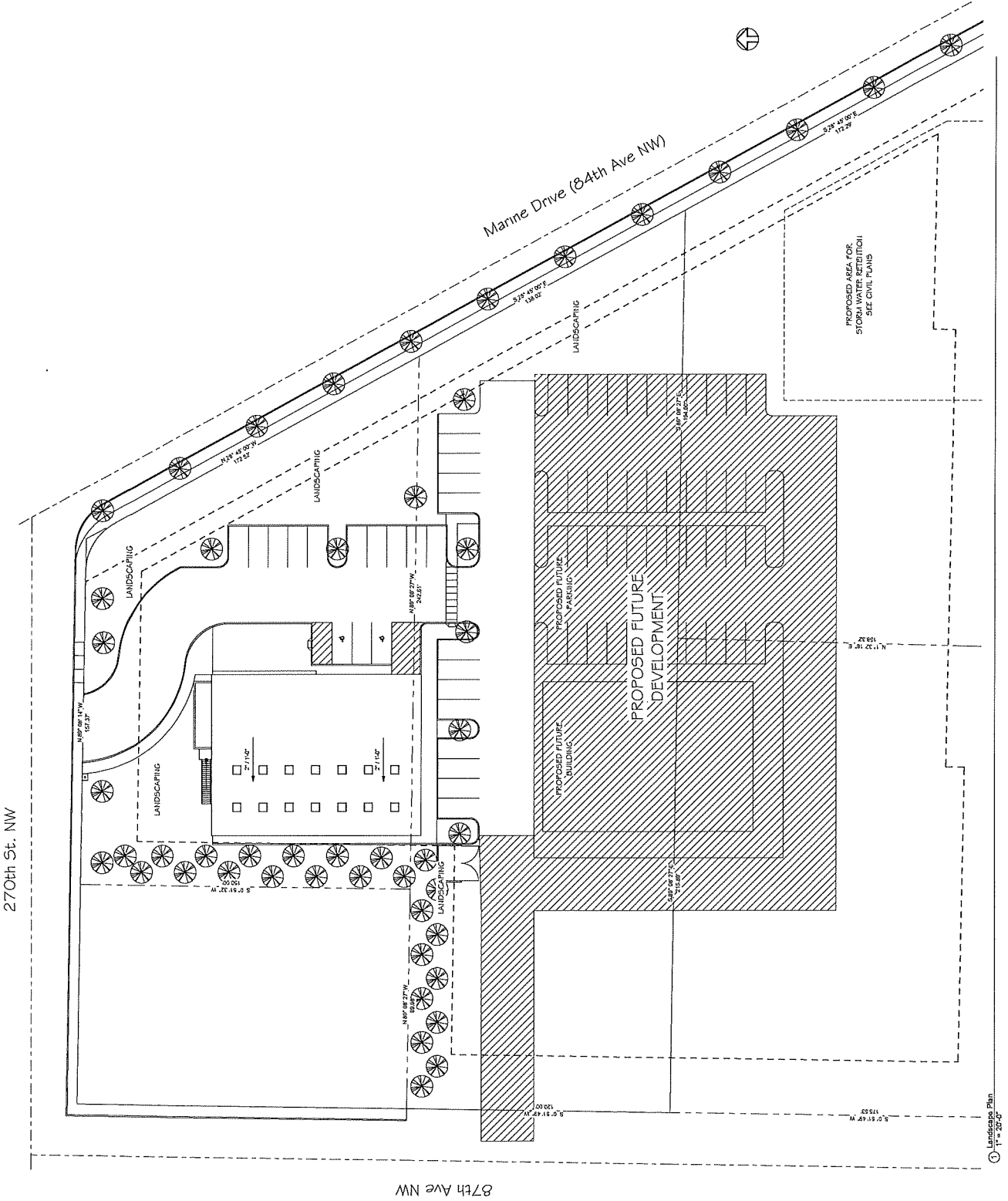
McDay Holdings Brewery
8618 270th St NW
Stanwood, WA 982962
PN: 32041900307900

PN: 32041900307900

DESIGNS
northwest
ARCHITECTS

26915 102nd DR NW,
Suite 201
STANWOOD, WA 98292
PH: 360.629.3441
info@desigunsnw.com
www.desigunsnw.com

[illegible]



