

1. Agenda

Documents:

[9-10-2018 PC AGENDA.PDF](#)

2. Meeting Materials

Documents:

[MINUTES OF AUGUST 13, 2018.PDF](#)

[PRESENTATION BY ALLIANCE FOR AFFORDABLE HOUSING.PDF](#)

[SCHMITT PRELIMINARY PLAT PRE-APPLICATION.PDF](#)



PLANNING COMMISSION AGENDA

Monday September 10, 2018 – 6:30PM

Stanwood Fire Station (8117 267th Pl NW)

1. Call to Order
2. Roll Call
3. Public Requests and Comments
4. Minutes of August 13, 2018
5. New Business
 - Presentation by Alliance for Housing Affordability
 - Stanwood Housing Population and Housing Trends
 - Schmitt Preliminary Plat – Pre-Application
6. Old Business
7. Miscellaneous Business
8. Public Comments
9. Recent Council Action on Commission Items
10. Upcoming Items: Planning Commission Meeting – September 24, 2018
11. Adjourn

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.



STANWOOD PLANNING COMMISSION MINUTES

August 13, 2018

Call to Order

Chair Utgard called the meeting to order at 6:30PM with the following Commissioners present: Steve Shepro, Lance Dennis and Darrell Robb. Commissioners Marcus Metz and Randy Heagle were excused. Elected Officials and Staff present; City Council Member Diane White, Community Development Director Patricia Love, Senior Planner Amy Rusko, and Planning Commission Clerk Devin Sola. Known public in attendance: Cathy Wooten, Peggy Wendell.

Public Requests or Comments

Cathy Wooten, 27828 84th AVE NW, Stanwood. Commented that she felt very lucky that this is a small town and make small town decisions versus decisions big cities make. Thanked the Commissioners and staff for their services and involvement. Added that the people who live here have big hearts and are willing to listen to other's perspectives.

Minutes

The minutes of the July 23, 2018 meeting were approved as corrected.

Motion. Motion by Commissioner Dennis second by Commissioner Shepro to approve the minutes of July 23, 2018 as corrected. Motion carried unanimously.

Old Business

Public Hearing on Industrial Zone Performance Standards Code Amendment
Chair Utgard opened the public hearing.

Director Love explained that this was moved to the beginning of tonight's agenda and gave the staff report. There have been four meetings before the Commission on this and reviewed changes to the ordinance over the past several meetings. Ms. Love explained the Findings of Facts and Conclusions.

Public Comment:

Cathy Wooten, 27828 84th AVE NW, Stanwood. Supports code amendment and read submitted comments to staff including that this process began in 2016, the nuisance code.

Ms. Love said that she will be on vacation the next two weeks. The August 27, 2018 Commission meeting is cancelled. This ordinance will go before City Council at their second meeting in September and finalized in October pending any changes by Council.

Commissioners stated support for this process moving forward.

Approval of Final Plat Findings of Fact and Conclusions

Ms. Love informed the Commission that at the last Planning Commission meeting the Commissioners agreed unanimously to approve as an administrative decision. The Council's Community Development Committee reviewed this and there are larger issues having to do with

the preliminary process and construction phase. The City Council is not ready to act on this and requested more information from staff. Staff will conduct further research and come back to the Commission and rework the process. The Planning Commission agreed.

New Business

Off-Site Signage Discussion: Identify Issues of Importance to Commission

Ms. Love reviewed excerpts from the municipal code regarding offsite signage. Tonight's discussion is to determine what issues are important to the Commission. Ms. Love explained variance language and background information that preceded this topic regarding a coffee shop with no frontage on Main Street and cannot advertise on 271st. Ms. Love explained off-site signage rules.

The Commission discussed the following:

- Snow goose Signs – scale, design, history of wayfinding signage program
- Directional signs, Directional markers
- Eye Clutter
- Enforcement issues
- Signs in town still reflecting closed businesses

Ms. Love stated that she has spoken with the coffee shop owners and plans to meet them again in September.

