



Planning Commission Meeting Minutes May 11, 2020

Linda Utgard, Commission Chair, Called the May 11, 2020 meeting to Order at 6:30pm

In Attendance-

Linda Utgard

Patrick Hosterman

Justin Burns

Excused-

Marcus Metz

Lance Dennis

Larry Sather

Darren Robb

Staff in Attendance-

Patricia Love

Amy Rusko

Krista Hintz

Public Requests and Comments

There were no public requests or comments

Approval of Minutes

The minutes of the April 27, 2020 Planning Commission Meeting were approved as presented

New Business • Floodplain Regulations Update Public Hearing

FEMA started a floodplain mapping update project 11 years ago resulting in updated floodplain maps for Snohomish County accompanied by new regulation updates. The new maps are before the Commission tonight for adoption

- The area just north of Hamilton Landing Park was taken out of the floodplain.
- A small area along SR 532 at 88th Avenue NW is no longer in the floodplain
- The area east of the railroad tracks on 271st St NW has been added to the floodplain, the veterinary clinic has been added, across the street at the self-storage, the buildings were removed from the floodplain and the grassy areas were added.
- South of SR 532 next to Pioneer Highway was added

The goal of floodplain regulations is twofold, to protect against property damage and prevent the loss of life. The last major flood event in downtown Stanwood was in the 1950's.

Changes to the ordinance:

More emphasis on flood proofing structures in the flood area with flood proofing materials.

Living areas need to be one foot above the flood plain elevation. Non-living areas can be below the one-foot elevation with flood proofing materials.

All structures in the flood zone need to be anchored down to prevent floating away in a flood.

Requirement for areas below the one-foot uninhabitable structure areas to allow the water to flow through, example: crawl spaces.



Planning Commission Meeting Minutes May 11, 2020

- Changes to procedural process to adopt the floodplain maps. Definition changes, additions and updates. References had minor tectorial changes.
Added sections to the code: How Non-Habitable Accessory Structures are addressed, and flood proofed to limit damage and cost.

The FEMA representative asked to add three minor changes:

1. Added a definition for violation of floodplain regulations-Failure of a structure other development to be fully compliant with the community's floodplain regulations. The structure other development without the elevation certificate, or other evidence of compliance required of this chapter is presumed to be in violation until such time as other documentation is provided.
2. Change to section 17.120.020- Subsection 6: Title change-Federal Insurance Administrator changed to Federal Insurance and Mitigation Administration
3. Change to section 17.120.030- Subsection 1, Subsection A, Subsection 4 Changed FEMA to Federal Insurance Administrator

Staff recommends that the Commission make a recommendation to approve the ordinance with the three minor changes requested by FEMA, and a recommendation to approve the Findings of Fact and Conclusions to move both motions forward to City Council to meet the June 19 deadline.

Marcus Metz made a motion to recommend approval of the Floodplain Regulations Code Amendment to the Stanwood City Council. Lance Dennis provided a second. Larry Sather asked for clarification that the motion made was to include the three changes made. Marcus Metz restated his motion to approve the amendments to the amendments. Larry Sather provided a second. