

PLANNING COMMISSION AGENDA

April 27, 2020– 6:30 PM

Via Zoom Meeting

1. Call to Order
2. Roll Call
3. Public Requests and Comments
4. Approval of Minutes
 - Approval of the February 24, 2020 Planning Commission Minutes
5. New Business
 - Public Meeting – Upper Left Apartments Project
6. Old Business
7. Miscellaneous Business
8. Recent Council Action on Commission Items
9. Upcoming Items
 - Floodplain Regulations
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.

PLANNING COMMISSION
February 24, 2020– 6:30 PM
Stanwood Fire Station 99 (8117 267th PI NW)
Minutes

Call to Order

Chair Linda Utgard called the meeting to order at 6:30pm

Roll Call

Commissioners Linda Utgard, Darren Robb, Patrick Hosterman, Justin Burns and Larry Sather were present. Marcus Metz and Lance Dennis were excused. Staff present- Community Development Director Patricia Love, Senior Planner Amy Rusko, and Administrative Assistant Krista Hintz

Public Requests and Comments

None

Approval of Minutes

The minutes of the February 10, 2020 meeting were approved as presented.

New Business

Buildable Lands Discussion: Patricia Love gave a presentation on Buildable Lands.

How Planning is managed in the State of Washington

Growth Management Act (GMA) - 29 counties in the State fall under GMA. There are 13 planning goals. Urban areas provide urban services; water, sewer, drainage. Rural services are handled by counties. There are city jurisdictions, and Urban Growth Areas (UGA), areas in unincorporated county, which are planned for annexation into the city.

Puget Sound Regional Council (PSRC) –King County, Pierce County, Snohomish County and Kitsap County- focuses on growth, transportation and now affordable housing. Decisions made at a regional level trickle down to county and then to city.

Snohomish County-County Wide Planning Policies look at policies that effect the whole county.

City of Stanwood Policies effect the city.

Vision 2050 sets the population targets for the next 20 years. The State of Washington requires cities to update their comprehensive Plan every eight (8) years. The City of Stanwood falls under Cities and Towns and is projected to have a 9% population growth.

2043 Comprehensive Plan-Land Use Targets

New Population: 12,082
New Residents: 997
New Housing Unit Target: 4,666
New Housing Units: 386

Buildable Lands Analysis

Vacant Lands: Lands with no development
Underdeveloped Lands; Land that is sub dividable
Underutilized Lands: Land value is higher than structural value-redevelopment

An analysis of buildable lands helps the city determine whether we are able to meet existing and future population targets. If we are able to meet targets then we will update the comprehensive plan to reflect what we want as a jurisdiction. If we are unable to meet targets we will have to consider rezoning

property, and look at reasonable measures, i.e. ADU's Mixed-Use Developments, Density Bonuses, Mix of Housing Types, Minimum Density Standards, and Infill Strategies.

Step 1: Remove non-buildable lands from inventory
City property, HOA property, City Parks, BNSF Railroad, School properties, PUD properties, Cemetery, Pipeline.

Step 2: Determine acreage of *residential* vacant land
City Boundaries: 93.68 acres
Urban Grown Area: 28.84 acres

Step 3: Determine acreage of underdeveloped and underutilized land
City Boundaries: 246.12 acres
Urban Growth Area: 65.89 acres

2023 Comprehensive Plan Update Process

Phase 1: Fact Finding & Visioning – January –September 2020

Phase 2: Plan Development – January 2021 – June 2022

Phase 3: Plan Adoption – June 2022- January 2023

2020 Docket

2020 Rezone Applications

Review Rezone Applications against merits

Consider housing needs

Consider population assumptions

* 2020 Comp Plan Amendments will feed into the 2023 Update

Docket Process- Allows city residents or agencies the opportunity to request changes. After the application is received there is a Public Meeting and then a Public Hearing to determine if a change to the docket should be added to the work load.

Miscellaneous Business

Planning 101 at next meeting. Patricia Love will give an overview of Planning and the role of Planning Commissioners.

Park Impact Fees, out for comment, will come back to a Public Hearing first meeting in March.

Staff will have a Flood Plain Regulations meeting with FEMA on February 28, 2020, there will be a Public Hearing in April.

Planning Commission will start working on Permitted Use and Permitting process, consolidating three chapters in to one making it easier for the general population to read.

A call was put out for those Planning Commissioners interested in sitting on an advisory board for Permitted Use. Darren Robb, Larry Sather and Patrick Hosterman expressed interest.

Adjourn

Meeting was adjourned at 7:53 pm

Krista Hintz, Planning Commission Clerk

*Upcoming Meetings: March 9, 2020 – Regular meeting
March 23, 2020- Planning Cafe*



MEMORANDUM

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

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLANNING COMMISSION

FROM: Amy Rusko, Senior Planner

SUBJECT: Planning Commission Public Meeting – Upper Left Apartments Project

DATE: April 27, 2020

ATTACHMENT: A: Property Location Map
B: Proposed Building Elevations
C: Proposed Site Plan

Request:

The applicant is proposing a three-story multi-family residential building on approximately 1.6 acres. The project site is located north 272nd Street and south of 276th Street. The multi-family residential building will accommodate 31 units. The project proposes 19 one-bedroom/studio units and 12 two-bedroom units within the building. The project includes a 15,000 square foot tenant outdoor space and barbeque area, parking lot lighting, frontage improvements along 72nd Avenue, stormwater pond, and perimeter landscaping.

Project Details:

The Upper Left Apartment project is located at 27408 72nd Avenue NW on two parcels. The site is currently occupied by a single-family residence and garage. Access to the site will be taken from 72nd Avenue. The site plan shows the new building entrance will be in the same location as the existing driveway.

