

1. Agenda

Documents:

[AGENDA.PDF](#)

2. Meeting Materials

Documents:

[APPROVAL OF THE NOVEMBER 12, 2019 PLANNING COMMISSION
MINUTES.PDF](#)

[HOUSING COMMENTS MAP.PDF](#)

[PC CAFE OPEN HOUSE COMMENT SUMMARY.PDF](#)

[PLANNING CAFE SUMMARY 1.PDF](#)

[PLANNING CAFE SUMMARY.PDF](#)

[PLANNING COMMISSIONER CAFE WORKSHOP.PDF](#)



PLANNING COMMISSION AGENDA

December 9, 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 November 12, 2019 Planning Commission Minutes
5. New Business
 - Planning Café Summary
 - Planning Commissioner Café Workshop
6. Old Business
7. Miscellaneous Business
8. Recent Council Action on Commission Items
9. Upcoming Items
10. 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

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. Bloat, 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

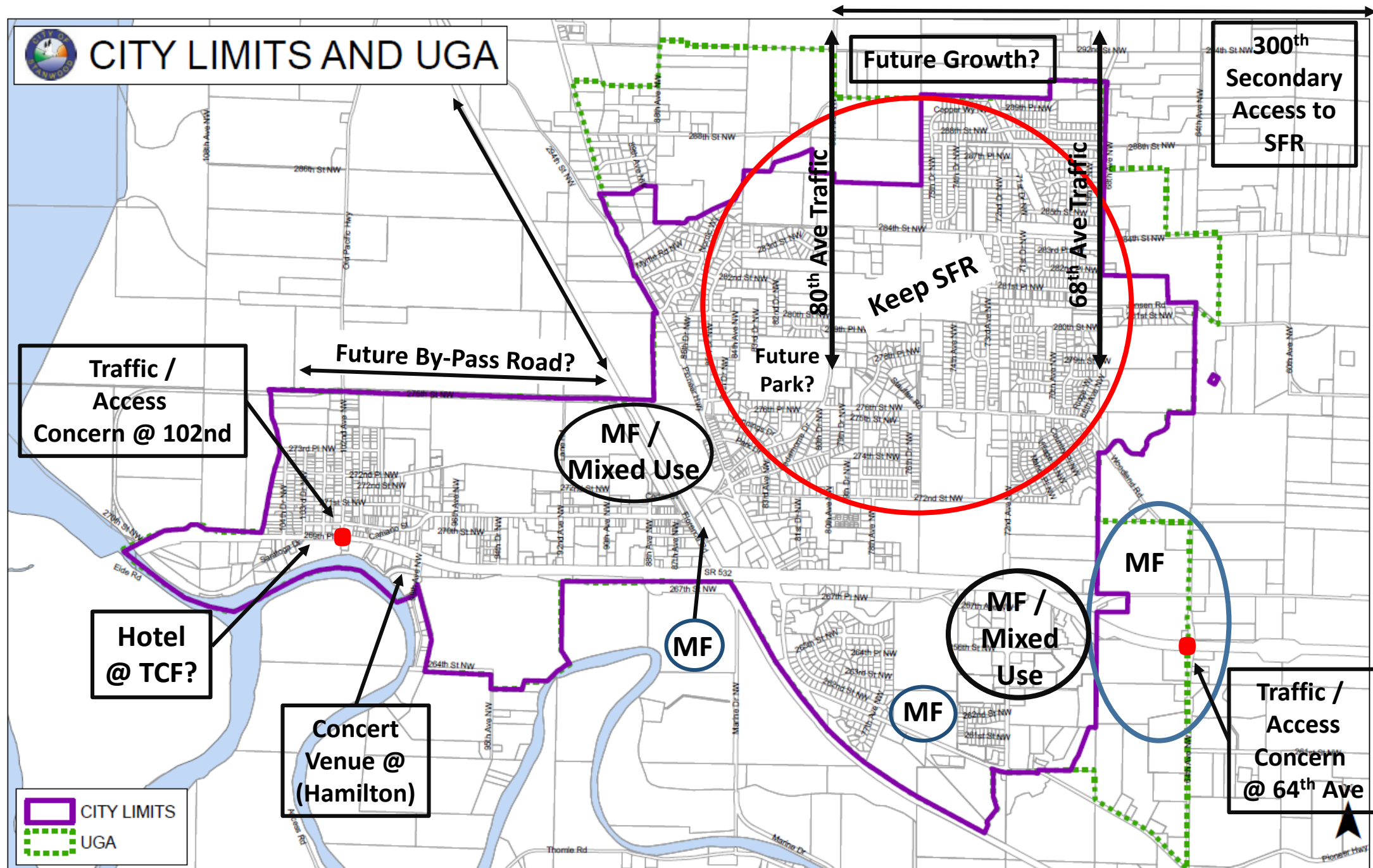
The meeting adjourned at 8:42PM.

