



# City Council Committee Meeting Agenda

## Community Development Committee

Stanwood-Camano School District  
Administration Building Board Room  
26920 Pioneer Highway, Stanwood

Thursday November 14, 2019 6:00 PM

1. PTAC Resolution
2. Ovenell Boundary
3. Planning Café Open House Summary
4. Special Events Permit and Process Update
5. Final Plat of Cedar Home Square Phase 3



**CITY OF STANWOOD  
COMMUNITY DEVELOPMENT COMMITTEE  
AGENDA STAFF REPORT**

**DATE:** November 14, 2019 Meeting  
**SUBJECT:** September CDC Agenda Topics  
**FROM:** Patricia Love, Community Development Director

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***PTAC RESOLUTION:***

The Parks and Trails Advisory Committee (PTAC) has been meeting regularly pursuant to Rules of Procedure, Rule 29, adopted by Resolution 2014-02 and the Stanwood Municipal Code since November 2016. This group was originally established to prepare a master plan for the newly acquired Ovenell and Hamilton Landing parks. They also were instrumental in developing the 2018 Parks Plan.

With the City's commitment to parks planning, development and management, staff is proposing to formally establish the PTAC, as a recommending body to the City Council. To formally establish the committee, the Council would need to adopt a resolution establishing their roles and responsibilities. The PTAC would then adopt bylaws and rules of procedure similarly to other formal boards and commissions.

Staff is proposing that a resolution be drafted with the following general parameters:

- The PTAC would become a formal commission of the City of Stanwood
- The Committee would consist of 7 voting members representing a cross section of the Stanwood/Camano community
- The Community Development Department would staff the commission
- The PTAC would be an advisory committee to the Mayor and City Council
- Members of the Committee would also provide a communication link between the City and the community at large

***OVENELL PROPERTY BOUNDARY:***

In 2018 the City identified an encroachment problem between the Ovenell park property and the adjacent property to the east. Evidence indicates the encroachment began sometime after December 2009. A survey was prepared showing the encroachment, but the property has not been staked to provide an on the ground visual of where the line physically exists. To move forward with the encroachment conversation with the adjacent property owners, the city has obtained a quote to stake

the property line based on the original survey. Staff is proposing to bring a \$4,000 contract with David Evens and Associates to the November 25 City Council meeting. This would be paid out of the Community Development Department's professional services budget. The third quarter financial report shows that there is nearly \$39,000 remaining in the CDD's professional services line item so no budget amendment would be required to cover the proposed expense.

Once the property is formally staked, staff will continue the conversation with the adjacent property owner on a potential resolution of the encroachment issue. Resolution options will be brought back to the Council for formal action.

### ***PLANNING CAFÉ OPEN HOUSE SUMMARY***

City staff have been actively engaged in the Puget Sound Regional Council's Vision 2050 process which is planning for the influx of approximately 1.8 million people into the Puget Sound Region. Very rough estimates show that Stanwood may need to plan for approximately 400 to 500 new housing units over that envisioned in the 2015 Comprehensive Plan. On October 28<sup>th</sup> the Planning Commission hosted a "Planning Café" open house to obtain public input into how to accommodate future growth in Stanwood. Three stations were set up:

1. Mapping Station: Using aerial maps, the public were invited to mark up the maps telling us where they felt new housing should be located.
2. Housing Station: After reviewing various housing type – from accessory dwelling units to high rise multifamily residential apartments – the public was encouraged to tell us which type of housing should be allowed in various zoning districts.
3. Word Cloud Station: People were asked to describe their vision of the Stanwood community and housing in one or two words.

Attached to this staff report is a summary of the comments received at the "Café".

