



## Planning Commission Meeting Minutes April 27, 2020

Planning Commission Chair, Linda Utgard called the meeting to order at 6:30 pm via Zoom Meetings.

Commissioners in Attendance: Linda Utgard, Darren Robb, Marcus Metz, Patrick Hosterman, Lance Dennis, Justin Burns, Larry Sather

Staff in Attendance: Community Development Director Patricia Love, Senior Planner Amy Rusko, Administrative Assistant Krista Hintz

The meeting began with Patricia Love giving a brief overview of the zoom meeting process. Votes will be taken via roll call. State your name for the record when commenting.

### ***Public Requests or Comments.***

There were no public requests or comments. The meeting link was posted on the website with the agenda.

### ***Approval of Minutes***

Marcus Metz made a motion to approve the minutes as presented. Larry Sather seconded the motion. Roll was taken, the minutes of the February 24, 2020 Planning Commission Meeting were approved as presented

### ***New Business • Public Meeting – Upper Left Apartments Project***

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. Public Comments submitted during the notice of application period were reviewed.

Commissioner Robb asked if a traffic impact study had been completed. The study was submitted with the application. The estimated number of trips through the intersection does not exceed our level of service. However, we are still looking at options like a possible stop sign at the intersection of 276<sup>th</sup> and 72<sup>nd</sup>.

Commissioner Robb also questioned if there was an opportunity for discussion with the developers to have that moved to a location not along 272<sup>nd</sup>. Retention ponds are typically located in a low point for drainage purposes to allow gravity to work rather than installing pumps.

Commissioner Dennis asked if there had been discussion about a bike/pedestrian lane along the length of 72<sup>nd</sup> Ave NW. The standards call for a landscape strip and full sidewalk. From the project, north to 276<sup>th</sup> there will be a connecting sidewalk.



Planning Commission  
Meeting Minutes  
April 27, 2020

Commissioner Robb asked if the improvements were set for two lane or three lanes. *From back of sidewalk on both sides will be 57feet. The road will stay in line with the apartments to the north.*

Commissioner Hosterman asked who was doing the traffic analysis study. How is the study taking into account traffic for future development on that road? *The study is being done by an independent consulting firm and can only take into account projects in our pipeline and the level of service in our comp plan. They cannot work off future projects that have not been submitted.*

Commissioner Robb asked if there has been conversation with Public Works about moving forward on the 72<sup>nd</sup> Corridor Widening- High Priority Plan. Patricia Love will check the Six Year CIP project list and get back to the Commissioners with that answer. Commissioner Robb stated he will check the Six Year Comp Plan.

Commissioner Hosterman asked if there were answers to the other four questions listed under Public Comments.

**Question 1-** Does not see the need for more apartments to be built in Stanwood. States that there are plenty of empty apartments available.

*The zone allows for apartments to be built on the parcel. It is a private investment, If the developer sees a need for more apartments they can be built if it's a permitted use.*

**Question 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. *Trees will be planted for privacy.*

**Question 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.

*The project has accounted for the required amount of parking. Parking enforcement will become a police issue.*

**Question 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. *Instances do increase when the population increases, however, theft and vandalism are police issues and don't increase just because the housing type is apartments.*

**Question 5-** Concerned that the project will cause more traffic congestion to 72nd Avenue. Answered above.

Commissioner Utgard asked if the retention pond would be an open pond or have a lid. *There will be a six-foot black vinyl fence and landscaping around an open pond.*

Commissioner Utgard also verified the site plan includes the required 60 spaces of parking.



Planning Commission  
Meeting Minutes  
April 27, 2020

Commissioner Burns commented in support of Commissioner Hosterman, that pedestrian safety and bike/pedestrian paths is something we should be looking at for that area with the current congestion as a consideration.

Commissioner Robb reiterated his concern about esthetics and safety of having the pond along the road.

***Miscellaneous Business- Upcoming Items***

We will be holding regular Planning Commission meetings via zoom through at least June. The first meeting in May will be a Public Hearing for Floodplain Regulations. Facing a June 19<sup>th</sup> deadline, a decision to forward a recommendation will need to be reached at the next meeting.

The second meeting in May will be Planning 101

Commissioner Sather made a motion to adjourn. Commissioner Robb seconded.

Meeting Adjourned: 7:17 pm