The Planning Commission continued discussion on:

- A-board / Portable signs
- Possible proliferation of snow geese signs in town (phase plan – information/history)

Cathy Wooten, 27828 84th AVE NW, Stanwood. Added that Katie's Cut and Above had expressed a willingness to sell a spot on her monument sign off 271st and would be willing to help the coffee shop out with advertising that way.

Ms. Love answered that there is specific code language for that and it must be for businesses on the premises.

Peggy Wendell, 27305 83rd Ave NW, Stanwood. Inquired if off-site signage could be allowed on a case by case basis regarding distance. Ms. Love answered that cannot be allowed do to equity issues.

Planning Commission discussed:

- Uniformity of signage
- Directional signage
- History of wayfinding signage

Small Cell Code Amendment Discussion

Ms. Love introduced the code amendment and gave background regarding the process and lobbying efforts and reviewed the attached articles in the staff report. There have been huge changes in the cell tower industry. People's habits regarding cell phone and land line usage have been changing over several years. Cell towers were great for cell and phone service, but people are now using data in larger quantities. Cell tower companies are now combining efforts to lobby in order to restrict a city's ability to regulate. It is important for cities to have the ability to regulate as they have control over the right-of-ways and should have control over aesthetics in the city. This industry changes fast and future amendments may be necessary. Ms. Love explained that

cities have the right to issue franchises in the right-of-way and these are a source of city revenue. Ms. Love stated that the Commission will be working on this at future meetings and provided Commissioners with additional handouts showing visuals of towers and small cell technology mounted on utility and street lights.

The Commission discussed:

- City standards – design aesthetics
- Annual fee charged by city in franchise agreements and which city funds they go to
- Liabilities (damage from weather)
- Franchise agreements – permitting, bonding, insurance, compensation, aesthetics, etc.
- Solar or hard-wired
- Wave franchise
- Cell towers can be made to look like trees, blend into surroundings
- Negotiate free Wi-Fi for public spaces in franchises

Commissioner Robb inserted that the County has just changed their cell code language and his understanding was that everyone was happy what they had come up with.

Commissioners discussed decommission issues, the City has a large urban area now and may be difficult to disguise poles / cell towers as trees, City can get ahead of issue, but cannot restrict (regulate vs. impede).

Miscellaneous Business

- New Thai restaurant in town at Viking Village
- New Taco place at former Farmer's Café location

No Public Comments

No Recent Council Action on Commission Items

Upcoming Items

- August 27, 2018 Planning Commission meeting - CANCELLED

Adjourn

The meeting adjourned at 7:45PM.

