



Planning Commission Meeting Minutes November 9, 2020

Call to Order 6:31 pm

Roll Call

Present: Marcus Metz Patrick Hosterman
Justin Burns Larry Sather
Monae Birkhofer

Staff Present: Patricia Love
Amy Rusko
Amy Bergemeier

Absent: Linda Utgard

Also known to be present: Lauren Mitchel, Tim Schmidt, Josh & Katie Larson

Approval of Minutes:

The Minutes of the October 26, 2020 Planning Commission Meeting were approved as presented with a motion by Larry Sather and a second by Patrick Hosterman.

New Business:

Public Meeting – 2020/2021 Docket Items for Comprehensive Plan and Zoning Code Amendments

- Amy Rusko went over the Annual Docket Process with the Commission and the 5 steps involved during the process. She then discussed the applicants for the current docket process and below are the (3) three applicants for this session:

1. Lauren Mitchel & Joshua Larson are applicants 1 & 2- both requesting a change to the same Code:

Revise Title 8- Animals, to consider the following changes:

- Separate small animals from the livestock definition, pet pigs and goats not to be considered typical livestock
 - Number of animals allowed on property
 - Lot size requirement adjustments
 - Other affected code sections
- A. Lauren Mitchell, Address is 8118 274th St NW, Stanwood WA 98292- She wants to have the option of labeling her pig, “maple” as a pet rather than having her labeled as livestock. She had a previous issue with having goats on her property as the code currently only allows one livestock animal regardless of their size. Lauren wants the code changed to allow more than one livestock animal if those animals are smaller in size.
 - B. Joshua & Katie Larson, Address is 8411 276th Pl. NW, Stanwood WA 98292- They recently moved to Stanwood and along with their family they own a pet pig. With the current code rule, their pig is not allowed on their ¼ of an acre at this time. They want the code changed to allow their pig, who they consider as their pet, to be allowed on their property by perhaps changing the size requirement of your property to be lowered to ¼ of an acre or having their pig labeled as a pet.



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- Commission member Sather asks; what is the likelihood more citizens will apply in the future, to have animals other than pigs and goats be labeled as “pets” rather than “livestock”?
 - Director Love is recommending looking at categories of animals for classification purposes going forward in this amendment process.
2. Tim Schmitt, 27308 101st Ave NW Stanwood WA 98292 is applicant 3 – He is requesting a New goal to the Land Use Element of the plan:
- Proposed new goal that would provide guidance for documenting interpretations of city code and the comprehensive plan
 - Proposal would provide policy support for current processes and provide the opportunity to re-evaluate current practices
- A. Tim submitted a written statement as his video feed was affected by his connection, but for this meeting, Director Love is summarizing his request: Tim is looking for goals and policy guidance’s for when staff has to make interpretations on projects or comp plans.

Staff Recommendation: Approve all of the 2020 Docket applications. Place the code amendment on the Planning Commission’s 2021 work plan and place the comprehensive plan amendment on the Planning Commission’s 2021-2023 work plan for the 2024 Comprehensive Plan Update.

Proposed Motion:

THE PLANNING COMMISSION RECOMMENDS THAT THE 2020 DOCKET APPLICATION BE PLACED ON THE FINAL DOCKET, WITH CODE AMENDMENTS TO BE INCLUDED IN THE PLANNING COMMISSIONS 2021 WORK PLAN AND THE COMPREHENSIVE PLAN AMENDMENT TO BE INCLUDED IN THE PLANNING COMMISSION'S 2021 – 2023 WORK PLAN FOR THE 2024 COMPREHENSIVE PLAN UPDATE.

- Motion to approve by Larry Sather, Second by Patrick Hosterman. All in favor.

Old Business:

2019/2020 Docket - Comprehensive Plan Amendments and Zoning Code Amendment Final Edits and Review

- Ordinance 1941: Comprehensive Plan Amendment Ordinance. This is the actual document that changes the Future Land Use Map and the Zoning Map. It includes the uptown rezones, 271st rezone, park rezones, Capital Improvement Plan, and the Finance & Fact & Conclusions.
- Ordinance 1492: Implementing zoning changes: This includes creating the new districts like the Mixed-Use overlay and Parks and Open Space. Then we had to put them into the permitted use matrix. Changed the height allowance in the mixed use overlay and multi-family to allow for the option of pitched roof lines. Allowing Vertical and Horizontal Mixed Use.

Public Hearing is scheduled for Monday November 16th. This will provide a summary of the Ordinances and it will involve a bit more of explanation given on the Ordinances. It can also involve public testimony, comments and questions. At the public hearing, the Commission has the option to



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close the hearing/meeting that night and make a recommendation or you want to discuss things further, you can continue the hearing to another date. We then take your decision to the Council.

- Commission Member Hosterman has a question regarding the upcoming public hearing and what to expect regarding some of the possible issues that could be brought up. He's hearing parking and traffic are some of the issues and as the Commission works with zoning, how are those issues going to be addressed?
- Director Love says if the questions are geared towards parking they would be directed to address those concerns by project and not during this hearing. If they question the traffic impact, Patricia included an analysis of what the traffic would do to 72nd Ave. and shows the level of delay these rezones create won't affect the level of services the City has adopted.

Upcoming Items

- November 16, 2020 – Public Hearing on 2019-2020 Comprehensive Amendment Package
- Public Meeting - Wolfkill Property Project Submittal
- The first meeting in January will include deciding on a Chair and Vice Chair for the Planning Commission.

A motion to adjourn was made by Larry Sather and seconded by Patrick Hosterman.

Adjourn: 7:39 pm

Amy Bergemeier, Administrative Assistant