



STANWOOD PLANNING COMMISSION MINUTES

March 11, 2019

Call to Order

Vice-Chair Shepro called the meeting to order at 6:31 PM with the following Commissioners present: Darren Robb, Randy Heagle, Sid Roberts, Marcus Metz, and Lance Dennis. Commissioner Utgard was absent. Staff present; Community Development Director Patricia Love, City Planner Amy Rusko and Administrative Assistant Krista Hintz. Also known to be present: Cathy Wooten, Tim Schmitt, Anna Nelson, Mike Carmichael and Peggy Wendell.

Public Requests or Comments

Tim Schmitt, 27308 101st Avenue, Stanwood. Mr. Schmitt expressed the desire to see Planning Commission meetings broadcast through Facebook Live Stream.

The committee discussed various aspects of live streaming the meetings and will add it as a future discussion item with some general information regarding records retention.

Minutes

The minutes of the February 19, 2019 meeting were approved as presented.

New Business

Street Vacation Ordinance Discussion

City Planner Amy Rusko presented the following amendments to Code.

A new Title 11 will be established and named Streets and Sidewalks.

- Under Title 11, Chapter 11.48 Street Vacations will be renamed Vacations of Streets and Alleys.
- The Land Use Code, Chapter 17.81A-1 Changed the permit type name from Right-of-Way Vacation to Vacations of Streets & Alleys.
- Chapter 17.81B.515 Removed text that is no longer needed within Chapter 17. The new Chapter 11.48 includes these regulations.
- Chapter 17.81B.555 Removed text that is no longer needed within Chapter 17. The new Chapter 11.48 includes these regulations.

Next Steps:

Community Development Committee
Public Works Committee first week of April
Planning Commission late April/early May
Public Hearing Public Hearing
City Council Public Hearing
City Council Adoption

Shoreline Master Plan

The Shoreline Management Act requires all jurisdictions review and update their Shoreline Management Plans on an eight (8) year schedule established by the Legislature. The review ensures that local SMP's stay current with changes in state laws and rules, remains consistent with other Stanwood plans and regulations, and is responsive to changing circumstances, new information and improved data.

Stanwood is required to update its SMP on or before June 30, 2019. The State is not requiring any major updates to our inventory, restoration efforts, or cumulative impacts analysis. However, we must include all state mandates updated between 2007 and 2017 as well as any local changes which have occurred since the last SMP adoption.

State mandated changes to definitions of three major areas:

- Developments -What is not included
- Floodways: If you have flood control devices in place, the flood zone must not be further back behind the device
- Non-conforming: Uses, Structures, and Lots were broken out into their own definitions

Procedural Changes to State Law:

- All shoreline permits shall be processed in accordance with SMC.17.80 Administration; 17.81A, Procedures; and 17.81B Types of Land Use Review. WSDOT
- Coordinated Review
- Special Procedures for WSDOT Projects 90 day review period changed from 120 day
- References of Periodic Review-change to transmittal to Department of Ecology

Exemptions- State has a list, if you meet the exemptions you do not have to apply for a Substantial Development Project Permit but still need to meet the requirements of the Shoreline Code. SMC deleted the ever changing list and referenced back to the RCW for real time record.

Exceptions-Do not fall under jurisdiction of the Shoreline Management Act.

Critical Areas-Change to buffer for non-shoreline areas and change to buffer for shoreline areas to be consistent

Standards established in 2014 are still in place.

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 City has been reviewing the Traditional Neighborhood zoning regulations for community compatibility and meeting the city's population allocation targets. Population projections are prepared by the Office of Financial Management and the Puget Sound Regional Council

establishes public policy on how populations should be distributed throughout the four County region of King, Pierce, Kitsap and Snohomish. These public policy documents referenced as Vision 2020, Vision 2040 and Vision 2050 are currently out for public review. Once the growth strategies are established, cities and counties work together at the local level to distribute that population based on zoning and land capacity. In February, a draft outline was prepared highlighting the steps moving forward with the project. The report focuses on Step 1: Comprehensive Evaluation and Population Allocation. The state requires cities to plan for future growth. Staff presented the history of the TN zone as it relates to the Comprehensive Plan.

Miscellaneous Business

Commissioner Shepro inquired if Island County has a similar Vision 2050 plan. Patricia Love has been attending their meetings and reported that Island County has amended their bylaws and included Stanwood as a non-voting member

Additional Public Comments

Cathy Wooten, 27828 84th Avenue, Stanwood. Ms. Wooten requested an update on Park Impact Fees. Patricia Love responded that the discussion is on the April agenda.

Recent Council Action on Commission Items

No action to report, however, Council will be looking at a purchase and sale agreement for the Josephine Property for expansion of Heritage Park.

Upcoming Items

The next Planning Commission meeting is scheduled for March 25, 2019 at 6:30 p.m.

Adjourn

The meeting adjourned at 8:23 PM.

Krista Hintz, City of Stanwood