



Planning Commission Meeting Minutes September 19, 2022

Call to Order: 6:30 pm

Roll Call

Commissioners Present:

Eric Warnat, Commissioner
Monae Birkhofer, Commissioner
Melissa Toner, Commissioner
Patrick Hosterman, Commission Chair
Cody Davis, Commissioner
Justin Burns, Vice Commission Chair (online)

Staff Present:

Patricia Love, Community Development Director
Audrey Rotrock, Associate Planner
Tansy Schroeder, City Planner

Absent: Jeff Wheatley, Commissioner

Also known to be present: Peter Kamb (online), Renee Rhodes, Kathy O.

Public Requests and Comments:

None

Approval of Minutes:

Due to scheduling, approval of the July and September Planning Commission Minutes will take place at October's meeting.

New Business:

Meadow Hawk Preliminary Planned Residential Development Public Meeting

Request: The applicant is proposing to construct a 127-lot single-family planned residential development. The project is located north of 284th Street NW and east of 80th Avenue NW. The site consists of two parcels for a total of 29.09 acres zoned Single Family Residential 7.0 (SR 7.0). Resident vehicular access to the site will be from 80th Avenue NW and connect to 76th Drive NW to the south in the existing Cedar Hill Estates plat. The proposed community will include open space tracts, storm water management, utility infrastructure, and street and landscaping improvements.

The project site is located at 7615 284th Street NW, Stanwood, Washington, within the city limits of Stanwood. Zoning for the site is Single-Family Residential 7.0 (SR 7.0). The accesses into the 29.09-acre property will be from 80th Avenue NW to the west, a new street connection to the existing 76th Drive NW in the Cedar Hill Estates subdivision to the south, and a new street connection to the existing 286th Place NW in the Copper Station subdivision to the east. This project will subdivide approximately 29.09-acres into 127 single-family lots for a gross density of 4.3 dwelling units per acre and a net density of 8.3 dwelling units per acre. The residential development standards (SMC 17.60.020) allow for a maximum residential density of 8 dwelling units per acre for PRD development in the SR 7.0 zoning district. The majority of



Planning Commission Meeting Minutes September 19, 2022

developed area around this site is made up of single-family residences which is consistent with this development.

The site is generally flat consisting of predominantly pasture-land. There are a few wetlands on the property that are proposed to be in Native Growth Protection Areas. The property was recently annexed into the City June 2022. Approximately 16.2% of the developed site will consist of common public open space and approximately 12.7% of the developed site will consist of Native Growth Protection Area. The development plans provide all of the public improvements, facilities, and utilities and will be reviewed to meet city requirements (See development plans). These facilities include but are not limited to city streets, sidewalks, all utilities, open space and recreational facilities.

Commissioner Questions and Comments:

- What is the lot size for this development? The minimum lot size is 5,000 square feet. Some lots will exceed this minimum. The largest lot is 8,100 SF. Planned Residential Developments have standards to meet under the Stanwood Municipal Code (SMC), such as setbacks and lot coverages that must be met. Adjacent developments are in different zones, which will have different lot size requirements.
- What is being done with the wetlands on this site? The wetlands will be recorded as Native Growth Protection Areas (NGPAs) which will protect them in perpetuity. Some low impact uses will be allowed, such as trails. The HOA's will be allowed to decide which uses will be implemented.
- Active recreation spaces will be implemented as well, such as playgrounds.
- School capacity: The School District is also updating their comprehensive plan which will address growth. They currently have the capacity to accommodate this growth. The City encourages residents to reach out to their Elected Officials to voice concerns over school capacity. The City involves the School District in the Comprehensive Plan updates. If the School District finds there is a deficiency in school capacity, the City will begin collecting School Impact fees to remedy the gap.
- Electric vehicle (EV) charging stations: The SMC currently does not have standards addressing EV charging stations. The City is conducting a Policy Gap Analysis where EV charging stations will be discussed. Some developers are choosing to proactively install these stations.
- Does the City have the water and sewer capacity to take on these new developments? The City has a Water & Sewer Availability Certificate Program that analyzes whether or not it can handle the new capacity. These certificates are issued prior to development to ensure needs can be met.
- This development will have underground water detention vaults to handle stormwater. The City is working with the developer to determine who will take over maintenance in perpetuity. The vaults will have open/green space above.



Planning Commission Meeting Minutes September 19, 2022

- This area is going through construction fatigue. The developer has determined that all construction vehicles will enter the site on 80th Avenue in order to keep vehicles out of surrounding neighborhoods.
- The tract behind the development will likely be an ingress/egress road only with walking paths. It is not wide enough for fire access. The maintenance of this area is still under discussion, but the developer is open to the space being dedicated to the development and HOA.
- DR Horton will be the home builder.
- The Developer is making off-site sewer improvements for this site.
- The pipeline is already installed, and no structures will be built on top of it. The pipeline has setbacks of 35 feet to the north, and 15 feet to the south. The space will be open/green space. PUD will provide the gas utility to the neighborhood.
- What is the development timeline? The Developers timeline for plat approval and civil construction approval is 2023. The home builder construction timeline is 2024.
- Can the City install speed bumps in neighborhoods? There is a safety concern due to fast moving vehicles. The City recommends communities speak to their HOA and fellow residents. The HOA's can also have discussions with the Public Works department to determine if traffic calming measures are warranted.
- Two new traffic circles are to be installed in the surrounding areas for additional traffic calming.
- Street parking in this development will be on one side only to accommodate for fire/emergency access.

Miscellaneous Business:

Comprehensive Plan and Municipal Code Update Advisory Board Volunteers

- This meeting takes place virtually and about once a month. The Commissioners decided to rotate attendance between themselves.

Recent Council Action on Commission Items:

Storefront Improvement Project – Council approved the Storefront Improvement Project

Upcoming Items:

Policy Gap Analysis

Adjourn: 7:44 pm