The apartment building is sited in the middle to the west side of the lot and is located away from the street. The parking lot and stormwater pond are to be located next to 72nd Avenue. Sidewalks and street trees will be installed along 72nd Avenue. Sidewalks and cross walks installed within the interior of the site provide a path from the 72nd Avenue to the entrance of the building. Landscape buffers between along the property boundaries are also proposed with additional landscaping throughout the parking area.

Procedural Information:

The applicant has submitted for a Type II – Major Site Development permit. The notice of application was issued pursuant to SMC 17.81B.225, the community development director is responsible for the permit decision and the decision will be appealable to the hearing examiner.

Stanwood Municipal Code 17.80.033 states the community development department shall apprise the planning commission of the general intent of a project of this type and collect comments from the commission members. These comments will be considered by the Community Development Director prior to issuing a decision.

The site is zoned Multi-Family Residential (MR) and apartments are a permitted use in the zone. The application shall meet the adopted zoning code regulations.

The application was submitted on March 2, 2020 and deemed to be complete. The Notice of Application was published in the newspaper, posted at the required sites, and mailed to neighboring property owner on March 17, 2020. The Notice of Public Meeting was published in the newspaper, posted at the required sites, and mailed to neighboring property owners on March 17, 2020 for a meeting on April 13, 2020. Due to the COVID-19 pandemic the meeting was cancelled. The Notice of Public Meeting was re-advertised, posted at the required sites, and mailed to neighboring property owners on April 7, 2020 for the meeting on April 27, 2020.

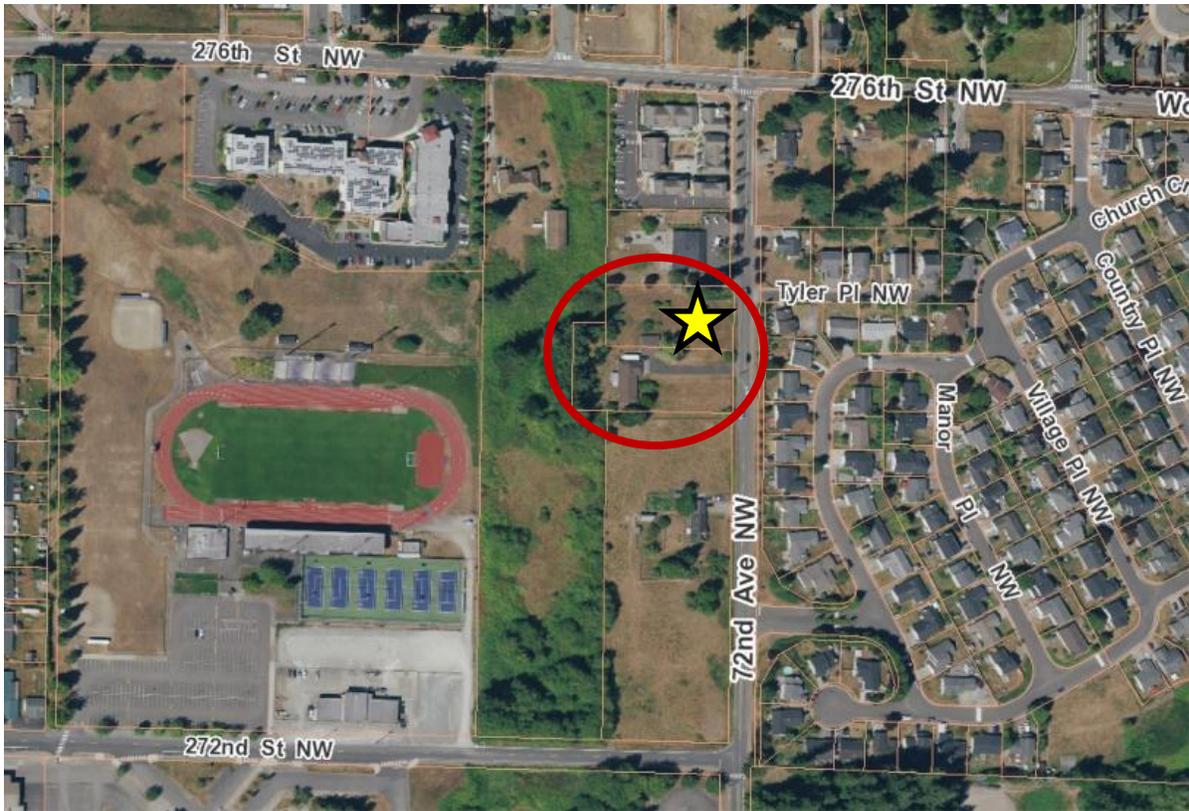
Public Comments:

The City received three comments on the project during the notice of application comment period. A summary of the comments and concerns are listed below.

1. Does not see the need for more apartments to be built in Stanwood. States that there are plenty of empty apartments available.
2. Concerns of diminished privacy to neighboring property owners because the new tenants of the building will be able to peer into the backyards of residential homes in the church creek neighborhood.
3. Concerned with parking. States that parking is a problem within the church creek development and high school students park in their neighborhood. The new apartment tenants will also seek parking in adjacent neighborhoods when their parking lot is full.
4. Concerned that the proposed project will cause an increase of theft, drugs, and crime to the community. Adjacent neighborhoods have gotten their garages broken into and mailboxes vandalized.
5. Concerned that the project will cause more traffic congestion to 72nd Avenue.

The City has responded to each citizen that submitted a comment and has made them a party of record for the project. A detailed email will be sent to each citizen's individual concern or comment regarding the project after discussion at the public meeting.

Attachment A – Property Location:



Attachment B – Proposed Elevations:



Attachment C - Proposed Site Plan:

