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[MINUTES OF APRIL 22, 2019.PDF](#)

[PLAT OF CREEKSIDE PRE-APPLICATION.PDF](#)

[TN ZONE DOCKET DISCUSSION.PDF](#)



PLANNING COMMISSION AGENDA

May 13, 2019 – 6:30 PM

Stanwood Fire Station (8117 267th Pl NW)

1. Call to Order

2. Roll Call

3. Public Requests and Comments

4. Minutes of April 22, 2019

5. New Business

- Public Meeting: Plat of Creekside Pre-Application
- TN Zone Docket Discussion

6. Old Business

- Pioneer Highway & 72nd Avenue Interceptor Sewer Line – Follow Up
- 297 Zone Reservoir – Follow Up

7. Miscellaneous Business

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 360-454-5212.

SPECIAL ACCOMMODATIONS: The City of Stanwood strives to provide accessible meetings for people with disabilities. Please contact the Planning Commission Clerk at 360-454-5212 two business days prior to the meeting.



STANWOOD PLANNING COMMISSION MINUTES

April 22, 2019

Call to Order

Chair Utgard called the meeting to order at 6:31 PM with the following Commissioners present: Darren Robb, Steve Shepro, Sid Roberts, Lance Dennis and Marcus Metz. Commissioners Heagle was absent. Staff present; Community Development Director Patricia Love, City Planner Amy Rusko, and Administrative Assistant Krista Hintz. Also known to be present: Mikky Barnett, Tom Kauffman, Tim Schmidt and Peggy Wendell.

Public Requests or Comments

Tim Schmidt; 27308 101st Ave NW, Stanwood, spoke about recordings and live streaming of Public Meetings. Commissioner Shepro stated that the place to have the discussion would be in front of City Council as they are the ones to set Policy.

Approval of Minutes

A motion was made Commissioner Shepro to approve the minutes of the April 8, 2019 meeting. The motion was seconded by Commissioner Robb. The Commission voted unanimously to approve the minutes as presented.

New Business

Public Meeting

Senior Planner Amy Rusko presented Public Works project-Pioneer Highway & 72nd Avenue Interceptor Sewer Line. The project will replace 1,680 linear feet of 8" sewer line with 18" sewer line. This project will be scheduled for late spring or early summer with no night work. The Traffic Control Plan will keep two lanes open. Public Works will coordinate with the contractor to work around pickup/drop-off times at the elementary school. There was discussion regarding the patch and overlay of 72nd. The city will get this information and update the Commission.

Senior Planner Amy Rusko presented Public Works project 297 Zone Reservoir-The project will remove the existing 200,000 concrete reservoir and construct a 1.5 million gallon reservoir in its place to bring us to a total capacity of 3 million gallons. Three million gallons is based on the 2035 population projection. The new steel tank will be the same as the two current tanks, 48 feet tall. The new reservoir will be funded through the Water Fund's Plant Investment Fees collection from developers, connection fees and utility bills and a twenty year loan to help spread the cost over time. There will not be an increase to utility rates as this had already been included in the rate study.

Public Hearing:

Senior Planner Amy Rusko presented Title 11, Chapter 11.48 Vacations of Streets & Alley, and Title 17 Code Amendment. Title 11 will be named Streets and Sidewalks. Under Title 11, Chapter 11.48 will be Vacation of Streets and Alleys. Chapter 11.48 will allow homeowners to petition the city for an initial Right of Way vacation review to be presented to City Council prior to the homeowner accruing costs. If City Council is interested, the petition will follow the formal process for approval.

Chapter 17 changes:

17.81A- The Classification Table Type 5 Permit name was changed from Right of Way to Vacations of Streets and Alleys.

17.81B- Notice of application removed Right of #Way Vacation portion. Under Expiration of Approval –removed everything to do with Right of Way Vacations as this is covered under the new code.

These changes were brought to the Public Works Committee and the Community Development Committee with the recommendation approval to City Council.

Commission Chair Utgard opened the floor for Public Comment. There were no public comments.

A motion was made by Sid Roberts and seconded by Steve Shepro to recommend approval of the code amendments to Title 11, Streets and Sidewalks, Chapter 11.48, Vacation of Streets and Alleys, and edits to Title 17, Zoning to the Stanwood City Council. This motion passed unanimously.

A motion was made by Sid Roberts and seconded by Marcus Metz to recommend approval of the findings of fact and conclusions for the code amendments to Title 11, Streets and Sidewalks, Chapter 11.48, Vacation of Streets and Alleys, and edits to Title 17, Zoning to the Stanwood City Council. This motion passed unanimously.

Miscellaneous Business

- Commissioner Heagle has informed the city of his intention to resign from Planning Commission
- The city is in the process of reviewing 5 proposals for the Stanwood Civic Campus and will be interviewing May 7.

Upcoming Items

- The next Planning Commission Meeting will be May 13, 2019. A Public Hearing will be held May 20, 2019, this will be a joint meeting with the City of Stanwood and the Department of Ecology.

Adjourn

The meeting adjourned at 7:26 PM.

Krista Hintz, City of Stanwood



MEMORANDUM

City of Stanwood
10220 270th St NW
Stanwood, WA 98292
360-629-2181

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLANNING COMMISSION

FROM: Amy Rusko, Senior Planner

SUBJECT: Public Meeting – Plat of Creekside Pre-Application

DATE: May 13, 2019

ATTACHMENT: A. Site Plan

Request:

The Vine Street Group has submitted for a pre-application meeting for the Plat at Creekside project. The proposed project is located in the Traditional Neighborhood (TN) zone and is required to hold a Pre-Application Public Meeting per SMC 17.47.020(1). The proposed site consists of 22 acres, of which approximately 13 acres are developable. The proposal includes dividing the property into approximately 11 lots for a mix of “main-street style” development. The project proposes both residential housing and commercial development. A new road system is to be developed throughout the property and provides angles street parking, pedestrian walks, and cross walks. There are options for a bike path and walking trail on the south side of the property and walking paths to connect to Church Creek Park.

Procedural Information:

The project as proposed is considered a Preliminary Plat and will be processed as a Type III permit application. The process requires public notice in the newspaper, posting the site, and mailing to property owners within 300-feet. Proper notification has occurred for the Pre-Application Meeting. A Type III process is a quasi-judicial review and decision made by the Hearing Examiner. The Hearing Examiner makes a decision based on a recommendation from staff and, if required, the planning commission will review and provide comments. The Hearing Examiner considers public testimony received at an open record public hearing. Public notification is provided at the application, public hearing and decision stages of application review.

Project Details:

The property is designated as Traditional Neighborhood (TN) on the Zoning Map and Future Land Use Map. The neighboring properties have the following designations.

Area	Zoning	Existing Use
Subject Site	Traditional Neighborhood	Vacant
North	Single Family Residential 7.0	Church Creek Park
South	State Right of Way	State Route 532
East	Urban Growth Area	Single Family / Agricultural
West	Single Family Residential 9.6	Stanwood High School

The pre-application information was submitted on April 10, 2019. The Notice of the Planning Commission Pre-Application Public Meeting was published in the newspaper, posted at the required sites and mailed property owners within 300' of the subject property on April 23, 2019. The Planning Commission Pre-Application Public Meeting is to be held on May 13, 2019.

Public Comments:

To date the project has received no public comments.



MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT

10220 270th St NW
Stanwood, WA 98292
360-629-4577

TO: PLANNING COMMISSION
FROM: Patricia Love, Community Development Director
SUBJECT: TN Zoning Evaluation Docket Request
DATE: May 13, 2019

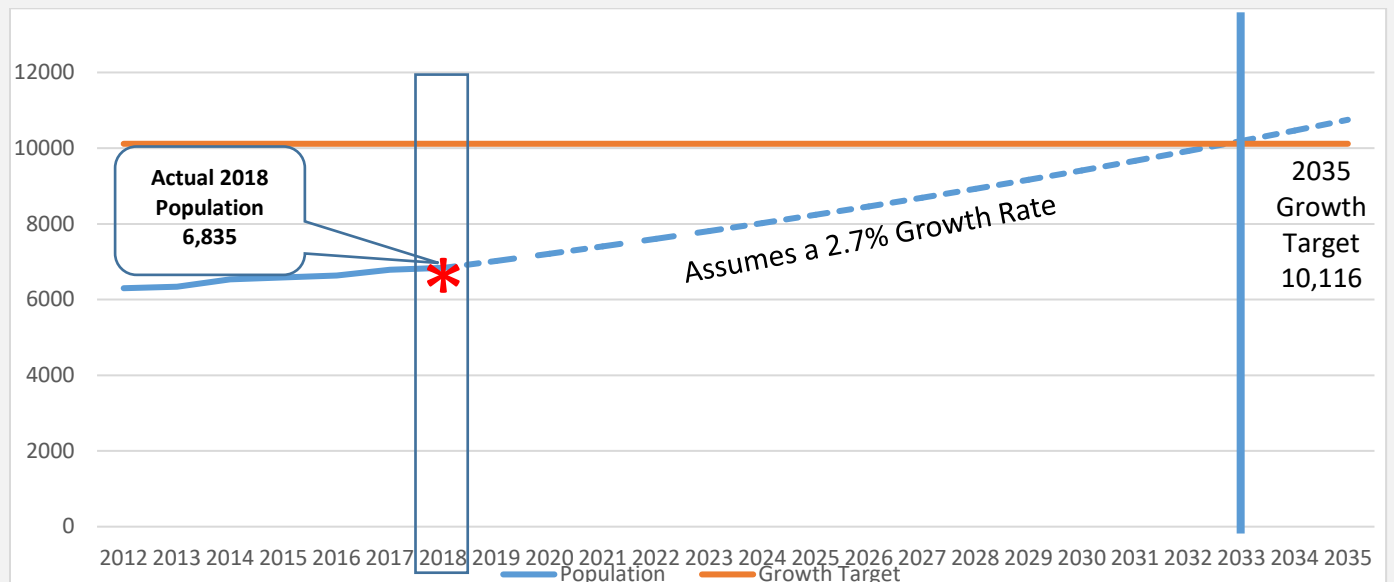
BACKGROUND

2019 began the process of reviewing the Traditional Neighborhood zoning regulations for community compatibility and meeting the city's population allocation targets. In February, a draft outline was prepared highlighting the steps moving forward with the project. This report focuses on the 2015 Comprehensive Plan, Population Growth Targets, Land Capacity, Analysis of Actual TN Developments and Density (Gross and Net)

2015 Comprehensive Plan & Growth Targets

The Comprehensive Plan establishes future growth and population targets based on the State Office of Financial Management and Snohomish County forecasts. The growth targets in the 2015 Comprehensive Plan show a target population of 10,116 by 2035. The population in 2018 was 6,835. With an assumed growth rate of 2.7% the City is expected to meet the 2035 population target in 2033.

2035 Growth Targets vs Actual Growth



Land Capacity

The 2035 growth targets used the Snohomish County 2012 Buildable Lands Report. This report documents the amount of vacant and redevelopable land in the City and County wide. In Stanwood the 2012 Buildable Land report documented: 469 acres of Gross Vacant Available Land, which includes all vacant property, partially used property and re-developable property.

Once the amount of gross vacant and redevelopable land was determined, the City applied a formula to estimate the potential holding capacity of that land. The formula applies a discount factor for infrastructure and then multiplies the net available land by averaged densities, occupancy rates and persons per household to estimate future population growth. Stanwood's 2035 population projection was prepared based on the following formula:

- Gross Land = 469 acres
- Net Available Land = 347
- Stanwood City Limits has 198 net acres
- Stanwood UGA has 149 net acres
- Expected number of new residents in the Stanwood City Limits is 3,370.
- Expected number of new residents in the Stanwood UGA is 1,797.

Below is the formula showing how the 2035 population growth targets were determined for areas within the City and in our urban growth boundary.

