



STANWOOD PLANNING COMMISSION MINUTES

November 12, 2019

Call to Order

Chair Linda Utgard called the meeting to order at 6:32PM with the following Commissioners present: Steve Shepro, Sid Roberts, and Darren Robb. Commissioners Dennis and Metz were absent. Staff present; Community Development Director Patricia Love, Senior Planner Amy Rusko and Administrative Assistant Krista Hintz.

Also known to be present: Dennis Smith, Scott & Angie Baker, Walter Ulness, John Smistad, M.F. Carmichael, Martin & Pat Derksma, Max L. Bloomquist, Jim & Gay Molser, Trudy Hall, Lynn White, Cathy McMurty, Denise Long, Peggy Wendel, Bill Hegger, Carol Frey, Dave & Marilyn Nienhuis

Approval of Minutes

A motion was made by Steve Shepro to accept the minutes as presented for the October 14, 2019 meeting. The minutes were unanimously approved as presented.

New Business

Public Meeting-Chandlers Reserve

Chandler's Reserve is a 26.76 acre Planned Residential Development located at 28414 80th Avenue NW, Stanwood. The proposal by Stanwood-26, LLC is 91 Single Family Homes zoned SR 9.6.

Planned Residential Developments allow for a smaller lot size of 7,000 square feet for developments in the SR 9.6 zone. Park space increases to 10% of the entire site which is in addition to the Native Growth Protection Area.

The two letters that have been submitted, from the Home Owners Association of Candleridge and neighboring homeowner will be transmitted to the Hearing Examiner in their original form. The letter from the Homeowners Association listed names and emails of those homeowners requesting to be party of record. The project is still in the review period, there may be multiple comments back and forth during the review period so the project presented is not the final project.

Max Bloomquist-28213 81st Dr NW, Stanwood. Mr. Bloomquist spoke as the representative for the Candleridge community.

- **Traffic impact**-there was a traffic study done for 86 homes, will that study be revised?
- Traffic flow through Candleridge and Pioneer Hills is a concern. The community is requesting two entrances on 80th and to permanently close 83rd Dr NW.
- Requesting a four way stop at 80th
 - A traffic study was done for the development across the street, that project was not allowed to have exits/entrances on 80th due to sight distance limitations.
- Are the roads as wide as Candleridge? Are there sidewalks and planter strips?
- Keep 83rd closed to deliveries and construction vehicles during the build phase

- **Southern property line;** Candleridge has a path and two parks in that area, the community is asking to eliminate the planned gravel trail to eliminate the other community from accessing the Candleridge property. Can they fence on the south side of the pipeline?
- **Tree Removal-**What is the requirement regarding those trees?
Legally the developer can remove everything not in NGPA. The city has a requirement for 50% retention. If they cannot retain 50% they are required to replant at a 2:1 ratio.
- **Stream-**Steep slope buffer; SMC requires a 15' buffer, the developer has chosen to set the property line back 25'.
- **Play equipment-**Will there be play equipment in the parks?
 - Parks are required but there are several options as to what the developers can put in open spaces. The only requirements are park benches & trash cans. At this stage, supplying information on playground equipment is not required.
- **Will there be a Home Owners Association?** An HOA is not required but trend is for all new developments to form an HOA.

Dennis Smith-8111 2/83rd St NW, Stanwood:

The open space on the north side of Candleridge, abutting the pipeline, is maintained by the HOA. There is a real concern about the open space on the south side of Chandlers Reserve and Candleridge is requesting help with preserving their open space and cutting off access for Chandlers Reserve homeowners. What is the best way for the HOA to communicate that?

- Amy Rusko states she received the HOA letter and has already submitted the concerns to the land owner and developer. If the desired results are not offered by the developer, the best option would be to speak in front of the Hearing Examiner at the Public Hearing.

Mr. Smith asked for a general time frame.

- Amy Rusko states: Generally speaking, there could be a Hearing mid to end of January. Approval would come by end of January, beginning of February. The developer will have five years from approval to complete the project.

Denise Long, 28122 82nd Dr NW, Stanwood.

Ms. Long expressed concern about removal of trees that separate Candleridge from the meat processing plant stating odor is a real concern.

Who is the developer? Ms. Long would like to research the reputation, materials used and overall quality of work used by the developer, Stanwood -26, LLC. Mr. Hegger's contact information was provided.

What will the area look like? Will there be sidewalks and bike trails along 80th Ave NW? Will the road be widened?

Currently, there is not a plan for bike trails, there will be a sidewalk and landscape strip along the length of the property as well as a fence. Additional trees will be planted in the backyards of the homes on that side. The developer is only required to improve the property that they own; sidewalks will end at the south side of the Chandlers Reserve project. 80th Ave NW is slated for full improvements in 2023.

Lynn White-8057 283rd St NW, Stanwood- states the least the developer could do to compensate them is to install a fence along the property line to keep people from looking over her fence into her yard and aggravating her dogs.

Planning Commission Comments:

- Steve Shepro would like a better explanation of what the retention vault will look like. The vault is underground, the open space above will be park space.
- The code states that no single area less than one acre shall be dedicated as common public space but the plan shows Park A and Park B.
- Park A and Park B will fall under the Chandlers Reserve HOA to maintain the property, it will not be City/Public lands
- Darren Robb, Can the city require a fence along the south side of the gas line?
- Linda Utgard, Does Williams Gas have restrictions for setbacks? There is a 30' easement, 15 feet on each side of the pipeline.
- Steve Shepro, Does building Park A and Park B eliminate the need for Park Impact Fees? No, the developer will still pay the Park Impact Fees.
- Darren Robb expressed concern about the more narrow roads of Chandlers Reserve leading into Candleridge.
- Community Development Director Patricia Love stated the proposed stop-sign is in review with Public Works.

Public Hearing-Capital Improvement Project (CIP) Update 2020-2025

The CIP update coincides with the budget update's six year list of projects.

Parks-Focused on finishing up Hamilton, completing first phase of Heritage-ballfields and parking lot.

- Roads-Overlays, sidewalks. Viking Way-connecting 88th to 92nd
- Civic Campus Project-Preliminary Design phase finish in 2020 then on to permitting phase. Construction to start 2021.
- Sewer projects-upgrades to lift stations, reservoir project.
- Drainage-Irvine Slough project-working on phase one of six phases.

Upcoming Items

In the interest of time, the Planning Café Summary will be pushed to the December 9th Planning Commission Meeting.

The next Planning Commission Meeting will be held Monday, December 9, 2019, 6:30PM at Fire Station 99.

Adjourn

The meeting adjourned at 8:42PM.

Krista Hintz, City of Stanwood