### ***SPECIAL EVENTS PERMIT AND PROCESS UPDATE***

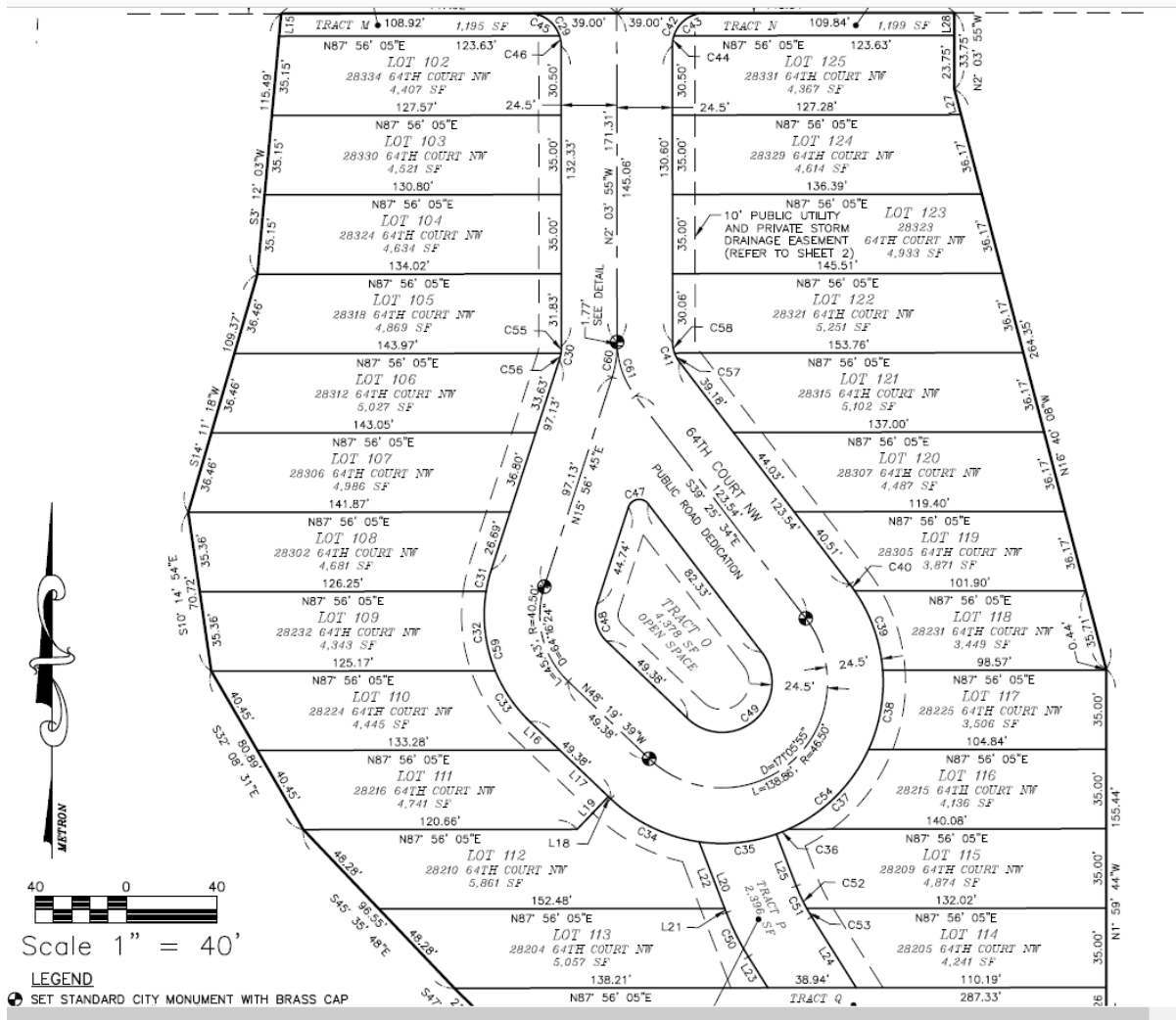
City Administrator Jennifer Ferguson has been working with the Economic Development Board on simplifying the Special Event Permit and Grant Application process. After managing this process for the last year and a half, there are some lessons learned: mostly that the process is long and cumbersome for applicants. Jennifer will provide an overview of the proposed changes at the Committee meeting.

### ***FINAL PLAT OF CEDAR HOME SQUARE PHASE 3***

Landed Gentry Development submitted a preliminary plat application for 125 residential dwelling units/lots in early 2018. The project was reviewed per the City's permitting process and was approved after a public hearing with the Hearing Examiner. A minor amendment was approved on August 16, 2018 and added four lots to the plat with the acquisition of a neighboring property. There are a total of 129 residential dwelling units/lots included in the project. City Council approved the Final Plat of

Phase 1 on February 14, 2019 for 51 single family residential dwelling units, Final Plat of Phase 2 is going before council on November 14, 2019 for 54 residential dwelling units.

Final Plat of Cedarhome Square Phase 3 consists of 24 townhouse duplex lots and 3 Open Space Tracts (Tract O, P & Q). Construction of Phase 3 is almost complete and they have submitted for Final Plat approval. We anticipate that the final plat will be forwarded to the City Council on November 25<sup>th</sup>.



