

1. Agenda

Documents:

[PLANNING COMMISSION AGENDA 6-24-2019.PDF](#)

2. Meeting Materials

Documents:

[2019 CITY IMPROVEMENT PROJECTS PC.PDF](#)

[DRAFT PC MINUTES 6-10-2019.PDF](#)

[VIKING WAY AND 90TH AVENUE IMPROVEMENTS PC.PDF](#)



PLANNING COMMISSION AGENDA

June 24, 2019 – 6:30 PM

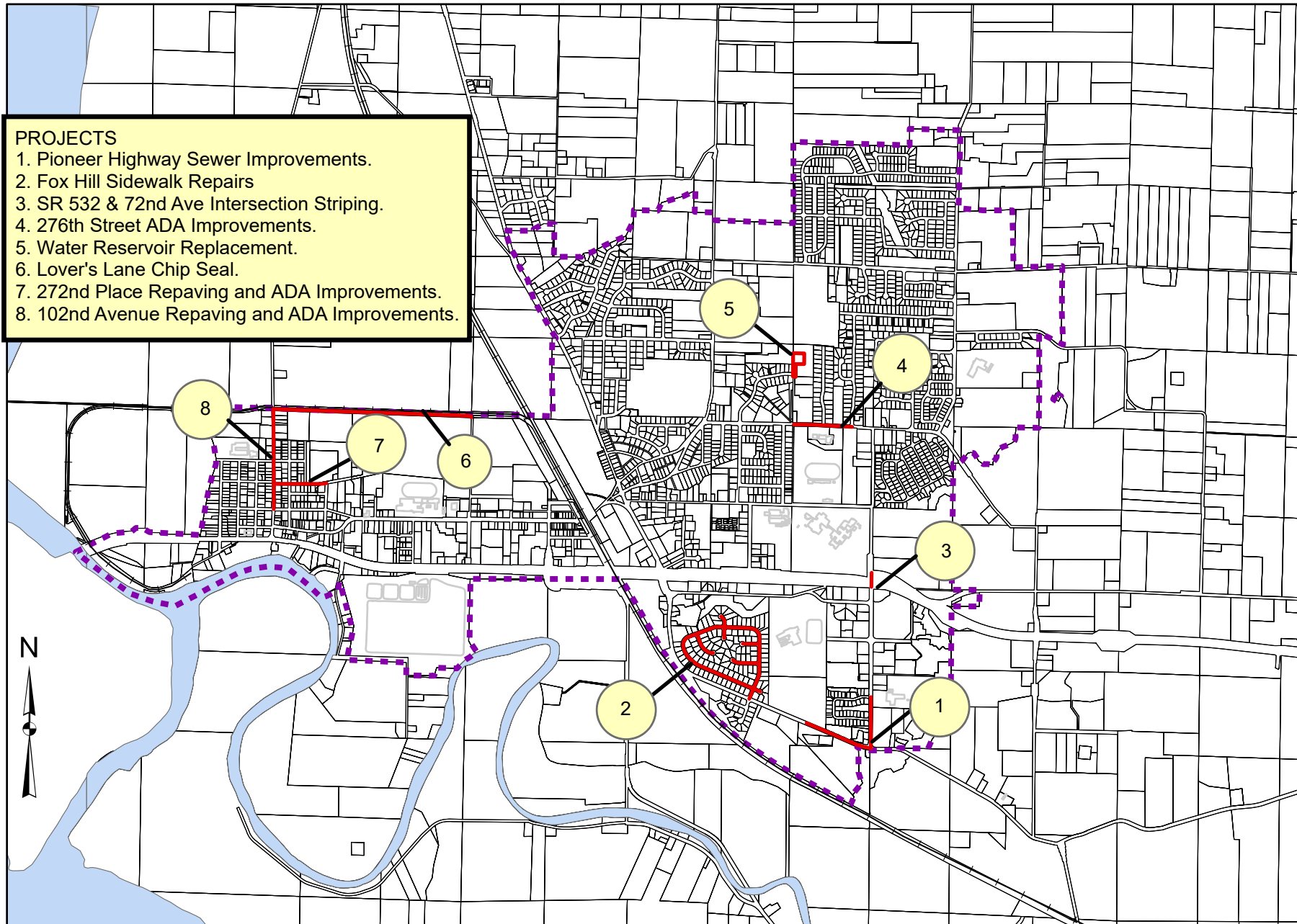
Stanwood Fire Station (8117 267th Pl NW)

1. Call to Order
2. Roll Call
3. Public Requests and Comments
4. Minutes of June 10, 2019
5. New Business
 - Public Meeting – Viking Way & 90th Avenue Improvements
 - Public Works – 2019 Capital Improvements Projects Update
6. Old Business
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.

2019 City Improvement Projects



2019 City Improvement Projects

1. Pioneer Hwy Sewer Improvements

Description: Install approximately 1640 feet of 15-inch sewer line from 261st and 72nd Avenue south to Pioneer Highway and then west tie in to existing line.

Start Date: June 24

End Date: August 31

Alternate Route: 64th Avenue, 267th and SR 532

2. Fox Hill Sidewalk Repairs

Description: Remove and replace broken and uneven sections of sidewalk at multiple locations in the Fox Hill Neighborhood. Will be removing street trees at these locations.

Start Date: June 15

End Date: July 31

3. SR 532 & 72nd Ave Intersection Striping

Description: Pedestrian safety project that includes striping, signage and an electronic, illuminated sign.

Start Date: June 24

End Date: August 31

4. 276th Street ADA Improvements

Description: Re-construct 4 ADA ramps at the Senior Center Parking Lot.

Start Date: July 3

End Date: July 31

Alternate Route: 272nd Street

5. Water Reservoir at 7620 278th Place

Description: Remove an older concrete reservoir and construct a new, 1.5 mil. Gallon steel reservoir. Also includes a new pad for an emergency generator.

Start Date: July 31

End Date: December 31

6. Lover's Lane Chip Seal

Description: Chip seal from west side of Heritage Park to 92nd Avenue. Striping will follow.

Start Date: August 16

End Date: August 25

Alternate Route: 102nd Avenue and 271st Street

7. 272nd Place Repaving and ADA Improvements

Description: Grind and overlay of asphalt from 102nd Avenue to 99th Avenue. Also includes upgrade of ADA ramps at various intersections and striping.

Start Date: July 5

End Date: August 16

Alternate Route: 271st Street, 274th Place

8. 102nd Avenue Repaving and ADA Improvements

Description: Grind and overlay of asphalt from 271st Street to 276th Street (Lover's Lane). Also includes upgrade of ADA ramps at various intersections and striping.

Start Date: July 5

End Date: August 16

Alternate Route: Pioneer Highway, 276th (Lover's Lane)



STANWOOD PLANNING COMMISSION MINUTES

June 10, 2019

Call to Order

Vice Chair Steve Shepro called the meeting to order at 6:31PM with the following Commissioners present: Darren Robb, Steve Shepro, Sid Roberts, and Lance Dennis. Commissioners Utgard and Metz were excused. Staff present; Community Development Director Patricia Love, City Planner Amy Rusko, and Administrative Assistant Krista Hintz. Also known to be present, Chris Collier from the Housing Authority of Snohomish County

Approval of Minutes

A motion was made Commissioner Roberts to approve the minutes of the May 20, 2019 meeting. The motion was seconded by Commissioner Dennis. The Commission voted unanimously to approve the minutes as presented.

New Business

Chris Collier, Alliance for Housing Affordability Program Manager from HASCO presented the Snohomish County Housing Snapshot covering:

- Housing Affordability
- New housing units in Snohomish County
- New households in Snohomish County
- Unit production-supply and demand
- Changing rents
- Housing costs on rise while incomes are not

Recent Council Action on Commission Items

Street Vacations are on the Council agenda for the June 13th meeting. Shoreline Code updates are under review and will go to Council in July. The new Police Station-City Hall Civic Campus contract is set to go before Council June 13, 2019.

Upcoming Items

Park Impact Fees discussion will come back to the Planning Commission. Staff is working on roundtable discussions regarding housing.

The next Planning Commission meeting will be held June 24, 2019. Community Development Director Patricia Love will not be present, staff will check with Kevin Hushagen to see if he can attend for a discussion on Capital Improvement Projects.

Adjourn

The meeting adjourned at 8: 17PM.

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 –Viking Way and 90th Avenue Improvements

DATE: June 24, 2019

ATTACHMENT: A. Vicinity Map
B. Project Plans

Request:

The City of Stanwood Public Works Department is requesting major site development approval for the Viking Way and 90th Avenue Improvement Project. The project extends 90th Avenue NW and Viking Way to create a grid road system in Stanwood's Downtown Center. 90th Avenue NW will be extended between 271st Street NW and Viking Way. Viking Way will be extended from the developer-built portion to the west to 88th Avenue NW, creating continuous access between 88th Avenue NW and 92nd Avenue NW. 90th Avenue NW will intersect the proposed Viking Way creating a 3-way intersection. The new road will have sidewalks, street trees, illumination and, in some areas, on-street parking. New utilities will be installed to accommodate stormwater, water, and sewer.

Procedural Information:

The project as proposed is considered a Major Site Development and will be processed as a Type II 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. The Community Development Director will render a decision on this project once all code requirements have been met.

Stanwood Municipal Code 17.80.033 states the community development department shall apprise the planning commission of the general intent of a project of this type and collect comments from the commission members. These comments will be considered by the Community Development Director prior to issuing a decision.

Project Details:

The property is designated as public right-of-way. The neighboring properties are zoned Mainstreet Business I (MB-I) and Mainstreet Business II (MB-II) on the Zoning Map and have the same designations on the Future Land Use Map. The project is located within public right-of-way between 88th Avenue and 92nd Avenue NW and between SR 532 and 271st Street NW in the downtown area of the city.

