



STANWOOD PLANNING COMMISSION MINUTES

May 13, 2019

Call to Order

Chair Utgard called the meeting to order at 6:32 PM with the following Commissioners present: Darren Robb, Steve Shepro, Sid Roberts, Lance Dennis and Marcus Metz. Staff present; Community Development Director Patricia Love, City Planner Amy Rusko, and Administrative Assistant Krista Hintz. Also known to be present: Jeremiah McKinley, Tom Berry and Peggy Wendell.

Approval of Minutes

A motion was made Commissioner Metz to approve the minutes of the April 22, 2019 meeting. The motion was seconded by Commissioner Dennis. The Commission voted unanimously to approve the minutes as presented.

New Business

Public Meeting

Plat of Creekside Pre-Application Discussion

Senior Planner Amy Rusko presented the Vine Street Group's pre-application proposal for the Plat at Creekside. The proposal includes dividing the property, which consists of 22 acres, of which approximately 13 acres are developable, into approximately 11 lots for a mix of "main-street style" development. Both developer and land owner were present to answer questions and address concerns.

TN Zone 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 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).

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

Community Development Director Patricia Love suggested that the Commission vote to stop the docket and move to the Comprehensive Plan which will allow the City to look at:

- Properties outside the TN Zone
- Transit system
- Parks system
- Housing affordability

Commissioner Utgard asked Commissioner Shepro if he was in agreement to close the docket. Commissioner Shepro commented that he agrees with closing the docket and is excited about the 2023 Comprehensive Plan and the opportunity to look at the entire city and how it is currently zoned and where it can be improved.

A motion to close the TN Zone Docket and move to a greater analysis of the Comprehensive Plan was made by Commissioner Dennis and Seconded by Commissioners Metz and Roberts. The Commission voted unanimously to close the docket.

Old Business

Pioneer Highway & 72nd Avenue Interceptor Sewer Line – Follow up
Senior Planner Amy Rusko brought information back to the commission:

- The trench will be patched for now. Public Works is applying for a grant that will allow for a complete overlay.

297 Zone Reservoir -Follow up

Senior Planner Amy Rusko brought information back to the commission:

- The height will be the same as the current metal tank
- The tank will be drained before removal
- The two current tanks will not be retro-fitted with earthquake

Miscellaneous Business

- Interviews were held for the Stanwood Civic Campus design and permit phase. The city has narrowed the choice to two firms and will be checking references before taking a contract to City Council.
- The city has signed a contract with West Coast Code Consultants to work as backup to our Building Official.
- Street Vacation Ordinance will go before City Council at the June 13, 2019 meeting.

Upcoming Items

- 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 8:22PM.

Krista Hintz, City of Stanwood