Krista Hintz, City of Stanwood

Planning Café
Open House

October 28,
2019

General
Mapping
Exercise
Comments



Planning Commission Open House

October 28, 2019

Word Cloud Exercise

Community Word Descriptors	Housing Word Descriptors
• Inviting Public Space • Farmer's Market • Safety • Affordability • Shared Areas • Open Space • Walkable • Wildlife Corridors • Cohesion • Integration • Farmland • Trails • Inclusive • Fun • Involved • Rural • Activity • Interconnected • Green Space • Town Square (Heart of Town)	• Affordable • Co-Housing • Senior Housing • Schools Are Too Full • Multi-Family • Senior Housing Downtown • Courtyard Designs • Inviting • Flexible Design • Mixed Use • Cottage • Desirable • Families • Gardens • Planned Urban Development • Parks

Responses to Housing Types

Single Family Residential Zones with Design Guidelines				
Single Residence 1 Unit	Single Residence With ADU	Duplex 2 Units	Multiple Residential 3-4 Units	Cottage Community
Support – 10 Disagree – 1	Support – 15 Disagree – 0	Support – 9 Disagree – 1	Support – 5 Disagree – 4	Support – 11 Disagree – 1
General Comments: [SF] farther away from the City center, but make the more central	General Comments: None	General Comments: Put garages in the center to buffer sound between residences	General Comments: Co-housing areas No Thanks	General Comments: Fairhaven [example of liked development] No More

housing multi-family We need occasional single story homes for seniors		No Thanks	Existing streets, especially in the Cedarhome area will be only thru streets as it develops; please don't add on street parking on those existing streets.	No Thanks Existing streets, especially in the Cedarhome area will be only thru streets as it develops; please don't add on street parking on those existing streets.
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Multi-Family Residential Zones with Design Guidelines			
Currently Multi-Family Townhouses / Apartments / 20 Dwelling Units / Acre	Multi-Family Townhouses / Apartments / 30-40 Dwelling Units / Acre	Multi-Family Townhouses / Apartments / 40 -50 Dwelling Units / Acre	Mixed Use Commercial / Residential
 Support – 7  Disagree – 2	 Support – 6  Disagree – 3	 Support – 4  Disagree – 2	 Support – 10  Disagree – 0
General Comments: Raise height restrictions for MF Please keep current height restrictions across this entire MF zone – all densities. i.e: 36' is plenty high for Stanwood.	General Comments: No Thanks	General Comments: No Thanks	General Comments: Monocentric City Model = CBD in the center ring, followed by multi-family, manufacturing, residential and agricultural

Commercial Zones with Design Review		
Multi-Family Townhouse / Apartments	Mixed – Use Commercial / Residential	Commercial and Retail Only
 Support – 11  Disagree – 0	 Support – 17  Disagree – 1	 Support – 2  Disagree – 5
General Comments: None	General Comments: Farmers Market Green Space	General Comments: None

	Local Business please, not chipotle, game stop, etc	
	I agree, more local businesses; not big box	

Last Thoughts:

- Clearing land for houses reduces wildlife habitat and contributes to environmental degradation. Maximize existing hard surfaces and build “up” to a limited extent (max 4 stories). Promote denser, affordable housing.
- I want to preserve the space we have. To compensate, I want to lift height restrictions to six stories and build urban villages around Haggen.
- I’d like to see us continue to grow and encourage more foot traffic in our business communities by having restaurants, and other destination businesses for use to frequent. Encourages citizens to get out and be a part of our communities.
- Plan streets for future public transportation routes.
- Twin City Foods building into a Pike Street market with river view cafes.



