

1. Agenda

Documents:

[101419 PC AGENDA.PDF](#)

2. Meeting Materials

Documents:

[APPROVAL OF THE SEPTEMBER 9, 2019 PLANNING COMMISSION
MINUTES.PDF](#)
[STATE ROUTE 532 FLOOD BERM AND BIKE PEDESTRIAN PATH.PDF](#)



PLANNING COMMISSION AGENDA

October 14, 2019 – 6:30 PM

Stanwood Fire Station (8117 267th Pl NW)

1. Call to Order
2. Roll Call
3. Public Requests and Comments
4. Approval of Minutes
 - Approval of the September 9, 2019 Planning Commission Minutes
4. New Business
 - State Route 532 Flood Berm and Bike/Pedestrian Path
 - Discussion of Vacant Lands, Land Uses, and Housing Types
5. Old Business
6. Miscellaneous Business
7. Recent Council Action on Commission Items
8. Upcoming Items
9. 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

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



MEMORANDUM

City of Stanwood
10220 270th St NW
Stanwood, WA 98292
360-329-2181

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLANNING COMMISSION

FROM: Amy Rusko, Senior Planner

SUBJECT: Public Meeting SR532 Flood Berm and Bike/Pedestrian Path

DATE: October 14, 2019

ATTACHMENT: A: Project Vicinity Map
B: Site Plan Sections

Request:

The City of Stanwood Public Works Department is requesting major site development approval for the installation of a flood berm and bike/pedestrian path on the south side of State Route 532. The project installs a permanent flood berm to protect the highway and the downtown area of Stanwood from flood events. A ten foot paved bike and pedestrian path will be installed on the top of the berm which will connect at 88th Avenue on the east end and 92nd Avenue on the west end of the path. The project will take place on the south side of State Route 532 between 88th Avenue NW and 92nd Avenue NW.

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 of the project site. Proper notification has occurred. The Community Development Director will render a decision on the 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.

The application was submitted on October 19, 2017 and deemed to be complete. The Notice of Application was published in the newspaper, posted at the required sites and mailed on November 14, 2017. The SEPA DNS Notice was published in the newspaper, posted at the required sites and mailed on October 31, 2017. The Notice of Public Meeting was published in the newspaper, posted at the required sites and mailed on October 8, 2019.

Project Details:

The property in which the flood berm and bike/pedestrian trail will be installed is located within the State of Washington right of way of State Route 532. Washington State Department of Transportation has granted the City a trail lease of the right of way for construction and maintenance of the flood berm. The project occupies an approximately 0.25-mile long section between 88th Avenue NW and 92nd Avenue NW along the south edge of State Route 532.

The flood berm protects State Route 532 and the City's historic business district from flooding by constructing a permanent flood berm with a shared-use path along the top of the berm. The flood berm installs 18" storm pipes and flap gates that will close to prevent flooding.

Mechanized equipment and hand tools will be used to excavate as deep as approximately 5 feet below the existing slope for construction of a retaining wall, bio-swale, low-permeability soil berm, catch basins, and stormwater drainage pipe. The area of ground disturbance is approximately 1,330 feet long and 50 feet wide.

The project will install a 10 foot paved path, park benches, bike and pedestrian signage, fencing and trees. There will also be approximately 15,130 square feet of wetland buffer enhancements installed along the south side of the berm.

The City received an \$85,000 grant from the Washington State Department of Commerce for design and permitting. The trail lease is estimated to be approximately \$15,000. The remaining amount of \$911,200 will be paid by the City of Stanwood Drainage Fund through a Public Works Assistance Loan from Snohomish County.