Office Area
16
557 SF

Mezzanine
15
653 SF

Room
8
4988 SF

OPEN TO BELOW

DOWN

DOWN

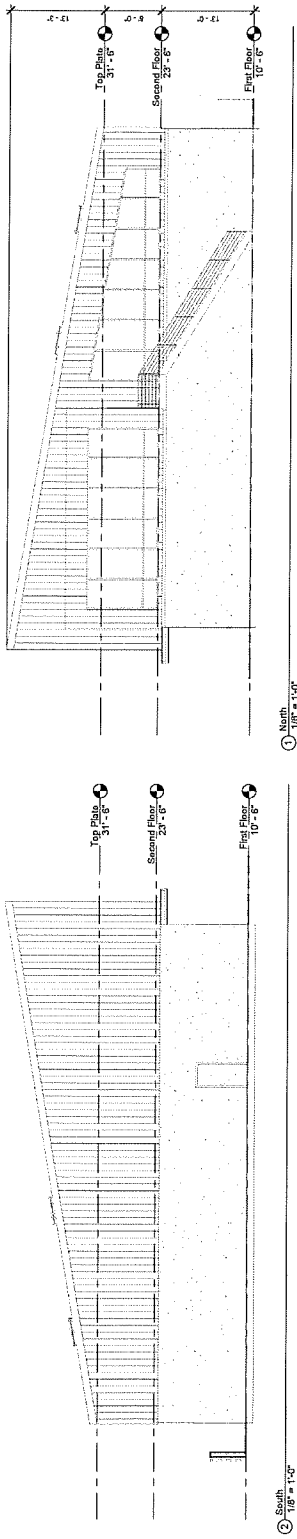
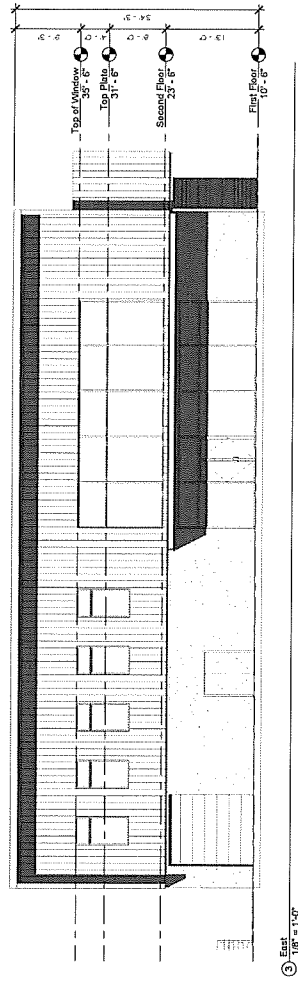
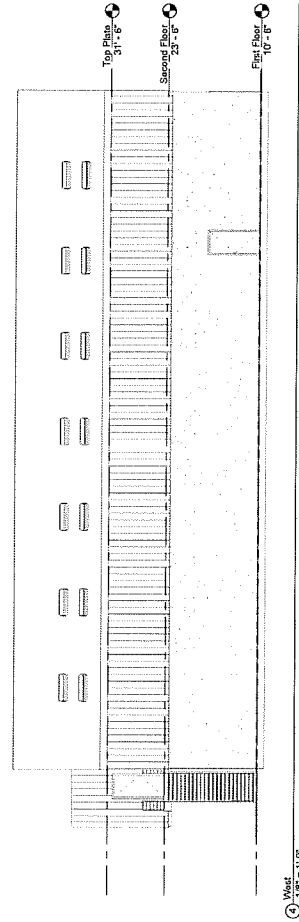
30' x 5 1/2"

2 Second Floor

Sheet Contents: Elevations	Project Number	2017-15
	Date	05/23/2018
	Designed	Author
	Drawn	Checker

A3.1

PRELIMINARY PLAN, NOT FOR CONSTRUCTION





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, 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 to 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.

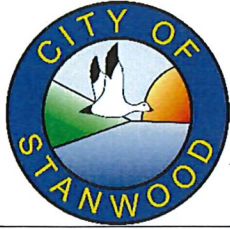
Public Comment: Peggy Wendel, 27305 83rd Ave NW, Stanwood. Lives near North Star Cold Storage and commented that, at times, the smell of fish or other strong odor can be present in the neighborhood.

Upcoming Items- Next Commission meeting on July 9, 2018

Adjourn

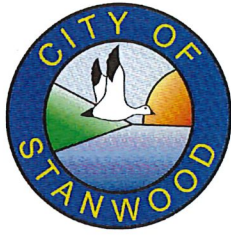
The meeting adjourned at 7:17PM.