# Planning Commission Open House

## October 28, 2019

### Word Cloud Exercise

Community Word Descriptors	Housing Word Descriptors
<ul style="list-style-type: none"> <li>• Inviting Public Space</li> <li>• Farmer’s Market</li> <li>• Safety</li> <li>• Affordability</li> <li>• Shared Areas</li> <li>• Open Space</li> <li>• Walkable</li> <li>• Wildlife Corridors</li> <li>• Cohesion</li> <li>• Integration</li> <li>• Farmland</li> <li>• Trails</li> <li>• Inclusive</li> <li>• Fun</li> <li>• Involved</li> <li>• Rural</li> <li>• Activity</li> <li>• Interconnected</li> <li>• Green Space</li> <li>• Town Square (Heart of Town)</li> </ul>	<ul style="list-style-type: none"> <li>• Affordable</li> <li>• Co-Housing</li> <li>• Senior Housing</li> <li>• Schools Are Too Full</li> <li>• Multi-Family</li> <li>• Senior Housing Downtown</li> <li>• Courtyard Designs</li> <li>• Inviting</li> <li>• Flexible Design</li> <li>• Mixed Use</li> <li>• Cottage</li> <li>• Desirable</li> <li>• Families</li> <li>• Gardens</li> <li>• Planned Urban Development</li> <li>• Parks</li> </ul>

### Responses to Housing Types

<b>Single Family Residential Zones with Design Guidelines</b>				
Single Residence 1 Unit	Single Residence With ADU	Duplex 2 Units	Multiple Residential 3-4 Units	Cottage Community
Support – 10 Disagree – 1	Support – 15 Disagree – 0	Support – 9 Disagree – 1	Support – 5 Disagree – 4	Support – 11 Disagree – 1
General Comments:  [SF] farther away from the City center, but	General Comments:  None	General Comments:  Put garages in the center to buffer	General Comments:  Co-housing areas  No Thanks	General Comments:  Fairhaven [example of liked development]

<p>make the more central housing multi-family</p> <p>We need occasional single story homes for seniors</p>		<p>sound between residences</p> <p>No Thanks</p>	<p>Existing streets, especially in the Cedarhome area will be only thru streets as it develops; please don't add on street parking on those existing streets.</p>	<p>No More</p> <p>No Thanks</p> <p>Existing streets, especially in the Cedarhome area will be only thru streets as it develops; please don't add on street parking on those existing streets.</p>
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<b>Multi-Family Residential Zones with Design Guidelines</b>			
<b>Currently Multi-Family Townhouses / Apartments / 20 Dwelling Units / Acre</b>	<b>Multi-Family Townhouses / Apartments / 30-40 Dwelling Units / Acre</b>	<b>Multi-Family Townhouses / Apartments / 40 -50 Dwelling Units / Acre</b>	<b>Mixed Use Commercial / Residential</b>
<p>👍 Support – 7</p> <p>👎 Disagree – 2</p>	<p>👍 Support – 6</p> <p>👎 Disagree – 3</p>	<p>👍 Support – 4</p> <p>👎 Disagree – 2</p>	<p>👍 Support – 10</p> <p>👎 Disagree – 0</p>
<p>General Comments:</p> <p>Raise height restrictions for MF</p> <p>Please keep current height restrictions across this entire MF zone – all densities. i.e: 36' is plenty high for Stanwood.</p>	<p>General Comments:</p> <p>No Thanks</p>	<p>General Comments:</p> <p>No Thanks</p>	<p>General Comments:</p> <p>Monocentric City Model = CBD in the center ring, followed by multi-family, manufacturing, residential and agricultural</p>

<b>Commercial Zones with Design Review</b>		
<b>Multi-Family Townhouse / Apartments</b>	<b>Mixed – Use Commercial / Residential</b>	<b>Commercial and Retail Only</b>
<p>👍 Support – 11</p>	<p>👍 Support – 17</p>	<p>👍 Support – 2</p>

👎 Disagree – 0	👎 Disagree – 1	👎 Disagree – 5
General Comments:  None	General Comments:  Farmers Market Green Space Local Business please, not chipotle, game stop, etc  I agree, more local businesses; not big box	General Comments:  None

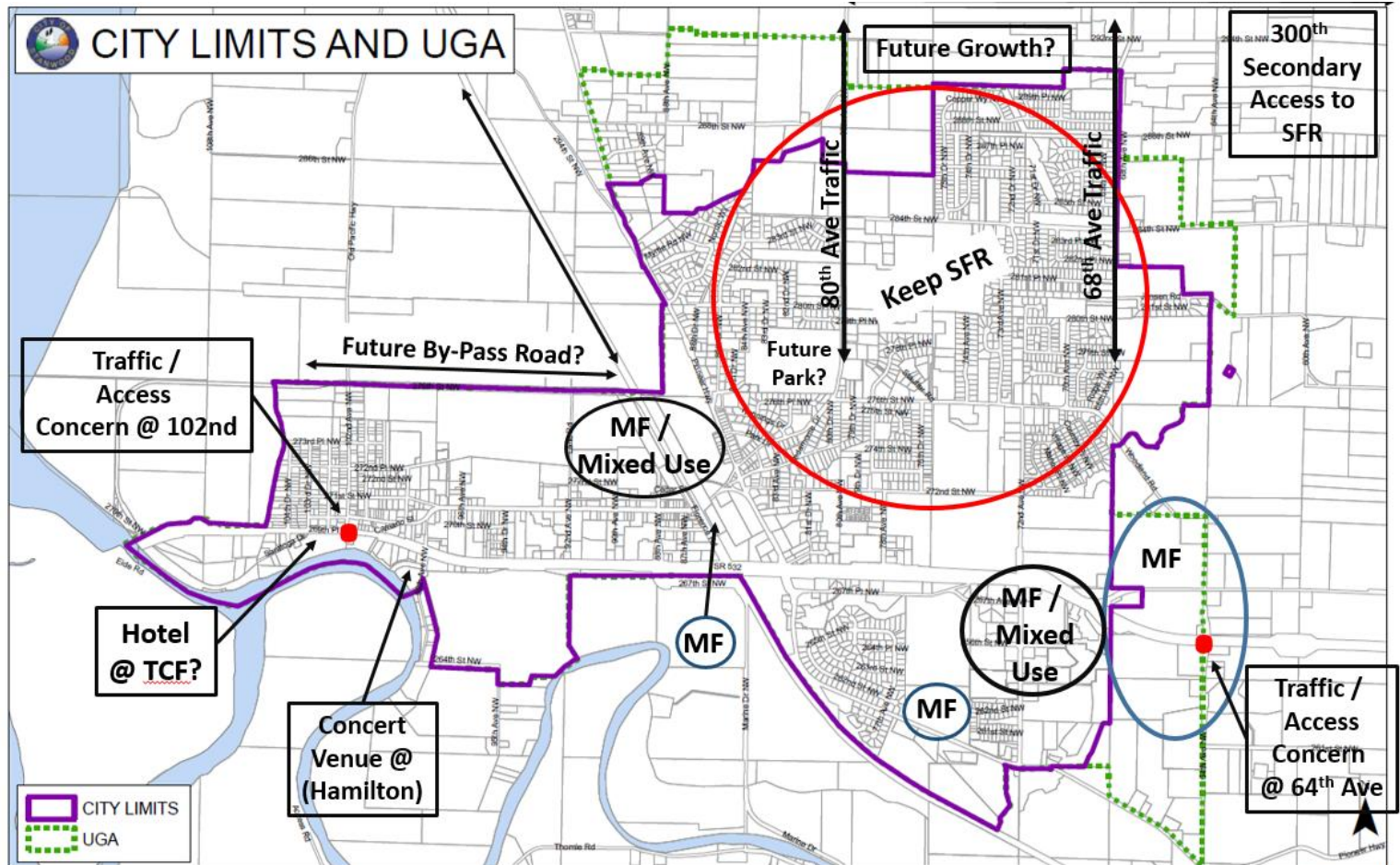
**Last Thoughts:**

- Clearing land for houses reduces wildlife habitat and contributes to environmental degradation. Maximize existing hard surfaces and build “up” to a limited extent (max 4 stories). Promote denser, affordable housing.
- I want to preserve the space we have. To compensate, I want to lift height restrictions to six stories and build urban villages around Hagen.
- I’d like to see us continue to grow and encourage more foot traffic in our business communities by having restaurants, and other destination businesses for use to frequent. Encourages citizens to get out and be a part of our communities.
- Plan streets for future public transportation routes.
- Twin City Foods building into a Pike Street market with river view cafes.

**Planning Café  
Open House**

October 28,  
2019

General  
Mapping  
Exercise  
Comments



Date: 4/19/2017