Stanwood City Limits		Stanwood UGA	
198	Net Acres	149	Net Acres
X 0.20	20% Infrastructure Reduction	X 0.20	20% Infrastructure Reduction
40	Acres Removed for Roads & Other	30	Acres Removed for Roads & Other
158	Developable Acres	119	Developable Acres
X 8.57	Average "Historic Densities"	X 6.05	Average "Historic Densities"
1355	Number of Expected New Units	723	Number of Expected New Units
X 0.96	X Expected Occupancy Rate	X 0.96	X Expected Occupancy Rate
X 2.59	X Persons Per Household	X 2.59	X Persons Per Household
3,370	Expected Number of New Residents	1,797	Expected Number of New Residents

The results of this analysis showed that if every development applied the maximum development allowed per parcel, the City could reach its projected population target. But, Stanwood's zoning does not require minimum densities; only maximum densities. The true test of the Comprehensive Plan land capacity analysis is: Are the market trends matching the expectations? To answer that question, we compared actual development data against the growth formula.

Analysis of Actual Traditional Neighborhood Zone Developments and Density

An analysis of the actual TN zone developments that have Preliminary Plat approval.

- Cedarhome Square
- Schmitt Plat

Project	Gross Acres	New ROW (20%)	Critical Areas, Easements, or Park Acres	Net Acres	Expected Lots at 10 DU/ Net Acre	Expected Lots at 20 DU/ Net Acre	Actual Lots/ Units	Actual Gross DU/Acre	Actual Net DU/Acre	Actual New Residents
Cedarhome Square	38.3	7.7	17.0	13.7	137	274	129	3.4	9.4	334
Schmitt Plat	18.5	3.7	1.8	13.0	130	260	98	5.3	7.5	254

The above two recently approved plats show that development is achieving nearly ten unit per *net* acre; or less than half of the 20 units per acre as originally predicted in the TN zone. There are several reasons for this:

- The original formula did not account for critical areas, easements, or the required parks and open space. This significantly reduced the amount of developable land in each plat which in turn reduced the number of units produced.
- Market forces in Stanwood is pushing developers to maximize the number of detached single family residential units versus developing cottage or townhouse units.

TN DOCKET APPLICATION

The City received one docket application this year from Steve Shepro requesting that the Traditional Neighborhood (TN) zones be re-evaluated to determine the best mix of land uses for compatibility with adjacent properties. The basic premise behind Mr. Shepro's Docket request includes:

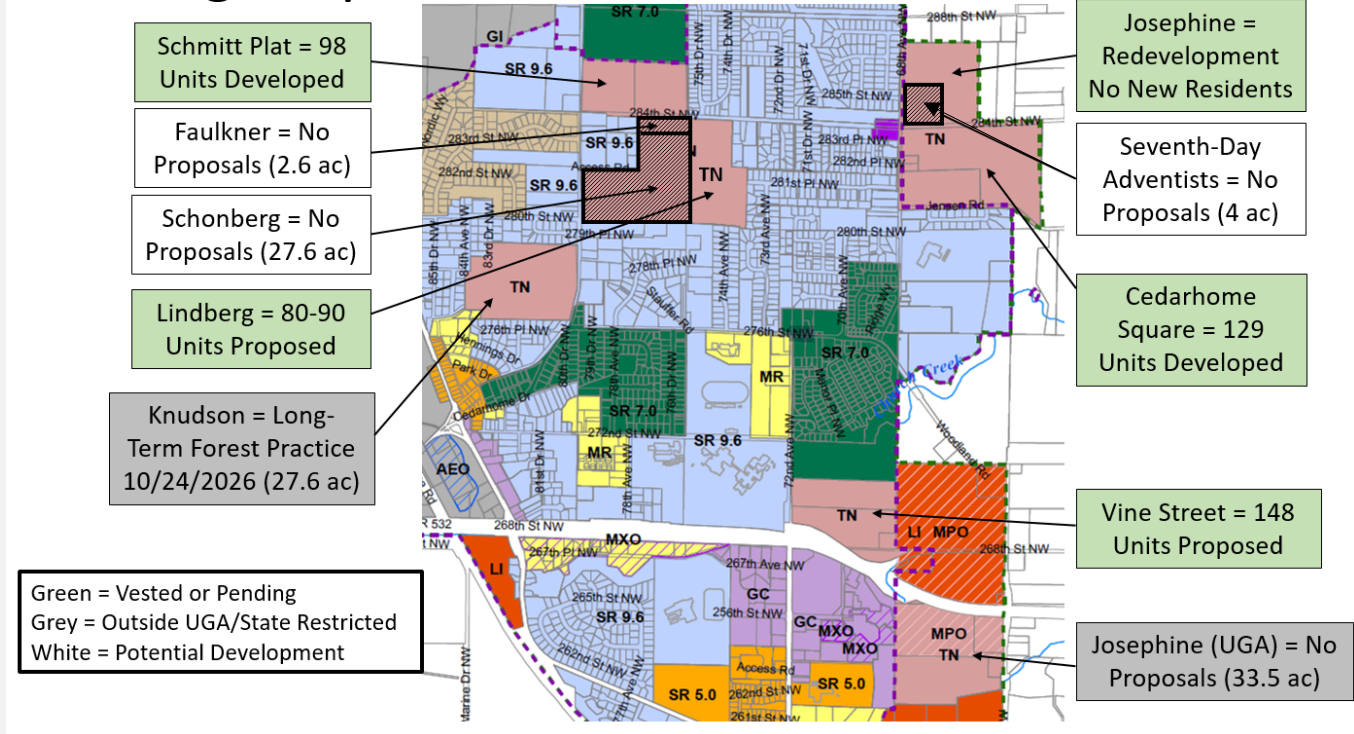
- Three of the five TN parcels are inappropriately zoned
- TN zones are being developed with "urban village" type housing in a semi-rural setting
- Existing streets are narrow with minimal pedestrian facilities
- Increased traffic flows in residential neighborhoods
- Multifamily developments being built in semi-rural single family residential areas

In reviewing the intent of the TN designation in the Comprehensive Plan against the actual development, the level of development being produced is significantly less than what was expected. When reviewing any potential code change, it is important to look its effect on the entire zone. In looking at the TN zone we found that any potential code change would only directly affect a few parcels because:

- Several parcels are either have currently vested development or is pending
- Other properties are owned by entities which are not expected to produce new housing units

The result is there are realistically only three parcels that could be affected by any change.

Zoning Map



Therefore, if we reduce or change the expected density, the City will only increase the possibility of not achieving our 2035 population targets. The Buildable Lands requirement under the Growth Management Act requires cities to evaluate and implement strategies to meet their growth targets if they are not reaching their projected 20 year population forecasts. This is important as grant funding is tied to compliance with the Growth Management Act.

<u>Surrounding Neighborhood Densities:</u> - SR 7.0 zoning average: Gross = 4.6 units/acre Net = 6.8 units/acre - SR 9.6 zoning average: Gross = 3.4 units/acre Net = 5.1 units/acre - SR 12.4 zoning average: Gross = 2.6 units/acre Net = 5.1 units/acre *Mineral Point has a net density of 11.7 units/acre	<u>Actual TN Density:</u> The two developments in the TN zone has produced an average net density of 8.45 units/acre and a gross 4.35 units/acre. Conclusion: Similar Density Variation of Housing Unit Types
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CONCLUSIONS

While the TN zoning on paper presents the perception of potential incompatibility with surrounding neighborhoods, the analysis shows that the development density is lower than expected and is actually similar to that of nearby subdivisions. The lower density is due to developers choosing to build at the highest percentage the code allows for single family residences. The issue then appears to be compatibility: or housing unit type.

This Docket item brought forward several important land use issues: land use density, housing types, housing affordability, population growth targets, community character, market factors and compliance with state law (Growth Management Act). These are all issues that the City will be working on over the next couple of years as we work towards the 2023 Comprehensive Plan update.

It is staff's recommendation, at this time, that the TN zoning regulations not be amended because there are too few unencumbered TN parcels remaining. However, it is our opinion that we continue analyzing these issues in preparation for the upcoming buildable lands assessment and 2050 population projections. In addition, the State Legislature, is considering several housing affordability bills which may mandate the City to adopt "missing middle" zoning regulations. In essence, this is not the end of the housing and population discussion, but instead the beginning of the 2023 Comprehensive Plan update process.

MEETING DISCUSSION

Staff is presenting the 2015 Comprehensive Plan growth targets, land capacity formulas, and an analysis of density for actual developments within the TN zone. Staff will be seeking the Planning Commission's general consensus whether to continue working on the 2018 Docket item or to add this discussion to the 2023 Comprehensive Plan update which is expected to start in 2021.

A formal power point presentation will be presented at the meeting with additional discussion details.