



STANWOOD PLANNING COMMISSION MINUTES

September 10, 2018

Call to Order

Chair Utgard called the meeting to order at 6:30PM with the following Commissioners present: Darren Robb, Randy Heagle, Steve Shepro, Lance Dennis and Marcus Metz. Staff present; Community Development Director Patricia Love, Senior Planner Amy Rusko, and Planning Commission Clerk Devin Sola. Known public in attendance: Cathy Wooten, Peggy Wendell, Mark Villwock, John and Jana Smistad.

No Public Requests or Comments

Minutes

The minutes of the September 10, 2018 meeting were approved as corrected.

New Business

Presentation by Alliance for Housing Affordability (AHA)

Mr. Chris Collier, Program Manager with AHA, gave a power point presentation on AHA's work, historical and current housing trends and shortages as well as the impacts of the housing shortage and what local jurisdictions can do.

The Planning Commission discussed employment and cost of living in Stanwood, Stanwood demographics and infill development in the city.

When asked by the Commission about AHA's focus, Mr. Collier replied that its focus is on education and support of the city's goals.

Commissioners asked after examples of jurisdictions who have had success implementing affordable or missing middle housing such as townhomes and condos. Mr. Collier gave an example of the City of Everett's Metro Everett and Core Residential Area Development code.

Public Comment:

Cathy Wooten, 27828 84th AVE NW, Stanwood. Inquired after income vs. mortgage payment ratio when one obtains a loan as well as any incentives give to developers to create affordable or missing middle housing. Ms. Love answered that she had researched this and it is typically a 26-30% income to mortgage payment ratio. There is a multi-family residential tax exemption for property taxes for 8-12 years which is an incentive for developers. Everett has incentives through fee waivers in their multi-family zone.

Commissioners and staff thanked Mr. Collier for his presentation tonight.

Stanwood Housing Population and Housing Affordability

Community Development Director Patricia Love presented the City of Stanwood, giving a summary of population and housing beginning with the City's annexation history and how the

City has grown. Ms. Love also reviewed housing data such as future housing growth and housing trends and demographics.

The Planning Commission discussed:

- Housing and Employment
- Ripple effect of housing issues emanating from King County and urban areas

Ms. Love informed the Commission that Commissioner Shepro had submitted a Docket request regarding the Traditional Neighborhood (TN) zone.

Schmitt Preliminary Plat Pre-Application

Senior Planner Amy Rusko reviewed the Preliminary Plat with the Commission. The Plat has not been submitted yet, but has come to the Commission to fulfill the requirement to receive input from the Commission and public. A public meeting will be scheduled once the project has been submitted. Ms. Rusko reviewed the project location at 7831 284th ST NW (northeast corner of 284th St and 80th Ave).

Mr. Mark Villwock of LDC reviewed the proposed development project, explaining that it will consist mainly of single-family homes with three duplexes in three different locations as well as a multi-family unit to be developed at a later date. Three lots will be held aside for future single-family homes. Mr. Monahan reviewed the open space requirement, stated that a vault will be placed underground with a park on top and that frontage improvements such as street widening, curb/gutter/sidewalks will be a part of the plat.

The Commission discussed:

- Intersection concerns at 284th / 80th – sight distance, speeding on 284th
- Any city requested requirements from the developer at 284th / 80th
- Any future plans for widening 80th

Public Comment:

John Smistad, 1412 Silver Springs Way, Stanwood. Stated that he owns the property west of the proposed preliminary plat. A development is in the works currently on that property now. Addressed multiple concerns with egress/ingress issues with future development in the area including intersection concerns at 284th/80th and people speeding on 284th as well as on 80th which goes up to 300th. Encouraged Commissioners to drive out and take a look on 284th and this intersection to see in person the lay of the land. The intersection must be addressed for safety as more development is likely to occur north.

The Commission discussed historical population growth in this area including the Lake Ketchum area, additional vehicle traffic and speeding concerns.

Mr. Smistad added that he requests that the City look into these safety concerns. Widening the road would increase speeding and something should be done to alter that for safety. He has asked the police department to sit there and they have done that in the past.

Peggy Wendell, 27305 83rd Ave NW, Stanwood. Commented on the additional traffic in the area and that everyone is taking the same routes into the City.

Commissioners observed an aerial of the area and reviewed:

- Dip in the road as a concern
- Lake Ketchum development
- Potential future roundabout at 284th/80th intersection to slow traffic

- Vegetation at 80th/280th needs to be cut down for sight distance
- City Capital Improvement Projects (CIP) – sidewalks on 284th
- Traditional Neighborhood (TN) zone uses – required commercial, civic uses

Commissioners inquired why commercial / civic uses were not reflected on the proposed plat. Ms. Rusko explained that the developer has not proposed to do commercial and has the choice to do so. The Commission stated that there seems to be contradiction with the Stanwood Municipal Code and Comprehensive Plan in this regard and asked staff to look into this, adding that the TN zone seems to have been simplified from its original intent within recent years.

Ms. Wooten interjected that staff might contact Council Member Callaghan who was a strong proponent of the TN zone and may have some background on this issue. Ms. Wooten also thanked the Commission for their participation.

No Old Business

Miscellaneous Business

- Dreco Car Wash and possible code issues – staff will look into this
- November Commission meetings- one meeting to be held on Tues, November 13, 2018 due to holiday schedules
- Ms. Love will be attending the Planning Director's Conference this week

No Public Comments

No Recent Council Action on Commission Items

Upcoming Items

- September 24, 2018 Planning Commission meeting

Adjourn

The meeting adjourned at 8:25PM.

Devin M. Sola, City of Stanwood