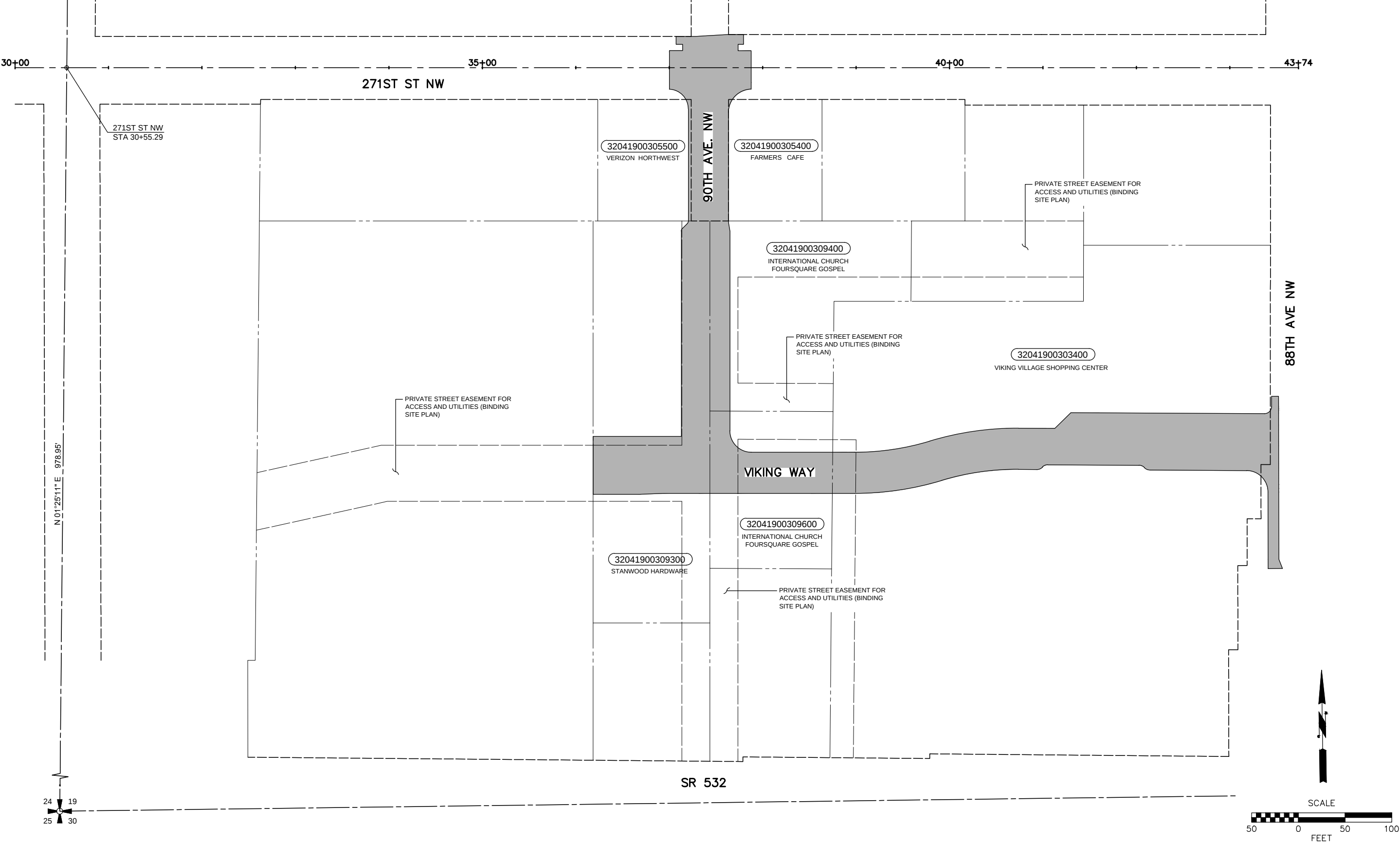
The application was submitted on November 14, 2018 and deemed to be complete. The Notice of Application and Notice of Public Meeting was published in the newspaper, posted at the required sites and mailed on May 28, 2019. The Notice of Application comment period ended on June 12, 2019.

The Determination of NonSignificance (DNS) Adoption of Existing Document was issued on April 23, 2019. The DNS adopted the Washington State Department of Transportation NEPA Categorical Exclusion Decision dated December 13, 2016. The DNS was published in the newspaper, posted at the required sites and mailed on April 23, 2019. The DNS comment period ended on May 7, 2019.

Public Comments:

To date the project has received two public comments.

1. A business tenant within Viking Village voiced concern over where his customers would be able to park during the construction. He suggested the grass area next to 88th Avenue at the east end of Viking Way.
2. A business / property owner that is within the Viking Village area wanted to know about the street and stormwater associated with the project. Asked for the storm drainage designs and project details that would impact his parcel. Also wanted to know the expected timeline as the project will impact the access to his business.



Aug 22, 2016 - 1:20pm miles X:\Stanwood_City of Projects\20140144 - 90th Ave NW Extension\CADD\Plan Sheets\20140144 RW 4.dwg Layout Name: RW4

No.	Date	Revision	By	Appr.



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Everett, Washington 98201



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Drawn By	Date
M. SCHAEFER	8/2016
Designed By	
R. CRAVEN	8/2016
Checked By	
D. DEKOERKOEK	8/2016
Approved By	
D. HANSEN	8/2016

SCALE
Horiz 1"=50'
Vert
Project Number 20140144

CITY OF STANWOOD
90TH AVENUE NW EXTENSION
TOTAL PARCEL MAP

Drawing No.
RW4
Sheet No.
X of Total

CHANNELIZATION NOTES:

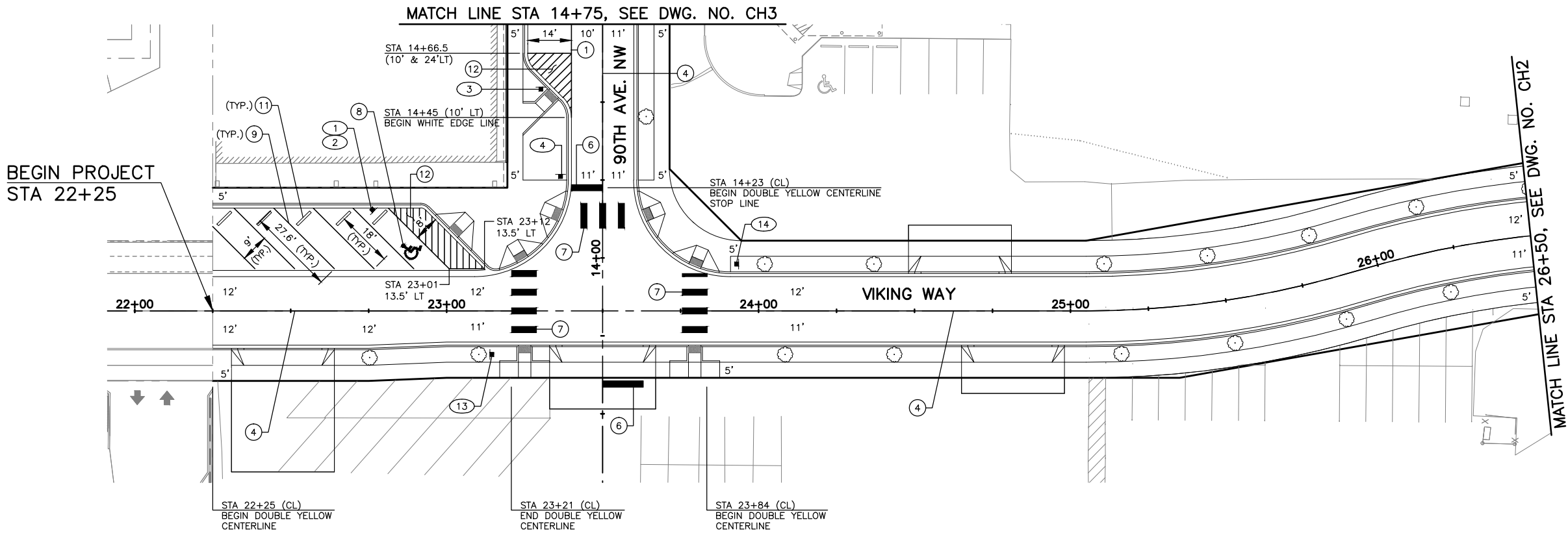
- 1 PLASTIC EDGE STRIPE, PER CITY OF STANWOOD STD. PLAN T-9.
- 2 NOT USED THIS SHEET.
- 3 NOT USED THIS SHEET.
- 4 DOUBLE YELLOW CENTER STRIPE, PER CITY OF STANWOOD STD. PLAN T-9.
- 5 PLASTIC WHITE WIDE LANE LINE, PER WSDOT STD. PLAN M-20.50-02.
- 6 PLASTIC STOP LINE, PER WSDOT STD. PLAN M-24.60-04.
- 7 CROSSWALK, PER WSDOT STD. PLAN M-15.10-01.
- 8 ACCESS PARKING SPACE SYMBOL (STANDARD), PER WSDOT STD. PLAN M-24.60-04.
- 9 4" WIDE WHITE PAINT LINE, PER WSDOT STD. PLAN M-17.10-02.
- 10 PLASTIC TRAFFIC ARROW, PER CITY OF STANWOOD STD. PLAN T-10.
- 11 INSTALL CEMENT CONCRETE WHEEL STOP, PER DETAIL ON DWG. NO. MD2 (SEE GENERAL NOTE 1).
- 12 INSTALL ACCESSIBLE PARKING AISLE, PER DETAIL ON DWG. NO. CH2.
- 13 "COMPACT" PAINT MARKING, PER DETAIL TO BE PROVIDED IN 90% SUBMITTAL.

GENERAL NOTES:

- 1. STATION AND OFFSET GIVEN AT CENTER OF WHEEL STOP. CONTRACTOR TO ENSURE WHEEL STOP IS LOCATED IN CENTER OF PARKING STALL AND ORIENTED PERPENDICULAR TO PAINT LINES.

SIGN LEGEND

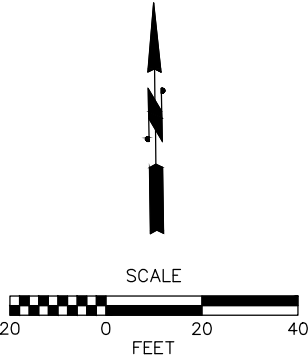
- X - NEW SIGN
- XXR - REMOVE EXISTING SIGN
- XX (NEW LOCATION) EXISTING SIGN ASSEMBLY TO BE RELOCATED
- XX (EXISTING LOCATION)
- - NEW SIGN
- ▬ - EXISTING SIGN



SIGN SCHEDULE								
SIGN NO.	STATION	OFFSET	SIGN TYPE	SIZE		POST TYPE	DESCRIPTION	REMARKS
				X (IN)	Y (IN)			
1	22+75	33' LT	R7-801	12	18	WOOD	RESERVED PARKING	NEW SIGN AND POST
2	22+75	33' LT	R7-801A	12	6		VAN ACCESSIBLE	NEW SIGN MOUNTED BELOW SIGN NO. 1
3	14+54	20' LT	R7-801	12	18	WOOD	RESERVED PARKING	NEW SIGN AND POST
4	14+00	14' LT	R1-1	30	30	WOOD	STOP	NEW SIGN AND POST
5	27+43	32' LT	R7-801	12	18	WOOD	RESERVED PARKING	NEW SIGN AND POST
6	29+30	14' RT	R1-1	30	30	WOOD	STOP	NEW SIGN AND POST
7R	16+64	19' LT	EXISTING				NO PARKING	REMOVE SIGN AND POST
8R	17+46	18' LT	EXISTING				NO PARKING	REMOVE SIGN AND POST
9R	17+92	31' LT	EXISTING				STOP	REMOVE SIGN AND POST
10	17+91	36' LT	R1-1	30	30	WOOD	STOP	NEW SIGN AND POST
11	17+77	23' RT	R1-1	30	30	WOOD	STOP	NEW SIGN AND POST
12R	17+89	28' RT	EXISTING				STOP	REMOVE SIGN AND POST
13	23+14	14' RT	R1-5B	36	36	WOOD	STOP HERE FOR PEDESTRIANS	NEW SIGN AND POST
14	23+93	15' LT	R1-5B	36	36	WOOD	STOP HERE FOR PEDESTRIANS	NEW SIGN AND POST

WHEEL STOP SCHEDULE	
STATION	OFFSET

*WHEEL STOP SCHEDULE TO BE PROVIDED AT 90% SUBMITTAL



Aug 22, 2016 - 1:41pm mikes C:\Users\mikes\appdata\local\temp\AcPublish_110820140144.CH.dwg Layout Name: CH1

No.	Date	Revision	By	Appr.



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Drawn By	Date
M. SCHAEFER	8/2016
Designed By	
R. CRAVEN	8/2016
Checked By	
D. DEKOERKOEK	8/2016
Approved By	
D. HANSEN	8/2016

SCALE
Horiz 1"=20'
Vert
Project Number 20140144

CITY OF STANWOOD
90TH AVENUE NW EXTENSION
B.O.P. TO STA 26+50
CHANNELIZATION & SIGNING PLAN

Drawing No.	CH1
Sheet No.	X of Total

CHANNELIZATION NOTES:

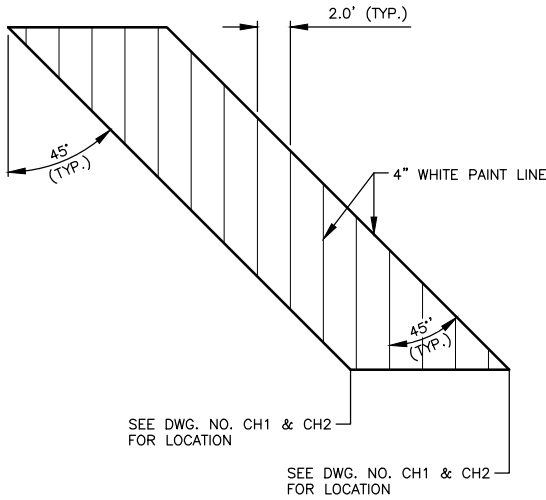
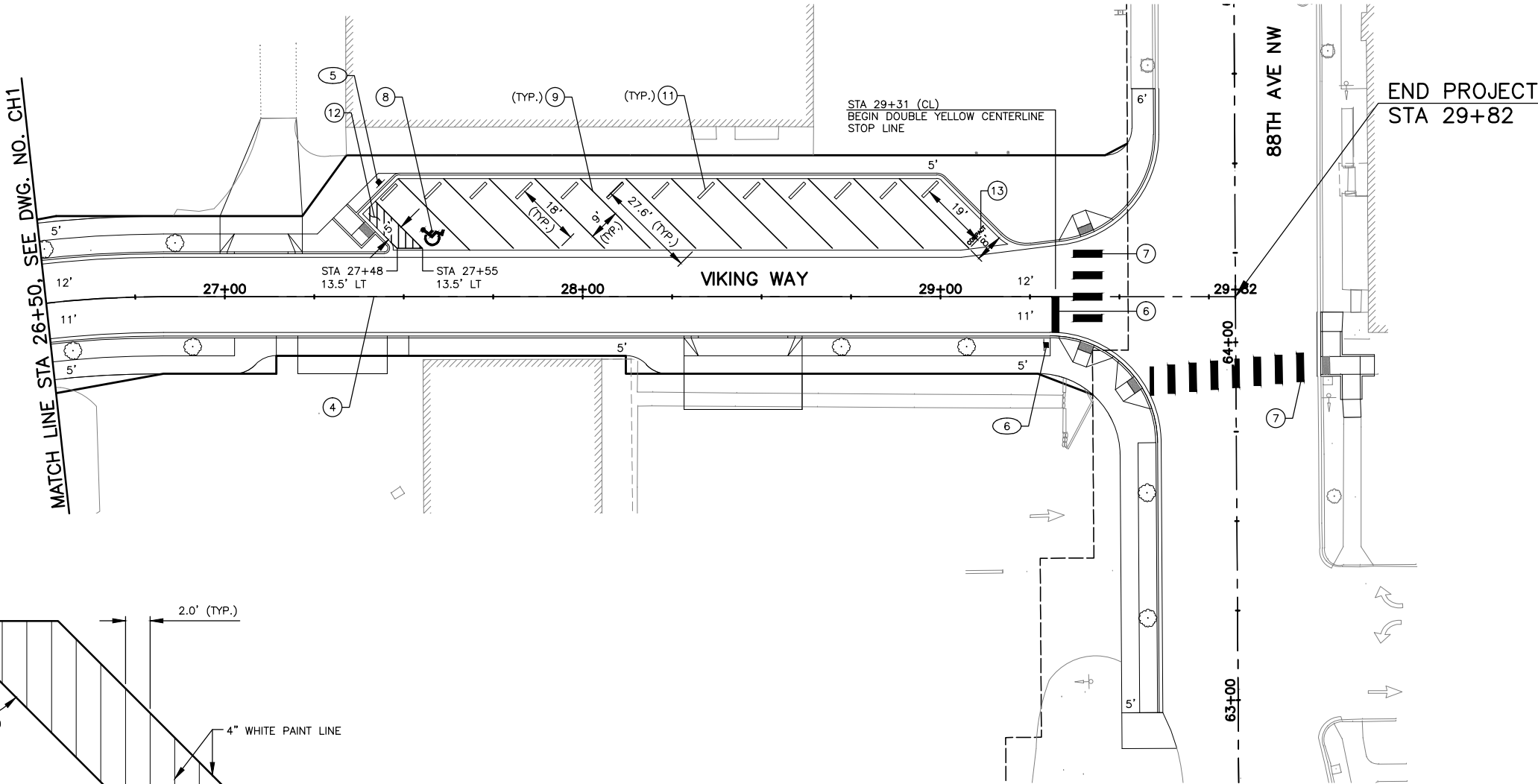
- 1 PLASTIC EDGE STRIPE, PER CITY OF STANWOOD STD. PLAN T-9.
- 2 NOT USED THIS SHEET.
- 3 NOT USED THIS SHEET.
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- 5 PLASTIC WHITE WIDE LANE LINE, PER WSDOT STD. PLAN M-20.50-02.
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- 11 INSTALL CEMENT CONCRETE WHEEL STOP, PER DETAIL ON DWG. NO. MD2 (SEE GENERAL NOTE 1).
- 12 INSTALL ACCESSIBLE PARKING AISLE, PER DETAIL THIS DRAWING.
- 13 "COMPACT" PAINT MARKING, PER DETAIL TO BE PROVIDED IN 90% SUBMITTAL.

GENERAL NOTES:

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- 2. SEE DRAWING NO. CH1 FOR SIGN SCHEDULE.

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- (X) - NEW SIGN
- XXR - REMOVE EXISTING SIGN
- XX (NEW LOCATION) EXISTING SIGN ASSEMBLY TO BE RELOCATED
- XX (EXISTING LOCATION)
- - NEW SIGN
- ▬ - EXISTING SIGN



ACCESSIBLE PARKING AISLE STRIPING DETAIL
N.T.S.

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M. SCHAEFER
Designed By
R. CRAVEN
Checked By
D. DEKOERKOEK
Approved By
D. HANSEN
Date
8/2016
8/2016
8/2016
8/2016

SCALE
Horiz
1"=20'
Vert
Project Number
20140144

CITY OF STANWOOD
90TH AVENUE NW EXTENSION
STA 26+50 TO E.O.P.
CHANNELIZATION & SIGNING PLAN

Drawing No.
CH2
Sheet No.
X
of Total

CHANNELIZATION NOTES:

- 1 PLASTIC EDGE STRIPE, PER CITY OF STANWOOD STD. PLAN T-9.
- 2 NOT USED THIS SHEET.
- 3 NOT USED THIS SHEET.
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GENERAL NOTES:

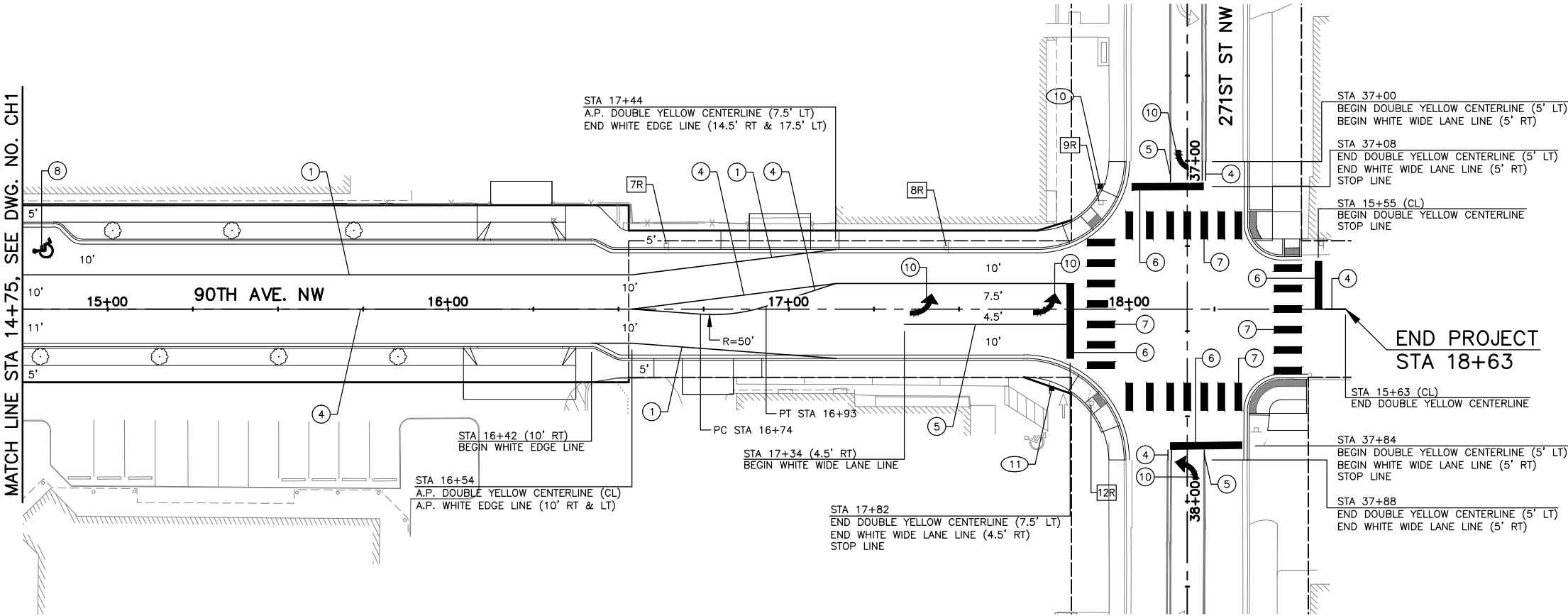
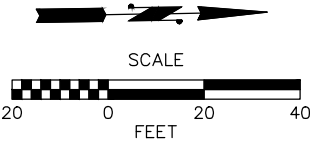
- 1. STATION AND OFFSET GIVEN AT CENTER OF WHEEL STOP. CONTRACTOR TO ENSURE WHEEL STOP IS LOCATED IN CENTER OF PARKING STALL AND ORIENTED PERPENDICULAR TO PAINT LINES.
- 2. SEE DRAWING NO. CH1 FOR SIGN SCHEDULE.

