



STANWOOD PLANNING COMMISSION MINUTES

September 09, 2019

Call to Order

Chair Linda Utgard called the meeting to order at 6:30PM with the following Commissioners present: Steve Shepro, Sid Roberts, and Marcus Metz. Commissioners Dennis and Robb were absent. Staff present; Community Development Director Patricia Love, Senior Planner Amy Rusko and Administrative Assistant Krista Hintz. Also known to be present, Peggy Wendel, Lisa Sather, Tim Schmitt, and Scott Wammack.

Public Requests and Comments

Citizen Tim Schmitt addressed zoning in relation to incineration.

New Business

2019 Docket

Community Development Director Patricia Love presented an overview of the 2019 Docket to include five (5) public items and three (3) City Initiated items:

- Stromberg Rezone Request-Rezone 6721 Pioneer Hwy from Light Industrial to Residential
- Nord/Beckner Rezone Request- Rezone property between 90th and 92nd Avenue from Light Industrial to Multifamily Residential
- Wammack/Sather Rezone Request-Rezone two vacant parcels within the Haggen Complex from General Commercial to General Commercial with Mixed Use Overlay
- Wammack/Sibert Rezone Request-Add Mixed Use Overlay to 72nd Avenue Parcel Zoned General Business
- 271st Street (Main Street) Rezone-City Initiated Rezone to consider rezoning the property along the north side of 271st Street between 90th Ave NW and 92nd Ave NW from Light Industrial to Mainstreet Business II (MBII)
- Buildable Lands and Population Allocation-City Initiated Code Amendment-Evaluate land capacity, density, and housing types in compliance with state law (Growth Management Act) as it relates to the upcoming buildable lands analysis and 2050 growth projections.
- Permitted use Table and Procedures-City Initiated Code Amendment to update the City's permitted use matrix and permitting procedures to ensure that the type of land uses are consistent with the intent of zoning districts and that the permitting process is efficient as possible while ensuring public participation
- Resident Initiated Code Amendment-Establish standards for type and quality of development materials.

Staff recommendation: Approve all of the 2019 Docket applications and place on the Planning Commission's 2020 work plan.

Commissioner Roberts made the motion to recommend that the 2019 Docket Applications be placed on the Final Docket and be included in the Planning Commissions 2020 Work Plan. The motion was seconded by Commissioner Shepro and approved unanimously

Miscellaneous Business

Community Development Director Patricia Love gave a brief overview of the Sales Tax Allocation Program that would allow a small percentage of State Sales Tax to come back to the city to be applied towards affordable housing programs. The city is considering partnering with the Community Resource Center to keep these dollars local.

Recent Council Action on Commission Items

Council approved: Shoreline Management Update
Youth Athletic Field Grant for Heritage Park
Hamilton Site Plan
Ovenell Clean Up

Upcoming Items

- Park Impact Fees will return to Planning Commission late October or early November.
- Trailside final plat to City Council on September 12, 2019
- Cedarhome Square final plat approval by November
- PRD will go to Council in October
- The next Planning Commission meeting will be held September 23, 2019.

Adjourn

The meeting adjourned at 7:33PM.

Krista Hintz, City of Stanwood