MEMORANDUM

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

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLANNING COMMISSION

FROM: Patricia Love, Community Development Director

SUBJECT: Planning Café Summary

DATE: December 9, 2019

ATTACHMENT: A: Summary

Attached is a summary of the information staff collected during the Planning Café event. The Planning Commission will review and discuss the collected information.

Staff is asking the Planning Commission to provide additional comments to the attached map by completing a mini café at the meeting.

Planning Commission Open House

October 28, 2019

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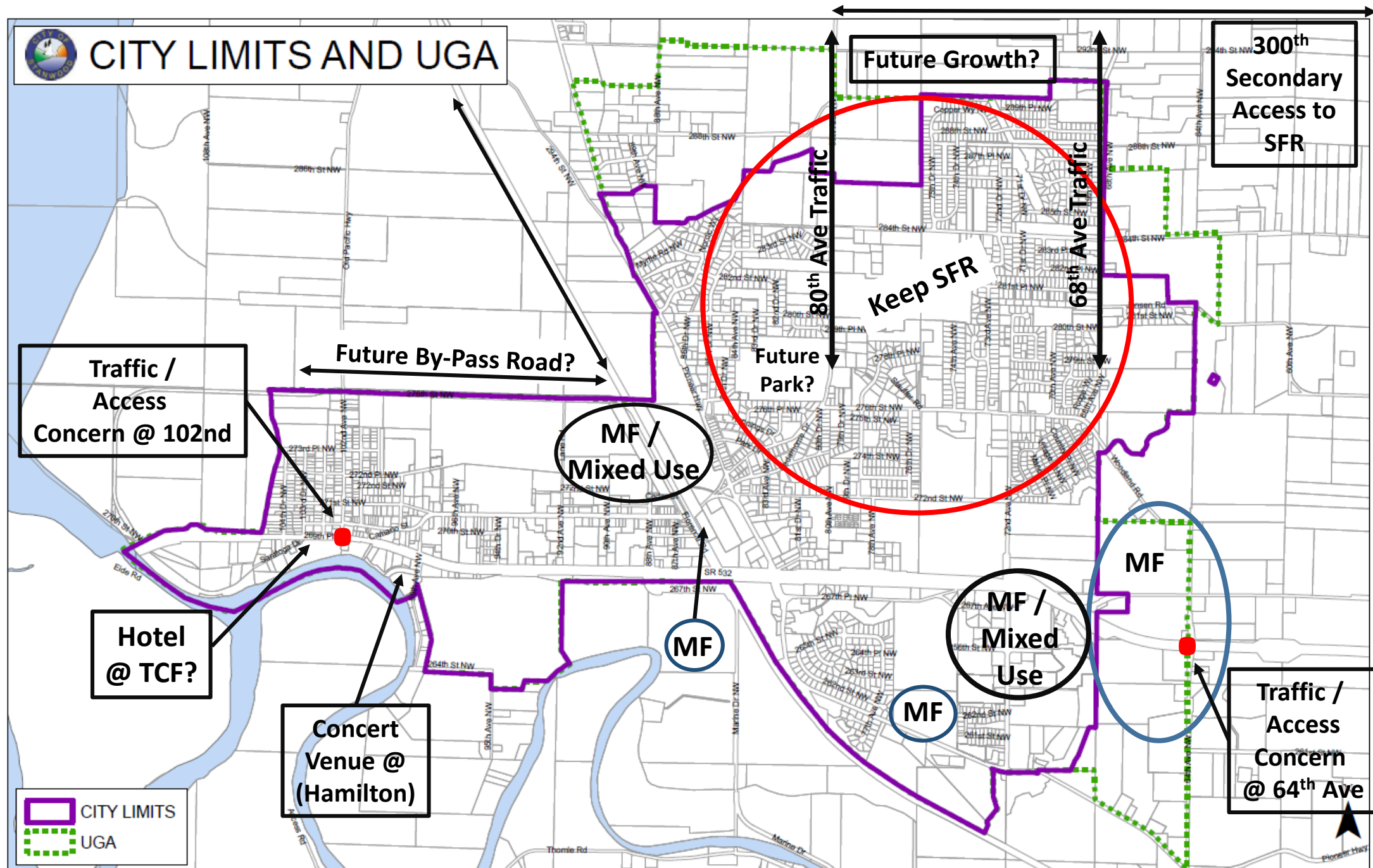
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Planning Café
Open House

