



Community Development Committee Meeting Minutes November 12, 2020

Call to Order 6:01pm

Present: Judy Williams, Sid Roberts, Darren Robb, Patricia Love, Amy Rusko, Amy Bergemeier

New Business:

- 2020 Docket Applications
- Population and Housing Estimates Resulting from 2020 Comprehensive Plan Amendments
- Building / Fire Code Amendments

2020 Docket Applications:

This year's call for docket applications resulted in three amendment requests: two amendments to the City's animal control regulations and one Comprehensive Plan text amendment. The two code amendments received were very similar and were combined into one docket item.

1. Joshua Larson / Lauren Mitchell:

Docket application to amend the Stanwood Municipal Code Title 8 Animals, to consider changes to the livestock definition, particularly pet pigs, goats and small animals on properties within the city limits. This proposal would look at differences between types of animals (small animals and pets versus large livestock animals), the number of animals allowed, lot size requirements and any other affected code sections.

2. Tim Schmitt

Docket application to amend the Comprehensive Plan amendment to add a new goal to the Land Use Element of the Plan. This proposed new goal would provide guidance for documenting interpretations of city code and the comprehensive plan.

Committee members reviewed and discussed these docket applications. Director Patricia Love reminded the committee that the purpose of the Docket is for us to evaluate any concerns there may be. With this docket we aren't suggesting what the rules would be yet, but that this is worth an evaluation.

Senior Planner, Amy Rusko provided that the Planning Commission decided in a 5-0 "Yes" vote to approve this docket application to the City Council. The Planning Commission also by a vote approved putting the Code Amendments onto their and Community Development's 2021 work plan and the Comprehensive Plan Amendment onto the 2021-2023 work plan for adoption with the 2024 Comprehensive Plan update.

The Committee discussed the items further and all agree to move these items on.

Population and Housing Estimates Resulting from 2020 Comprehensive Plan Amendments:

The CDC reviewed the population and housing effects of the 2020 Comprehensive Plan amendments. In summary:

- The rezones help the city meet the 2023 housing and population growth targets;
- The rezones help the city meet the future 2043 housing and population growth targets;
- Growth is located as identified in the 2019 Planning Café: commercial and mixed-use zones; and



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- The rezones support the city growth targets without affecting the Hill Top residential zones.

Director Love gave an update after attending her monthly Planning Directors meeting; The Puget Sound Regional Council changed the projections for growth of the “Cities and Towns” category, from a 9% growth rate to a 10% growth rate. This will lead the City to look into what that means for us but we should still be able to meet that rate by 2050. Also the city, starting in January, will be working on our population allocation process with Snohomish County along with the other cities in the county and we take that 10% growth rate and meet with the other cities within our category. Then discuss all options to meet these growth rate numbers.

The Planning Commission is supportive of all of the changes we have shared with the committee tonight and have a Public Hearing scheduled Nov. 16th. They will either make a recommendation at that meeting to move forward to the City Council in January or decide to discuss things further.

Committee member Robb is in favor of where the mixed use is going in the City. He asked about what is and isn't acceptable commercial use. Director Love described the type of implementing of zoning and what the General Mixed Use Overlay describes as the type of use allowed. Two items chosen by the Planning Commission to not be allowed are Storage facilities on the main floors as well as Funeral Homes. He also asked if there is any push or desire to build Condominiums versus apartments in the City of Stanwood. Director Love said the current developer on has planned to build apartments at this time.

Committee member Roberts asked if a size limit of the unit was taken into consideration for building. Director Love said the unit size isn't part of the ordinance, but other factors like setbacks, parking and drainage requirements, as well as the height of the building are part of the Ordinance.

Committee member Williams added she thinks the planning process to incorporate more condominiums could be a couple years out as it's a newer concept for some of our cities.

The Committee discussed and is in favor of the amendments and rezones described.

Building / Fire Code Amendments:

Staff is working on a code amendment that replaces the 2015 edition of the IBC with the 2018 edition. International Code Amendments include updates to: Building Code, Residential Code, Mechanical Code, Plumbing Code, Fire Code, Energy Code, Fuel Gas Code, Swimming and Spa Code. Since the City of Stanwood requires two readings of an ordinance prior to adoption, staff is proposing that the 2018 International Building Code Update Ordinance be placed on the Council's January 7 and 28, 2021 meeting agendas. The Committee was supportive of putting the Ordinance on their January agenda.

Meeting ended at: 6:48 pm