SIGN LEGEND

- (X) - NEW SIGN
- XXR - REMOVE EXISTING SIGN
- (NEW LOCATION)
- XX (EXISTING LOCATION) EXISTING SIGN ASSEMBLY TO BE RELOCATED
- - NEW SIGN
- ▬ - EXISTING SIGN

CHANNELIZATION SYMBOL SCHEDULE		
SYMBOL	STATION	OFFSET
	17+40	1.5' LT
	17+76	1.5' LT
	37+00	CL
	37+91	CL

STATION/OFFSET



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No.	Date	Revision	By	Appr.



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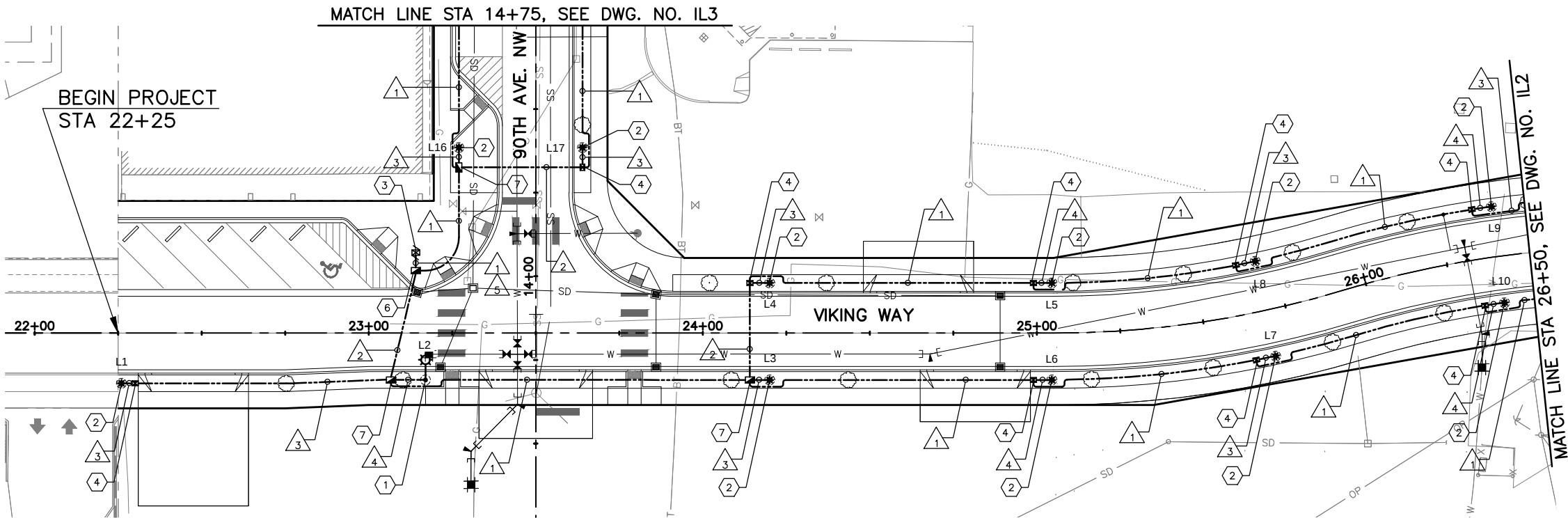
60% REVIEW
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Drawn By M. SCHAEFER Date 8/2016
Designed By R. CRAVEN 8/2016
Checked By D. DEKOERKOEK 8/2016
Approved By D. HANSEN 8/2016

SCALE
Horiz 1"=20'
Vert
Project Number 20140144

CITY OF STANWOOD
90TH AVENUE NW EXTENSION
STA 14+75 TO E.O.P.
CHANNELIZATION & SIGNING PLAN

Drawing No. **CH3**
Sheet No. **X**
of Total



ILLUMINATION NOTES:

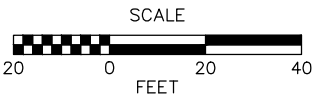
- 1. CONSTRUCT FOUNDATION TYPE A PER WSDOT STD. PLAN J-28.30-03. FURNISH AND INSTALL STEEL LIGHT STANDARD PER SPECIAL PROVISIONS, ONE (1) MAST ARM, ONE (1) LED FIXTURE, INCLUDING MOUNTINGS, ONE (1) OUTLET, AND ONE (1) BANNER HANGER.
- 2. CONSTRUCT FOUNDATION TYPE A PER WSDOT STD. PLAN J-28.30-03. FURNISH AND INSTALL STEEL LIGHT STANDARD PER SPECIAL PROVISIONS, ONE (1) LED FIXTURE, INCLUDING MOUNTINGS, ONE (1) OUTLET, AND ONE (1) BANNER HANGER.
- 3. CONSTRUCT FOUNDATION PER WSDOT STD. PLAN J-10.10-03, MATCH PROPOSED SIDEWALK ELEVATION. FURNISH AND INSTALL SERVICE CABINET TYPE D PER WSDOT STD. PLAN J-10.21-00. SEAL CABINET TO FOUNDATION WITH 1/2" BEAD OF SILICONE.
- 4. INSTALL JUNCTION BOX TYPE 1 PER WSDOT STD. PLAN J-40.10-04.
- 5. INSTALL JUNCTION BOX TYPE 1 PER CITY OF STANWOOD DRAWING NO T-11.
- 6. INSTALL JUNCTION BOX TYPE 2 PER CITY OF STANWOOD DRAWING NO T-11.
- 7. INSTALL JUNCTION BOX TYPE 2 PER WSDOT STD. PLAN J-40.10-04.

GENERAL NOTES:

- 1. ILLUMINATION CONDUITS TO BE ROUTED AROUND TREE PITS, FIRE HYDRANTS, OR OTHER OBJECTS IN PLANTER STRIP.