Devin M. Sola, City of Stanwood



Planning Commission 2018 Tentative Extended Agenda

Date	Topic
July 9	Shoreline Primer Brewery
July 23	Public Hearing: Final Plat Procedures Public Hearing: Industrial Code Amendment
August 13	Cell Tower Code Amendment A-Board Signs
August 27	Cancelled
September 10	Presentation: Alliance for housing Affordability Stanwood Housing and Population Trends
September 24	Shoreline Master Plan Update Land Use / GMA Primer
October 8	Hearing Examiner Proposed Code Amendments
October 22	
November 12	
November 26	Cancelled?
December 10	
December 24	Cancelled



CITY OF STANWOOD Planning Commission AGENDA STAFF REPORT

DATE: July 9, 2018

SUBJECT: Shoreline Master Plan Update

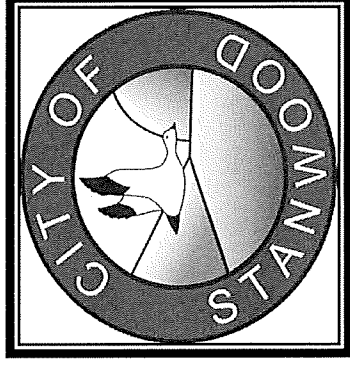
CONTACT PERSON: Patricia Love, Community Development Director

ATTACHMENTS: A. Shoreline Management Act Primer Presentation

As discussed at the June 11 Planning Commission meeting the City is required to update its Shoreline Master Plan and Regulations by June 30, 2019. At that meeting, staff presented the draft public participation plan and list of code edits needed to bring the City's plan into compliance with state law.

On June 25, staff will provide an overview of the Shoreline Management Act including:

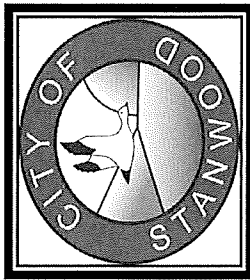
- Legal History Behind the Act
- Shoreline Management Act Fundamentals
- How Shorelines are Regulated in Stanwood



Shoreline Master Plan Background Primer

PLANNING COMMISSION

JULY 9, 2018



What is the Legal Basis for Protecting Shorelines?



Federal Law:

Clean Water Act:

"Federal Water Pollution Act" enacted in 1948 to regulate discharges of pollutants into the waters of the United States

"Clean Water Act" became the Act's common name with amendments in 1972

Federal courts ruled that shoreline permits are water quality permits

40 CFR Part 112

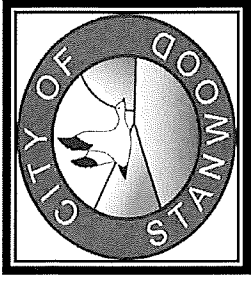
Coastal Zone Management Act:

The U.S. Congress passed the Coastal Zone Management Act (CZMA) in 1972 in response to continued growth along the Nation's coasts

The purpose of the CZMA: "preserve, protect, develop, and where possible, to restore or enhance the resources of the nation's coastal zone."

NOAA approved the Washington Coastal Management Program in 1976 – the first approved program in the Nation

15 CFR Part 923



What is the Legal Basis for Protecting Shorelines?

Washington Law:

WA State Legislature adopted the Shoreline Management Act in 1971

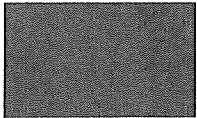
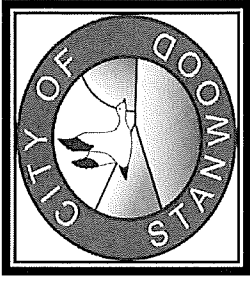
SMA was then adopted by public referendum in 1972

NOAA approved Washington's program in 1976

Purpose of Washington SMA:

"to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines"

RCW 90.58 State Shoreline Management Act

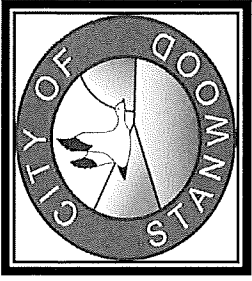


What is the Legal Basis for Protecting Shorelines?

Local Law: City of Stanwood

Stanwood's Shoreline Master Program (SMP)

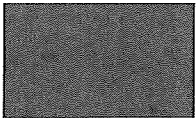
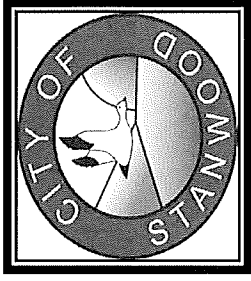
- ☐ Original SMP adopted in 1977
- ☐ Amended 1998 and 2014
- ☐ Contains
 - Goals
 - Policies and Regulations
 - Environmental Designations
 - Use Policies and Regulations
 - Shoreline Modification Regulations



What is the Shoreline Management Act?

3 *Fundamental Elements of the SMA:*

1. Regulate Shoreline uses
2. Provide environmental protection of the Shoreline, and
3. Preserve and provide shoreline public access and recreational opportunities

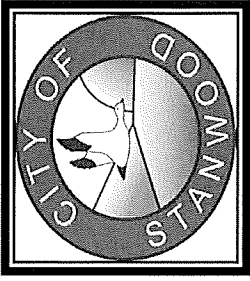


What is Regulated Under the SMA?

The SMA applies to all 39 Washington counties and about 250 towns and cities with stream, river, lake or marine shorelines.

Shorelines include:

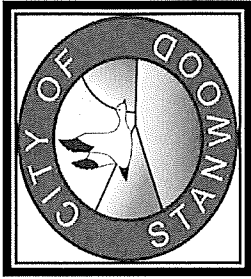
- ▶ All marine waters
- ▶ Streams and rivers with greater than 20 cubic feet per second mean annual flow
- ▶ Lakes 20 acres or larger
- ▶ Upland areas that extend 200 feet landward from the edge of these waters
- ▶ Biological wetlands and river deltas connected to these water bodies
- ▶ Some or all of the 100-year riparian floodplain, including all wetlands



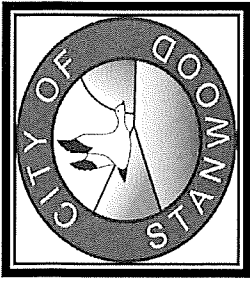
What Uses are Allowed in Shoreline Areas?

WA SMA Preferred Uses Include:

- ▶ Residential
- ▶ Ports
- ▶ Shoreline access and recreational uses
- ▶ Commercial and industrial uses that are: "water-dependent," "water-related," and "water-enjoyment."



What Shorelines are Regulated by the City ?



What Are Shoreline Designations?

Similar to zoning, Shorelines have “**designations**” which regulate uses within 200’ of the shoreline:

High Intensity: Commercial and Industrial Uses

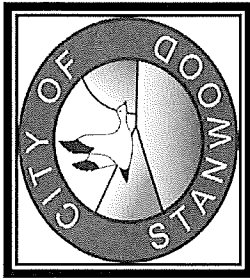
Shoreline Residential: SFR and MF

Urban Conservancy: Recreation and Restoration

Shoreline Essential Public Facility: Sewage Treatment Plant

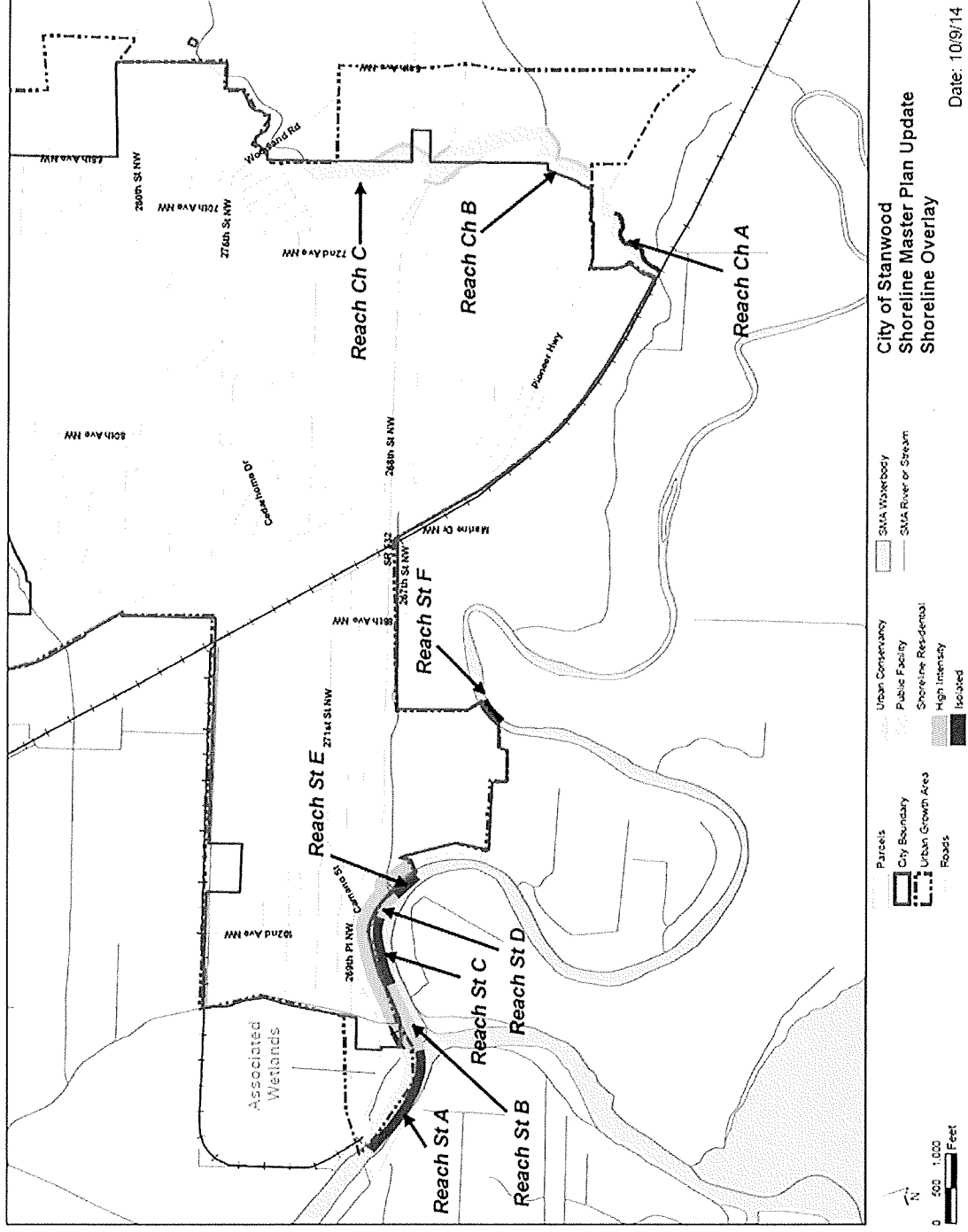
Shoreline Isolated: Areas Separated from the Shoreline by Roads or RR Tracks