October 28,
2019

General
Mapping
Exercise
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Planning Café Summary

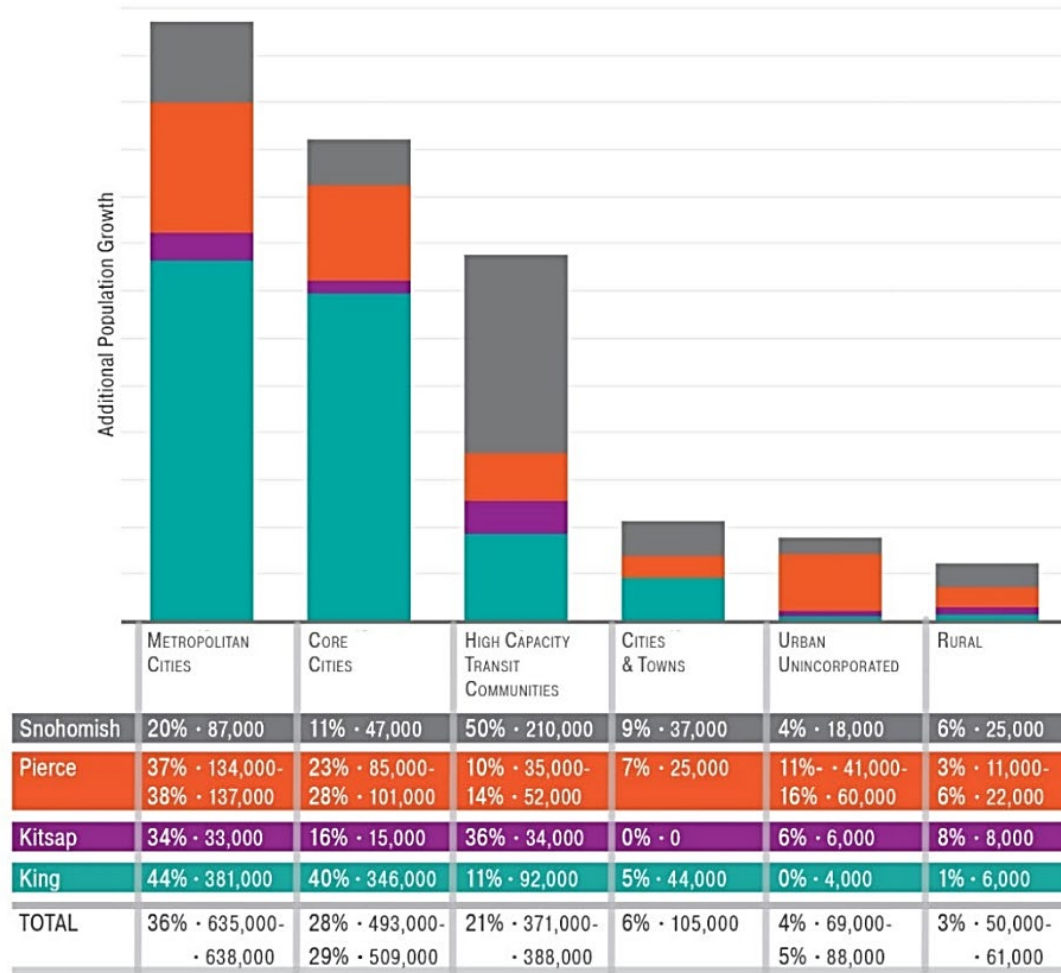
Planning Commission

December 9, 2019

2050 PSRC Population Targets

Draft VISION 2050 | July 2019

Figure 6 – Population Growth 2017-50, Draft Preferred Alternative



PSRC Draft Vision 2050 Population Projections

Transit Oriented Growth Alternative

Metropolitan City
 Core City
 High Capacity Transit Community
 City & Towns ← **Stanwood**
 Urban Unincorporated
 Rural
 Major Military Installations
 Tribal Lands

Snohomish County
 Cities and Towns
 9% Growth Projection

2043 Draft Stanwood Population & Housing Targets

GMA Comprehensive Plans are on an 8 year update schedule

Location	2035 Target	2043 Target (9% Growth)	Difference
Population			
In-City	10,116	11,026	910
In - UGA	969	1,056	87
Total:	11,085	12,082	997
Housing Units			
In-City	3,906	4,258	352
In-UGA	374	408	34
Total:	4,280	4,666	386

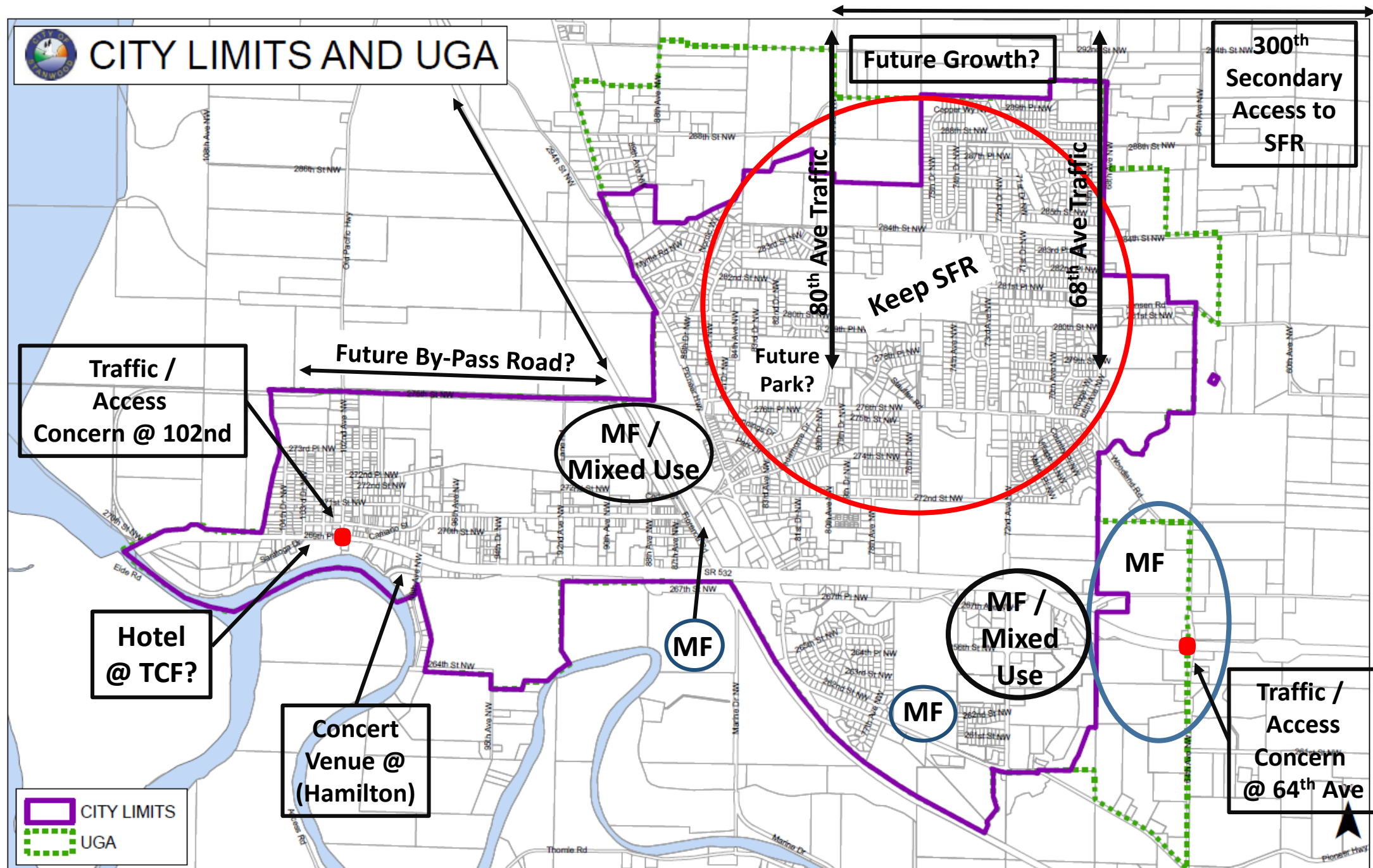
2023 Comprehensive Plan Update Land Use Analysis

1. Verify existing land use capacity versus assumptions
2. Evaluate future population and housing capacity under existing conditions
3. If there is a gap between capacity and housing targets:
 - a. Evaluate potential land use changes to meet targets
 - b. Request lower target through Snohomish County population allocation process

Planning Café
Open House

October 28,
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General
Mapping
Exercise
Comments



What Word Best Describes Desired Housing in Stanwood?



What Word Best Describes Stanwood's Community Values?



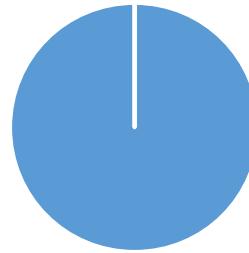
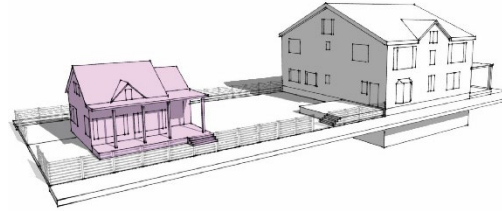
Housing Types People Support Being Located in Single Family Residential Zones

Detached SFR



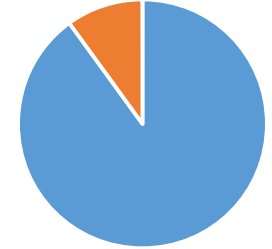
■ Yes ■ No

Accessory Dwelling Unit



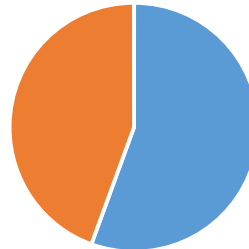
■ Yes ■ No

Duplex



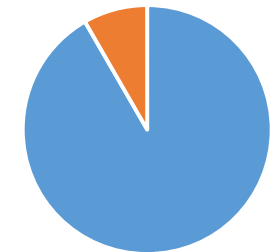
■ Yes ■ No

3/4 Attached Units