Devin M. Sola, City of Stanwood

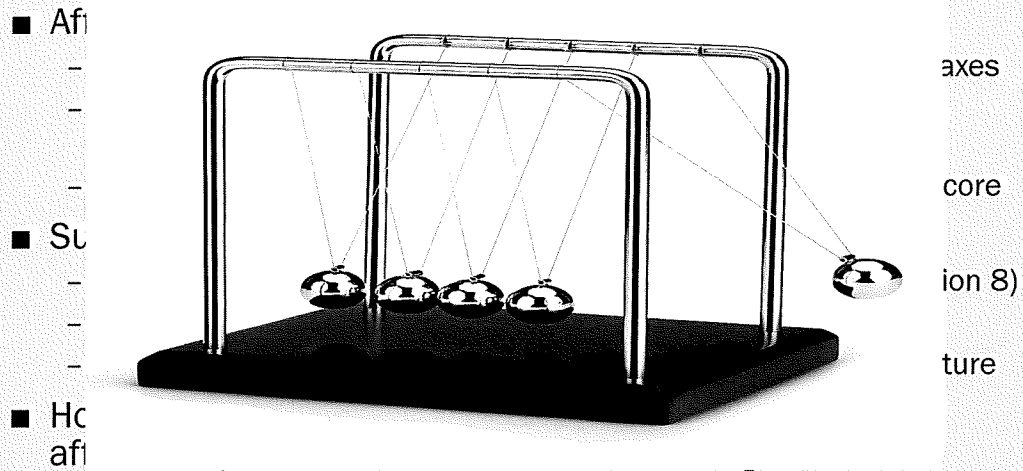
AHA UPDATE

Chris Collier
AHA Program Manager
9/10/18

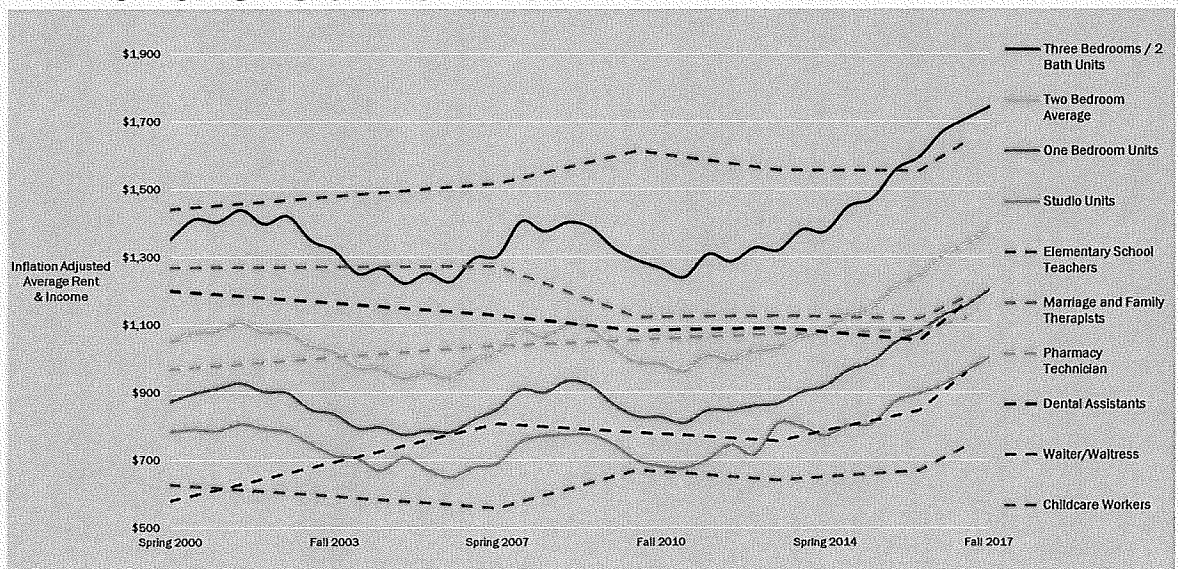
What I'll be Covering Today

- Introduction to affordable housing
- Scope of the issue – data and impacts
- AHA's Housing Trust Fund
- AHA's Background
 - *Formed in 2013, members represent 95% of Snohomish County's population*
 - 12 cities, Woodway, County & HASCO are all members
 - *Serves as the shared housing resource for all members*
 - *Work Plan's 4 goals: Technical expertise, data analytics, education & outreach, and financial work*

