



STANWOOD PLANNING COMMISSION MINUTES

February 19, 2019

Call to Order

Vice-Chair Shepro called the meeting to order at 6:33 PM with the following Commissioners present: Darren Robb, Randy Heagle, Sid Roberts and Marcus Metz. Commissioner Dennis and Commissioner Utgard were absent. Staff present; Community Development Director Patricia Love. Also known to be present: Cathy Wooten and Tim Schmitt.

Public Requests or Comments

Tim Schmitt, 27308 101st Avenue, Stanwood. Mr. Schmitt expressed the need for communication with the Planning Commission. He suggested that the Planning Commission is more active on Facebook, let people know about the difficult decisions the commissioners are faced with, get involved with the community survey, publish a Code of Ethics specific to the Planning Commission and have the commission members city email addresses published on the website.

Cathy Wooten, 27828 84th Avenue, Stanwood. Thanked the Planning Commissioners for their service. She wants to see action from the commission when there is citizen involvement and not just documents placed on a shelf and forgotten.

Minutes

The minutes of the January 28, 2019 meeting were approved as presented.

New Business

Community Development Director, Patricia Love, asked the Commission if the new business items could be reversed. The Commission agreed to discuss the Street Vacation Ordinance first and the TN Docket item discussion second.

Street Vacation Ordinance Discussion

The city currently does not have a street vacation process in place and follows the regulations put in place by RCW 35.79. In 2017 a street vacation ordinance was started, but never completed. A new Title 11 will be established and a new Chapter 11.48 for Street Vacations.

Planning Commission and Public Comments Discussion:

- Basic Criteria
- Reasons for a street vacation (development, dead end area, etc.)
- Where a street vacation could take place

- Updates to Chapter 17 as part of the new code Chapter 11.48.
- Upcoming Planning Commission public hearing
- Briefing to Community Development Committee – move forward with draft code
- New code will be unique to Stanwood
- Examples of areas that a vacation could take place
- Use permits vs street vacation
- Easements over right-of-ways

TN Zoning Docket Discussion

Commission Shepro recused himself from the Board. Mr. Shepro submitted the TN Zoning Docket application and cannot vote or be a part of the Commission discussion on the item.

The TN Zoning Docket item will complete an analysis of the zone. Planning Commission and Public discussion included:

- Purpose and intent of the original TN Zone
- All TN Zoning changes that have occurred
- Population allocations
- Density requirements (what is actually being built and what was expected)
- Mix of housing types
- Public outreach (“café” style workshops and open houses)
- Planning Commission recommendation and City Council adoption

Miscellaneous *Business*

- Shoreline Master Plan – update will include changes that are state mandated and will be coming before the Planning Commission
- Josephine Property – purchase and sale agreement will go before the Council. Then a wetland and critical areas studies will be completed.
- Viking Way update

Additional Public Comments

Tim Schmitt, 27308 101st Avenue, Stanwood, spoke about the encroachments of property owners onto public property.

Recent Council Action on Commission Items

Upcoming Items

- The Planning Commission Meeting on February 25, 2019 has been cancelled and a joint Planning Commission and City Council Meeting will take place on February 28, 2019 at the Stanwood Fire Station at 7:00 pm.

Adjourn

The meeting adjourned at 8:21 PM.

Amy Rusko, City of Stanwood