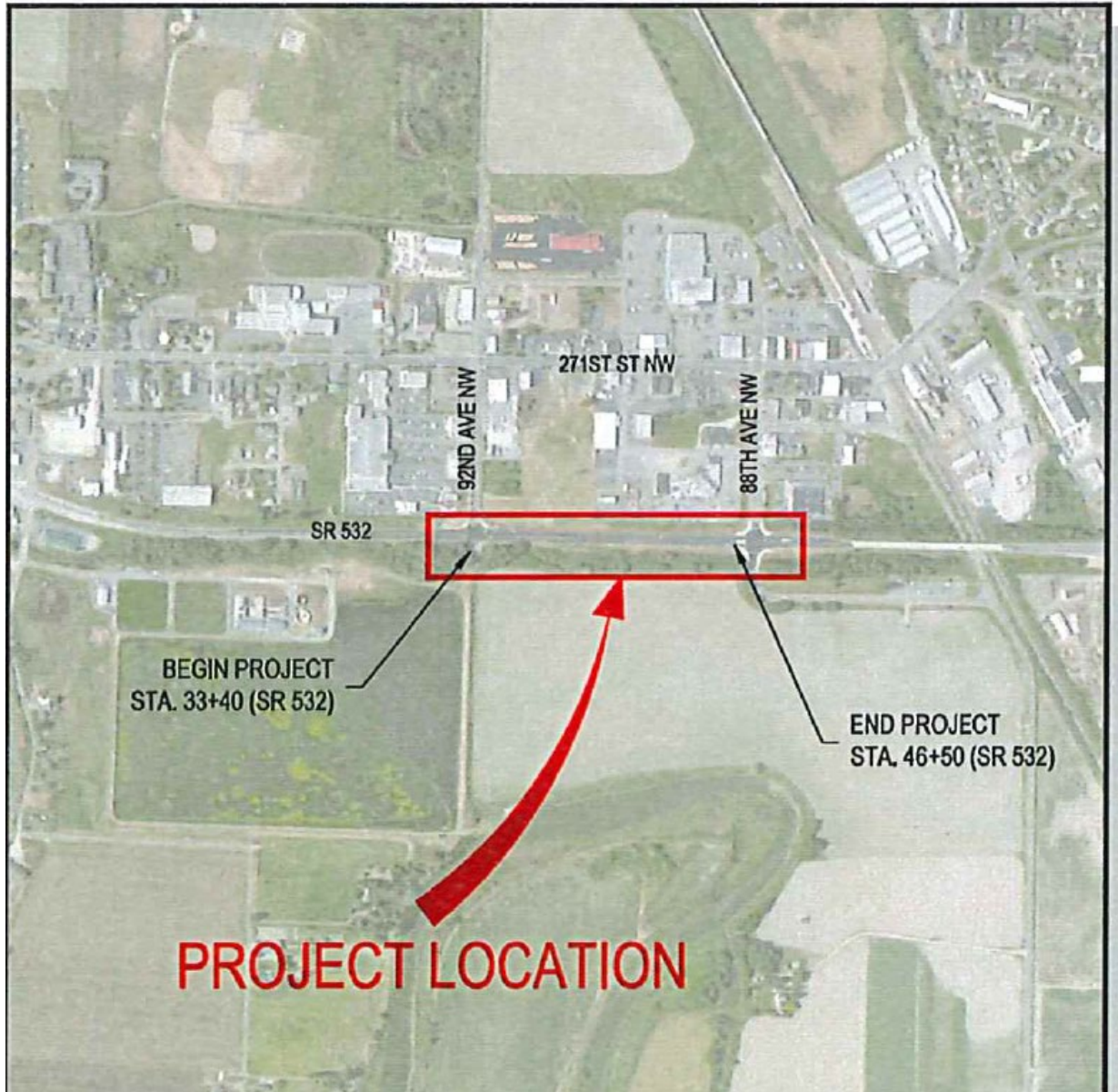
The project goes out to bid in November of 2019 and construction is scheduled to begin Spring 2020. The project is scheduled to be completed by the end of the Summer 2020.

Public Comments:

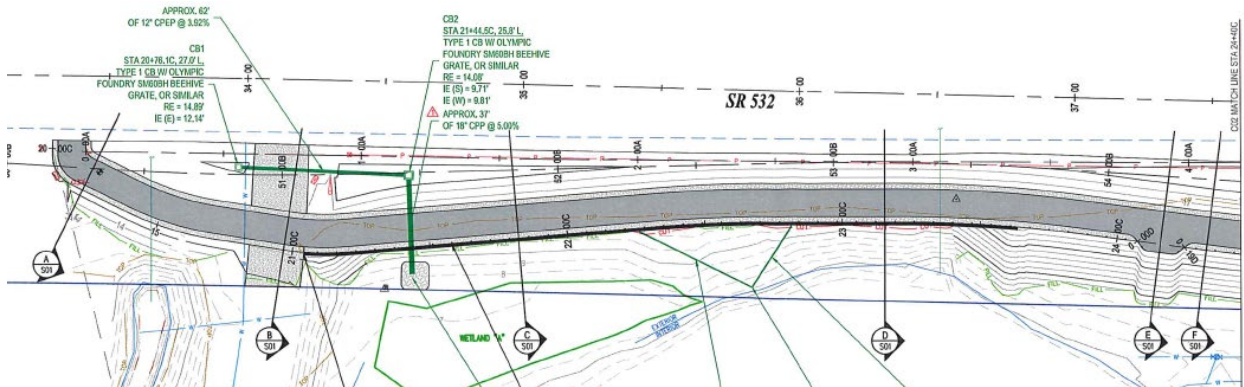
The date the project has received the following public or agency comments:

- Washington State Department of Transportation – The comments/discussion items included design requirements of the plans, work in the right of way, establishing a trail lease, signage, and landscaping.
- Department of Archaeology and Historic Preservation – Agreed that the project will have no effect on cultural resources. In the event that new information becomes available or the scope of the work changes than another review of the project is required.

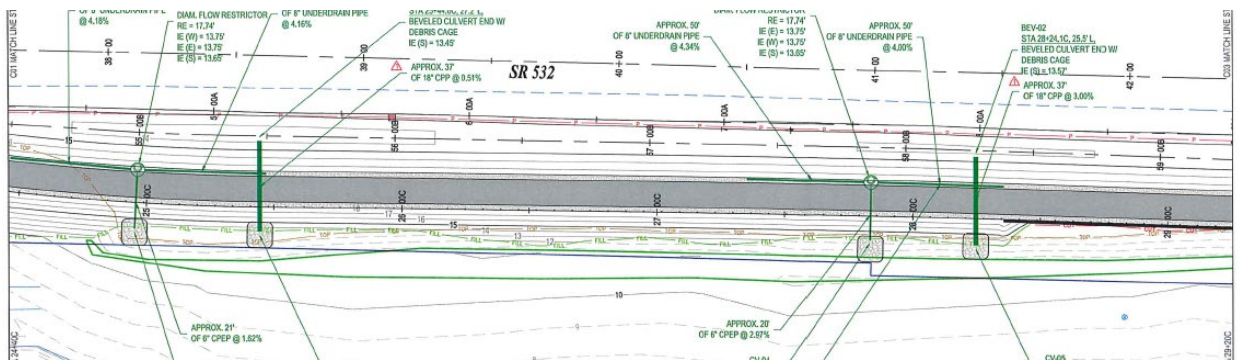
PROJECT VICINITY MAP



West Section (92nd Avenue)



Middle Section



East Section (88th Avenue)