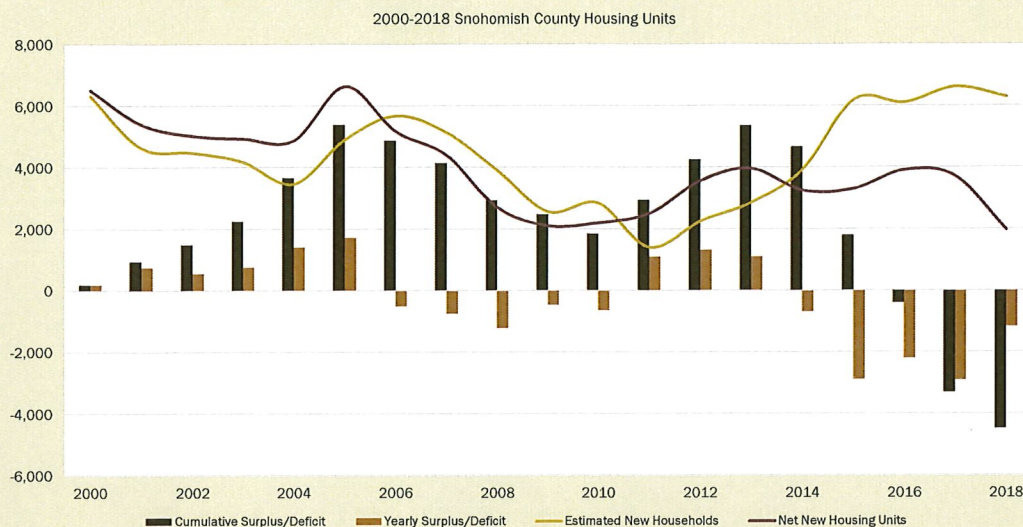
Affordable vs. Subsidized Housing



Rent vs. 30% of Income



Supply & Demand



Other Sectors Take Note

- WSDOT Secretary Roger Millar, 1/8/18 at House Transportation Cmte.
- “We have a disconnect between land use, housing, jobs and transportation. We’re adding new jobs, but ... are we keeping up with housing and transportation choices for the people who work at those jobs?”
- The impact:
 - “A lack of affordable housing in core areas is pushing people further out from urban job centers – they can’t afford to live where they work, they’re travelling longer distances... people have to drive.”
- On Jobs/Housing balance
 - Mayors talk with pride about a jobs/housing balance, “...but if you create executive housing and service jobs, that’s not [balance].”

Impacts of housing shortage

■ Social

- *Rising housing instability – more homes live month to month*
- *Decreased health, education attainment for children*
- *Rising homelessness, one emergency at a time*
- *Increased demand for emergency services*

■ Economic

- *Local employers struggle at hiring and retaining workers*
- *Workers that do stay live further from where they work*
- *Business may start to look elsewhere*

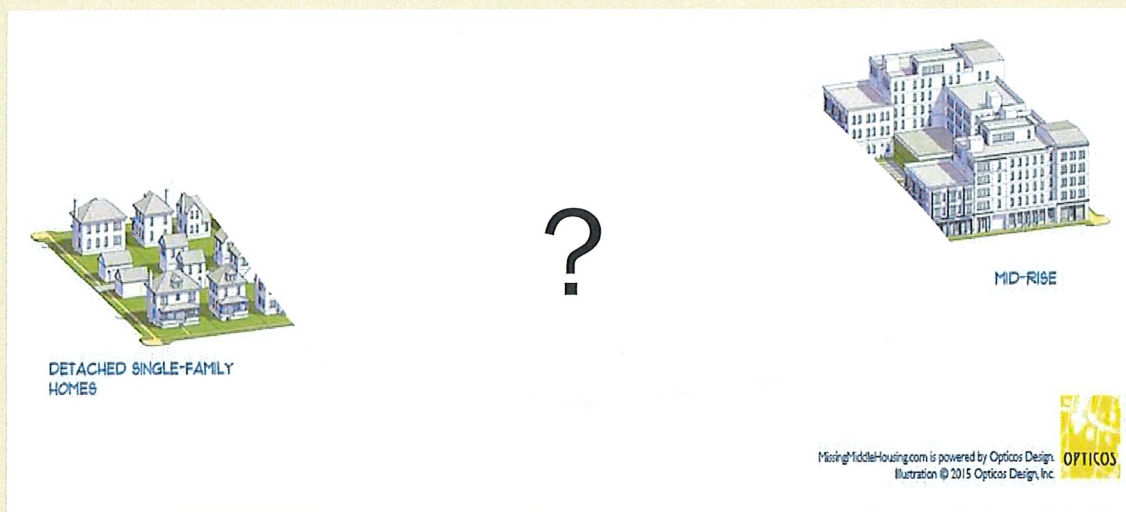
What can we do?

