



Planning Commission
Meeting Minutes
November 16, 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
Tansy Schroeder

Absent: Linda Utgard

Also known to be present:

Approval of Minutes:

The Minutes of the November 9th, 2020 Planning Commission Meeting were approved as presented with a motion by Larry Sather and a second by Patrick Hosterman.

New Business:

- **Public Hearing – 2020/2021 Docket: Comprehensive Plan Amendments and Zoning Code Amendments**

Marcus Metz opened the Public Hearing.

Patricia Love- Community Development Director, Amy Rusko- Senior Planner, Tansy Schroeder- Planner are the staff available to present tonight.

The purpose of tonight's Public Hearing is to deliberate and forward a recommendation to the City Council to approve, approve with changes or deny the amendments or portions of the amendments.

Comprehensive Plan & Code Update – Ordinance 1491:

- Uptown Rezone
- 271st Street Rezone
- Parks Rezones
- Capital Improvement Plan Update
- Adopts New Future Land Use Map
- Adopts New Zoning Map

Zoning Code Amendment - Ordinance 1492:

- Creates New Definitions and Zones for Parks and Open Space (POS) and General Commercial – Mixed Use Overlay (GC-MXO)
- Updates Permitted Use Matrix, Zoning Standards, and Mixed Use Overlay Standards
- Increases Building Height in Mixed Use and Multifamily Use Overlay and relies on Building Size, Parking and Drainage to Control Density.



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Public Comments: Summarized by Amy Rusko from Mr. Pickering

- On behalf of himself and other residences at the Village Commons Condo building; He is concerned about parking issues, traffic flow, how the site east of Taco Time will be accessed from 265th and he doesn't want it next to the current parking garage that is used to enter the Village Common Condos. He is also concerned with parking south of the Ace Hardware store thinking there might be commercial underneath the buildings as well as where the tenants would park for that sight? He was also concerned with having possible storage units going into the first floors. He also wants the sights to stay lockable and only allowable by the actual tenants.

Patricia Love states the compliance with the Comprehensive plan also includes a level of service for traffic. The City has adopted a level of service for traffic for these proposed projects based on a traffic study for these rezones. In a nutshell it means, there will be more traffic, but it will be well below the limits the City deemed as acceptable.

- Commission Member Patrick Hosterman asks "when do the roads come into play as far as when do they get reevaluated regarding to the level of service needing to possibly be improved"? Director Love's response; this typically gets addressed during our Mandatory updates. This puts us as looking at any traffic issues to be looked at in the next 2-3 years. This will be presented to the Planning Commission as these updates come about.

Public Testimony: None presented.

The Public Hearing Is closed at 7:10pm.

Larry Sather moves to recommend approval of the 2020 Comprehensive Plan (Ordinance 1491) and associated Code Amendments (Ordinance 1492) to the Stanwood City Council. Patrick Hosterman seconded.

All of Commission is in Favor, No Opposed, and No Abstain.

Motion passed 5-0

Larry Sather moves to recommend approval of the findings of Fact and Conclusions for the 2020 Comprehensive Plan and Associated Code Amendments to the Stanwood City Council.

All Commission in Favor, No Opposed, No Abstain

Motion passed 5-0



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▪ **Public Meeting – Wolfkill Project: Major Site Development**

The city received a submittal for a Type 2 Permit from Titan Homes, which requires a public meeting in front of the Planning Commission. Amy Rusko is presenting the application:

- The site just South East of the Cedarhome Dr. and Florence Rd. intersection just past the rail road tracks. It is zoned General Industrial and is approximately 1.46 acres. The proposed office building is 6,336 SF and a fenced in Construction yard of 6,750 SF and a proposed Warehouse of 15,632 SF. This includes Landscaping permits and an outdoor sitting area for employees. This site would include 34 parking spaces.
- Commission members Hosterman and Birkhofer asked what he plans to build in the space and how many employees he has and the possible impact of traffic. Commissioner Hosterman specifically inquired about what the objective of the warehouse he is requesting to build is. Director Love said it is her understanding that Titan Homes plans to have leasable office space in some of this building.
- Public Comment: Peggy Wendel asks why the name of Wolfkill is attached to this permitted request. Amy Rusko said she believes it is a site reference due to the historical value of the site.

Old Business:

Director Love discussed that we'll be going back to the permitting process as well as working on the permitted use matrix as the deadline is 6 months. We will also be bringing back the Park Impact Fees Ordinance in January.

Miscellaneous Business:

The Council is currently working on the Budget.

Upcoming Items:

- 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: 7:35 pm

Amy Bergemeier, Administrative Assistant