ILLUMINATION LEGEND

- DECORATIVE STREET LIGHT
- DECORATIVE PEDESTRIAN LIGHT
- JUNCTION BOX TYPE 1 & 2
- ELECTRICAL SERVICE CABINET
- CONDUIT
- EXISTING SANITARY SEWER PIPE
- EXISTING STORM DRAIN PIPE
- EXISTING WATER LINE PIPE
- EXISTING GAS LINE
- EXISTING BURIED TELEPHONE
- EXISTING BURIED POSER



LUMINAIRE SCHEDULE

LUMINAIRE NO.	LOCATION		MOUNTING HEIGHT	VOLTS	CIRCUIT	WATTS	MOUNTING ARM LENGTH	LUMINAIRE	LAMP	BUG RATING
	STATION	OFFSET								
L1	22+26.0	15.0' RT	14'	240	A	78 LED	POST TOP	DMS60	80W48LED4K-R-LE4	B1-U3-G3
L2	23+17.0	14.0' RT	25'	240	B	103 LED	6'	DMS50	110W64LED4K-R-LE3	B3-U3-G3
L3	24+20.0	14.0' RT	14'	240	A	78 LED	POST TOP	DMS60	80W48LED4K-R-LE4	B1-U3-G3
L4	24+20.0	15.0' LT	14'	240	A	78 LED	POST TOP	DMS60	80W48LED4K-R-LE4	B1-U3-G3
L5	25+04.5	15.0' LT	14'	240	5	78 LED	POST TOP	DM660	80W48LED4K-R-LE4	B1-U3-G3
L6	25+04.5	14.0' RT	14'	240	B	78 LED	POST TOP	DMS60	80W48LED4K-R-LE4	B1-U3-G3
L7	25+69.0	14.0' RT	14'	240	A	78 LED	POST TOP	DMS60	80W48LED4K-R-LE4	B1-U3-G3
L8	25+69.0	15.0' LT	14'	240	A	78 LED	POST TOP	DMS60	80W48LED4K-R-LE4	B1-U3-G3
L9	26+40.5	15.0' LT	14'	240	B	78 LED	POST TOP	DMS60	80W48LED4K-R-LE4	B1-U3-G3
L10	26+40.5	14.0' RT	14'	240	B	78 LED	POST TOP	DMS60	80W48LED4K-R-LE4	B1-U3-G3
L11	27+12.0	19.0' RT	14'	240	A	78 LED	POST TOP	DMS60	80W48LED4K-R-LE4	B1-U3-G3
L12	27+39.8	29.0' LT	14'	240	A	78 LED	POST TOP	DMS60	80W48LED4K-R-LE4	B1-U3-G3
L13	28+15.0	19.5 RT	25'	240	B	103 LED	12'	DMS50	110W64LED4K-R-LE3	B3-U3-G3
L14	29+24.5	14.0' RT	25'	240	A	103 LED	6'	DMS50	110W64LED4K-R-LE3	B3-U3-G3
L15	63+65.5	25.0' LT	14'	240	B	78 LED	POST TOP	DMS60	80W48LED4K-R-LE4	B1-U3-G3
L16	14+38.5	23.0' LT	14'	240	A	78 LED	POST TOP	DMS60	80W48LED4K-R-LE4	B1-U3-G3
L17	14+38.5	14.0' RT	14'	240	A	78 LED	POST TOP	DMS60	80W48LED4K-R-LE4	B1-U3-G3
L18	15+18.2	14.0' RT	14'	240	B	78 LED	POST TOP	DMS60	80W48LED4K-R-LE4	B1-U3-G3
L19	15+18.2	23.0' LT	14'	240	B	78 LED	POST TOP	DMS60	80W48LED4K-R-LE4	B1-U3-G3
L20	15+94.8	23.0' LT	14'	240	A	78 LED	POST TOP	DMS60	80W48LED4K-R-LE4	B1-U3-G3
L21	15+94.8	14.0' RT	14'	240	A	78 LED	POST TOP	DMS60	80W48LED4K-R-LE4	B1-U3-G3

ILLUMINATION WIRING SCHEDULE

	CONDUIT SIZE	CONDUCTORS	BARE GROUND	CIRCUIT	ACTUAL FILL (IN)	26% FILL (IN)	NOTES
1	2" SCHEDULE 40	2-#8	1-#8	A	0.57	0.89	ILLUMINATION
		2-#8		B			ILLUMINATION
		2-#6		C			OUTLET
		2-#6		D			OUTLET
2	2" SCHEDULE 80	2-#8	1-#8	A	0.57	0.89	ILLUMINATION
		2-#8		B			ILLUMINATION
		2-#6		C			OUTLET
		2-#6		D			OUTLET
3	2" SCHEDULE 40	2-#8	1-#8	A	0.31	0.89	ILLUMINATION
		2-#6		C			OUTLET
4	2" SCHEDULE 40	2-#8	1-#8	B	0.31	0.89	ILLUMINATION
		2-#6		D			OUTLET
5	2" SCHEDULE 40	SPARE					CONDUIT SHALL HAVE TRACE WIRE

(CONDUIT FILL IS BASED ON WSDOT DESIGN MANUAL)



Pertee
425-252-7700 | 1-800-615-9900
2707 Colby Avenue, Suite 900
Everett, Washington 98201



Know what's below.
Call before you dig.

60% REVIEW
CHECK PRINT
NOT FOR CONSTRUCTION

Drawn By
M. SCHAEFER
Designed By
R. CRAVEN
Checked By
D. DEKOEKOEK
Approved By
D. HANSEN
Date
8/2016
8/2016
8/2016
8/2016

SCALE
Horiz
1"=20'
Vert
Project Number
20140144

CITY OF STANWOOD
90TH AVENUE NW EXTENSION
B.O.P. TO STA 26+50
ILLUMINATION PLAN

Drawing No.
IL1
Sheet No.
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of Total