



Planning Commission
Meeting Minutes
May 9, 2022

Call to Order: 6:30 pm

Roll Call

Commissioners Present:

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

Staff Present:

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

Absent: N/A

Also known to be present: Anne Nautsch (Blueline), Caitlin Hepworth (Blueline), Chris Collier (Alliance for Housing Affordability), Paragon Partners, Meagan Watne, Stephen Crooks, Rhyan Whobrey, Kim Donelson, Karen Monroe, David Donelson, Doris Blas, Jacie Evans, Ry McDuffy

Public Requests and Comments:

None

Approval of Minutes:

The Minutes from the April 11, 2022 meeting will be approved at the June 13, 2022 Planning Commission Meeting.

New Business:

Summerset Division II Preliminary PRD Plat Public Meeting

Request: The applicant is proposing to construct a 22-lot single-family planned residential development. The project is located east of 80th Avenue NW and south of 284th Street NW. The site consists of three parcels for a total of 7.25 acres (315,868 square feet) zoned Single Family Residential 9.6 (SR 9.6). Resident vehicular access to the site will be from 278th Place NW and connect to the proposed Bakerview PRD to the northeast. The proposed community will include open space tracts, storm water management, and street and landscaping improvements.

The project site is located at 27915 80th Avenue NW, Stanwood, Washington, within the city limits of Stanwood. Zoning for the site is Single-Family Residential 9.6 (SR 9.6). The accesses into the 7.25-acre property will be from 278th Place NW and connect to the proposed Bakerview subdivision. This project will subdivide approximately 7.25-acres into 22 single-family lots. The residential development standards (SMC 17.60.020) allow for a maximum residential density of 6 dwelling units per acre for PRD development in the SR 9.6 zoning district. The majority of developed area around this site is made up of single-family residences which is consistent with this development.



Planning Commission Meeting Minutes May 9, 2022

The site is generally flat with existing vegetation. The property borders the City of Stanwood water tower. The northern boundary of the site will connect to the Bakerview subdivision. To the east of the project is the Bayview Lane subdivision and to the southwest is the Summerset subdivision. The developed site will provide approximately 10.4% of open space. 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.

The Commissioners had the following concerns about the Summerset Division II Preliminary PRD Plat:

- The congestion of existing neighborhood roads during construction.
- There is currently only one road to access the development.

The public attendees had the following questions and concerns about the Summerset Division II Preliminary PRD Plat:

- Will the water tower and associated piping be affected by construction traffic?
- Is the City looking at traffic issues associated with all developments that are coming to Stanwood as whole or just the impacts of individual developments?
- The increase in traffic will be a safety hazard, as there are many families with young children in the neighborhood. There is also a blind hill in the area.
- Cars currently park on both sides of the street, how will construction vehicles be able to get through to the development?
- How will high speed traffic be minimized?
- Noise from construction is a concern.
- Will there be a neighborhood park?
- Will the local schools be able to handle the increase in students from the new developments?
- Will the developer replace fences removed during construction?
- The soils of this area contain clay, that does not percolate well. How will the developer address this in the stormwater drainage pond?
- Will the builder be required to include multiple facades of the new homes? There are concerns about a "cookie-cutter" look.

Developer Ry McDuffy, from Land Resolutions, was in attendance to answer some of the above questions and concerns:

- The private drive/access road will only be used for Fire/EMS and Public Works to maintain the water line. It may be used temporarily as a construction access, but that is yet to be determined.
- When 278th Place was built, it was built in accordance with the code at that time.
- Street parking in Summerset Division II will be limited to one side only. This may be required by the North County Fire Department.
- Grading in the development will not impact the water tower or their lines.
- Fencing is not being proposed. The builder may add some fences to individual lots.
- The existing site is mostly flat with minimal grading needed. Retaining walls may be added to lots, 3, 4, and 5.
- Earthwork will not cause any dirt to be pushed into the backyards or fences of existing homes.



Planning Commission Meeting Minutes May 9, 2022

- All of the Somerset Divisions have/will have stormwater drainage systems that flow to detention ponds.
- The builder for this development is a local company named Acme Homes.
- Work on this project will potentially begin in August of 2022.
- 5 trees will be planted per 20,000 square feet of open space.
- A “living screen” of vegetation will be planted around the detention pond.
- Trees currently on site will be removed prior to development.
- No additional trees will be planted on the private drive.
- There will be a Homeowners Association (HOA) in the new Somerset Division II development.
- The developer will pay mitigation fees for traffic to the City.
- 80th Avenue is on the City’s Capital Improvement Project list for improvements.

Presentation – Chris Collier, Alliance for Housing Affordability (AHA)

Guest speaker Chris Collier, Project Manager, for the Alliance for Housing Affordability (AHA) provided an overview of current housing availability and affordability in Snohomish County and Stanwood.

AHA was established in 2013 through an interlocal agreement. The Alliance was envisioned as a venue for Snohomish County jurisdictions to work together to understand local housing challenges and share resources to address these challenges. Membership consists of 13 Snohomish County cities, Snohomish County, and the Housing Authority of Snohomish County; Stanwood is a member of AHA and Tansy Schroeder, City Planner, is the city’s representative.

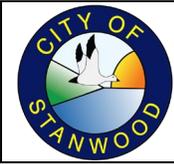
As a member of AHA, Mr. Collier provides technical support to the City as needed. Mr. Collier gave a briefing to the Planning Commission on local housing issues as part of our Comprehensive Plan update work. His expertise in housing is a valuable resource which we will be using to help guide our Comprehensive Plan Housing Element update.

After hearing the presentation, the Committee questioned how the City can address this issue. Chris suggested increasing the variety of housing types (such as duplexes, triplexes, townhouses, cottage housing, etc.) and to engage in the upcoming comprehensive plan and municipal code updates.

Presentation – Draft Housing Needs Assessment and Gap Analysis (Blueline)

The City of Stanwood received a grant from the Washington State Department of Commerce to prepare a Housing Action Plan to inventory the City’s current housing stock, update city demographics, forecast future housing needs, and evaluate policies to address equitable and affordable housing opportunities. Information gained through this study will form the basis for the Housing Element of the Comprehensive Plan.

One of the first steps in preparing a Housing Action Plan is the preparation of a Housing Needs Assessment (HNA). The HNA is a data gathering exercise which consists of gathering population, housing, employment, and income data. This work also includes reviewing the City’s existing housing policies, regulations, and permitting processes to understand the effectiveness of addressing housing affordability in the City.



Planning Commission
Meeting Minutes
May 9, 2022

Our consultant, Blueline Group, provided a briefing and facilitated a discussion with the Committee regarding on their initial findings.

The Committee is interested in seeing transportation data from the last 2 years to compare transportation costs to pre-COVID-19 data. The transportation costs may have changed due to less commuting.

A change in policy to allow, incentivize, and encourage other types of housing units is needed address the issue of the “missing middle”.

Old Business:

The Kottsick Annexation Project is on the City Council meeting agenda for May 12, 2022.

Miscellaneous Business:

N/A

Recent Council Action on Commission Items:

N/A

Upcoming Items:

Outline for the Comprehensive Plan update.

A motion to adjourn was made and seconded.

Adjourn: 8:59 pm