■ Supply and demand

- Zoning, codes
- Community engagement

■ The Missing Middle

The Missing Middle



What can we do?

- Supply and demand
 - Zoning, codes
 - Community engagement
- The Missing Middle
- Addressing subsidized housing
 - Federal and state dollars unchanged or decreasing
 - Remain under threat of further reduction or elimination
 - Incentives to developers to provide income restricted housing
 - Community engagement



HTF Overview

- A countywide fund to provide flexible “just in time” funds
 - *5-15% of project funding – a small component of the overall budget*
 - *First in money to show regional support and bring in other money*
 - *Gap financing for projects with an unexpected shortfall at closing*
- A round table for stakeholder discussion
 - *AHA won’t control where projects go or are proposed*
 - *(But can help cities make proposals and make projects happen)*
- Supported by AHA staff, projects voted on by AHA Board
- Follow the proven success of the ARCH model
 - *Has created 2000 units in 20 years*
 - *Began with \$500k annually*

AHA HTF - Putting the Fun in Funding

- Through in kind contributions
 - *Surplus land owned by jurisdictions being set aside for affordable housing*
 - *Fee waivers and other incentives supporting affordable housing*
- Through jurisdiction funds
 - *Voluntary and flexible year to year*
 - *Snohomish County set aside \$500k REET 2 dollars for FY18*
 - *Edmonds \$250k for homelessness in FY18*

Thank you!

Chris Collier
AHA Program Manager
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CITY OF STANWOOD
Schmitt/Von Moos Preliminary Plat

Project Description

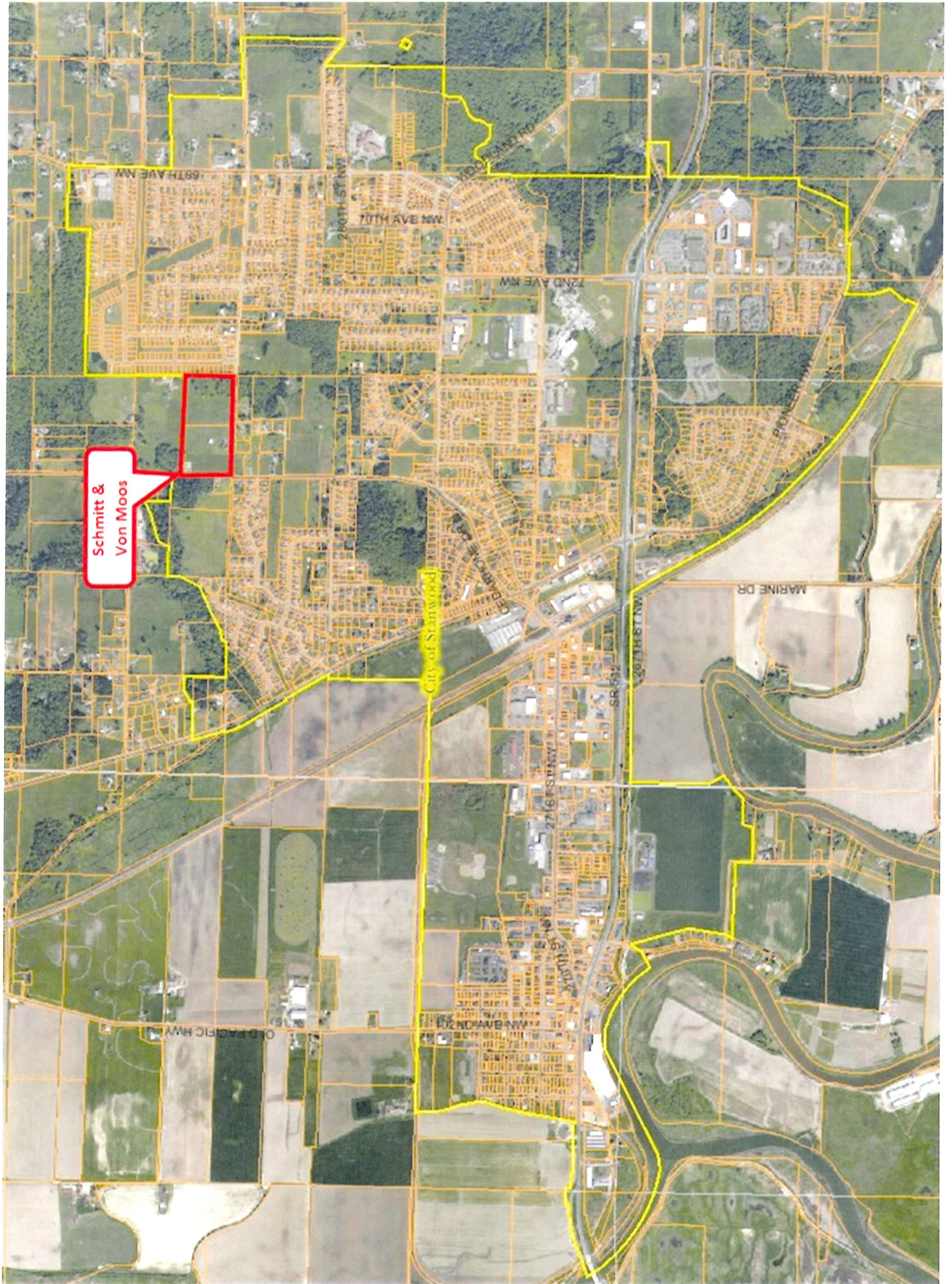
The applicant is proposing to construct a 97-unit subdivision located at the northeast corner of 284th Street NW and 80th Avenue NW (7831 284th Street NW). The site consists of two parcels: Schmitt (32041800401500) and Von Moos (32041800401400). The site is zoned Traditional Neighborhood (TN) as well as the Comprehensive Plan designation. The total site is 18.99 acres. Only the Von Moos property has a single-family resident and several out building. At this time the existing house will remain. The Schmitt property is vacant. There will be 74 single family residential lots, three duplex lots and one multi-family site. Three duplex lots contain two units each for six (6) units total. The multi-family site would contain seventeen (17) units. Total unit count 97. Access to the site will be from both 284th Street NW and 80th Avenue NW. The site generally slopes downward to the north and the center of the site.