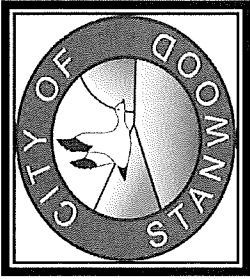
Aquatic: Areas “waterward” of the Ordinary High Water Mark



City of Stanwood, Washington

Shoreline Master Plan Shoreline Designations





How Are Shoreline Uses Regulated?

Permitted Use Matrix Based On
Shoreline Designation:

P = Permitted

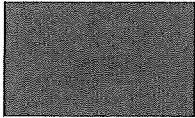
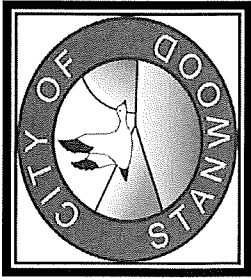
X = Prohibited

CU = Conditional Use Permit

U = Governed by Underlying Zoning

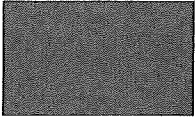
Footnotes: Additional Regulations by use

Use	Shoreline High Intensity	Shoreline Residential	Urban Conservancy	Essential Public Facility
Low Intensity Scientific, Cultural Historic, or Educational Use	P	P	P	P
Fish and Wildlife Resource Enhancement	P	P	P	P
Accessory Dwelling Units	U	U ¹	X	X
Adult Day Care	U	U ²	X	X
Adult Family Home	U	U ²	X	X
Agriculture	X	P ³	P ³	P ³
Aquaculture and Fish Hatcheries	CU	X	CU	CU
Boat Launches	P	X	P	X
Commercial Retail Uses	U	X	X	X
Community and Cultural Services	CU	CU	CU	X
Dwellings, Single-Family Detached	U	U	X	X
Dwellings, Multifamily	U	X	X	X
Eating and Drinking Uses	U	X	X	X
Educational Facilities	CU	CU	X	X
Essential Public Facilities	CU	CU	CU	CU
Golf Courses	X	CU ¹	X	X
Group Homes	U	U ²	X	X
Health Services	U	X	X	X
Home Occupations	U	P	P ⁴	X



Are There Any Other Shoreline Regulations?

Standard	Unique to Shorelines
Definitions	Shoreline Uses
Permit Procedures	Shoreline Exemptions
Parking	Shoreline Modifications / Stabilization
Signage	Dredging
Critical Areas	Boating
Non-Conforming	Public Access
Subdivision	Restoration
Conditional Use	Ecology Approval
Variance	SMP Update Process
Enforcement	



Questions?