■ Yes ■ No

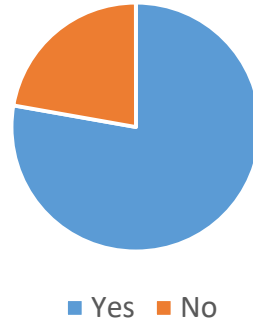
Cottage Development



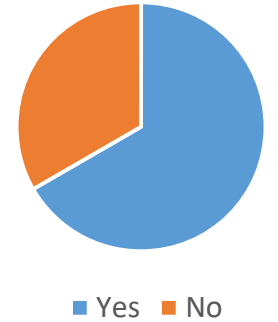
■ Yes ■ No

Housing Types People Support Being Located in Multifamily Residential Zones

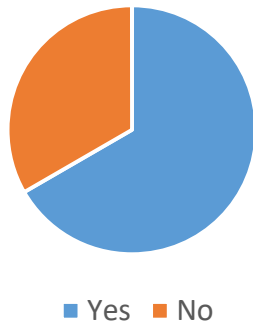
Multifamily 20 Units / Acre



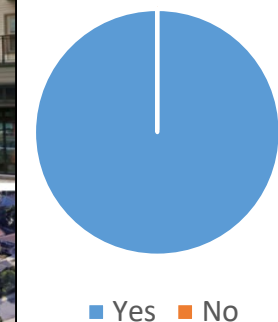
Multifamily 30 – 40 Units / Acre



Multifamily 40 – 50 Units / Acre

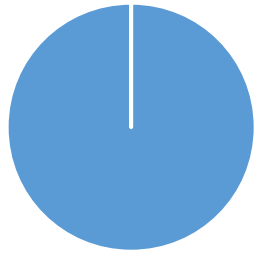


Mixed Use Commercial



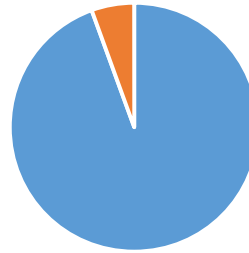
Housing Types People Support Being Located in Commercial Zones

Multifamily / Townhouses



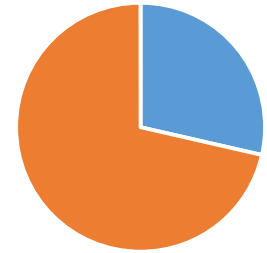
■ Yes ■ No

Mixed Use Commercial



■ Yes ■ No

Commercial / Retail Only



■ Yes ■ No

Next Steps:

2020 Rezone Applications

- Review Rezone Applications Against Merits
- Consider Housing Needs
- Consider Population Assumptions

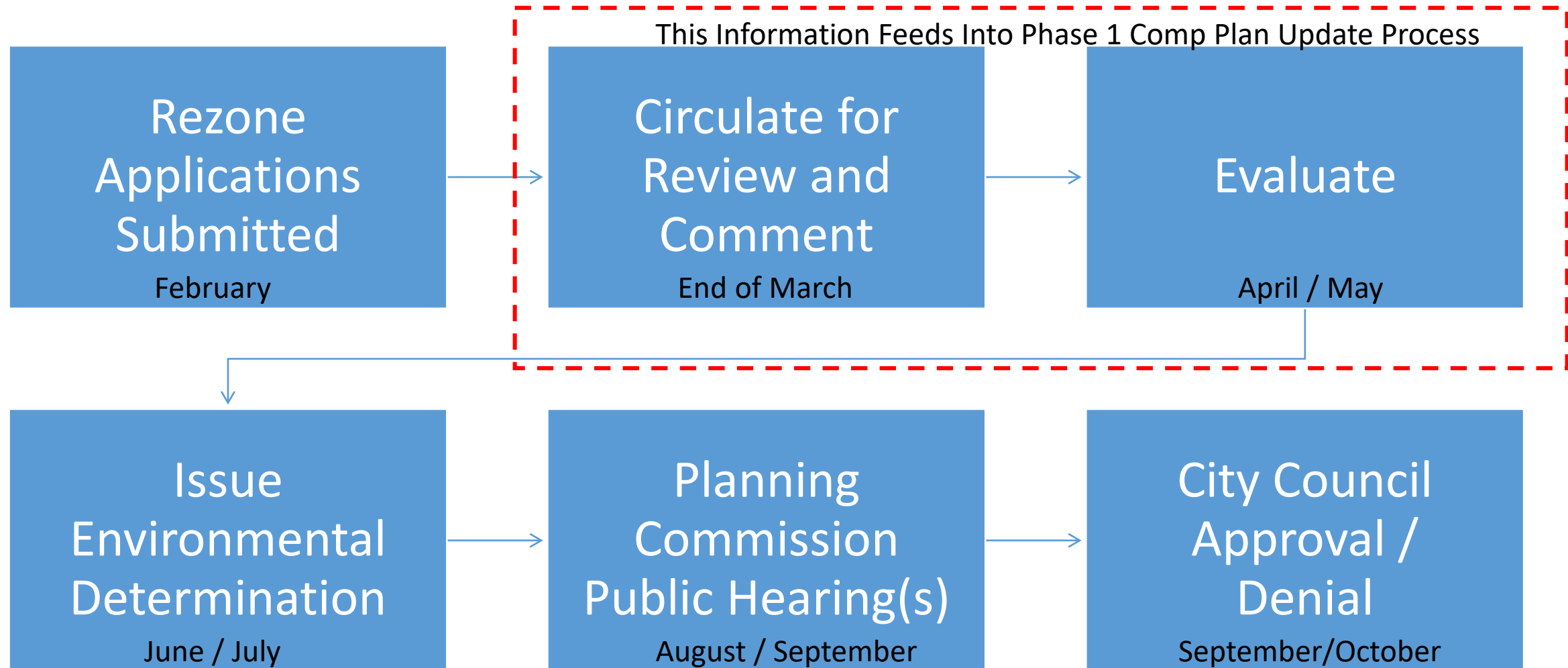
2020 Comp Plan Amendments
Will Feed Into 2023 Update