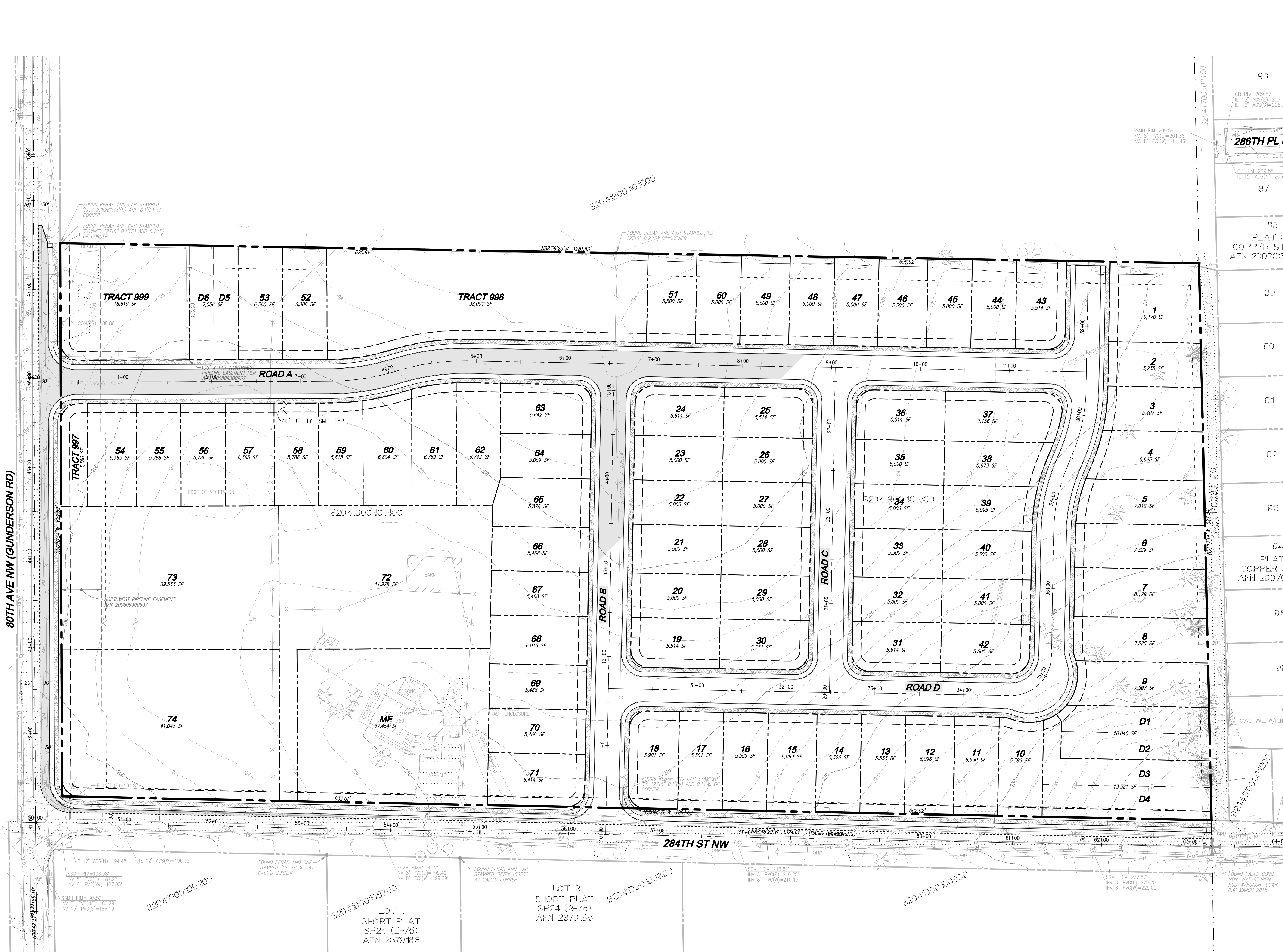
Water/Sewer/Storm

Water will be looped within the site and connected to the 8" PVC line within 80th Avenue NW and the 12" DI line within 284th Street NW. Waterline will also be extended to the property to the north for its future development. The applicant has designed the project through grading that sewer will flow out to 80th Avenue NW, thus avoiding the need to bring sewer to the northeast and into the Cedarhome Lift station. The applicant intends to set a manhole within 80th Avenue NW and then connect to the existing system at the intersection of 284th Street NW and 80th Avenue NW. A covered detention vault is proposed for this project located in the northwest corner of the site. As stormwater from the site will be collected via catch basins and underground conveyance system and directed towards the vault. Stormwater will be treated and released consistent with the 2006 DOE stormwater manual. Stormwater will be discharged into the existing ditch along the eastside of 80th Avenue NW.

Construction Timing and Construction

The residential development is planned to begin construction next summer with anticipated preliminary plat approval in December 2018 and construction plan approval by March of 2019. It is possible that this project would be constructed in two phases. A standard local access road is proposed throughout the development at two 10' wide travel lanes, 8' wide parking on one side, 6" curb both sides, 5' wide landscaping strip (with street trees) on both sides, and 5' wide sidewalks on both sides. Curb, gutter, planter strip, and sidewalk will be constructed along the frontage of 284th Street NW and 80th Avenue NW.





LAND PRO GROUP
STANWOOD SCHMITT PLAT
SITE PLAN

15th ANNIVERSARY
LDC | Surveying
Engineering
Planning

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Woodinville, WA 98072 Fx: 425.482.2893

www.LDCcorp.com

ISSUE DATE: 8-20-18
PROJECT #: 18-115