2023 Comprehensive Plan Update

- Update Buildable Lands Analysis
- Establish New 2043 Population & Employment Targets
- Evaluate Potential Code Amendments to Implement SDAT and Downtown Plan
- Potential Land Use & Zoning Designation Changes to Address Targets

2020 Rezones (Docket)





2023 Comprehensive Plan Update Process

Phase 1 Fact Finding & Visioning

Buildable Lands Analysis
Evaluate Housing and Employment Targets
Evaluate Relevancy of Existing Plan
Public Outreach
Consider Growth Alternatives
Consider Community Character, Vision and Goals



January – September 2020

Phase 2 Plan Development

Initiate Formal Plan Adoption Process
Draft Plan Elements & Maps
Draft Associated Zoning Amendments
Open Houses
Environmental Analysis of Amendments



January 2021 – June 2022

Phase 3 Plan Adoption

Council Committee Review
Planning Commission Public Hearings
City Council Public Hearing(s)



June 2022 – January 2023

Phase 1: Fact Finding and Visioning

Things to Consider



Comprehensive Plan Cohesion:

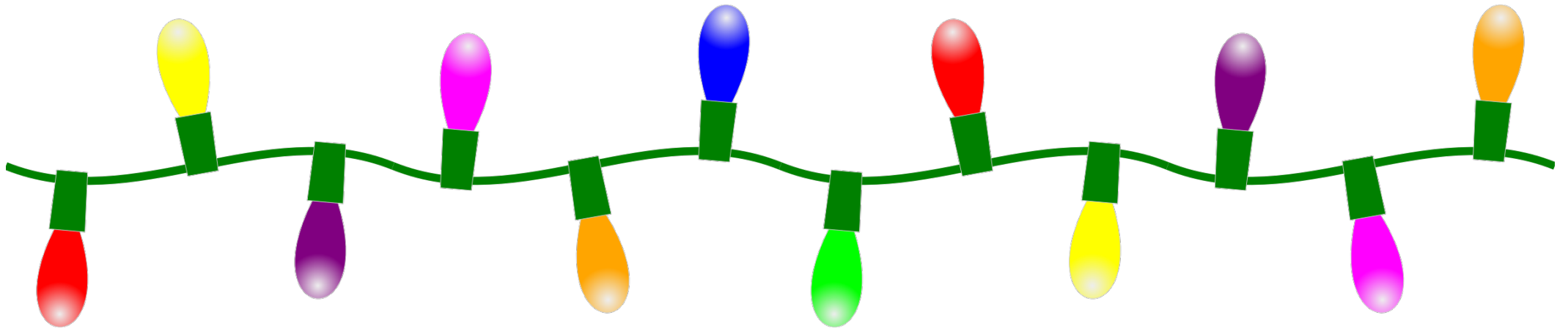
- Vision, Goals, Land Use Compatibility, Economic Viability
- Level of Service: Water, Sewer, Drainage, Traffic, Parks, Schools
- Capital Facilities

Population and Housing:

- Neighborhood Character, Density, Location, Housing Types, Economic Viability

Employment:

- Suitability of Land, Balance of Uses, Provision of Services



Happy Holidays

See you in January

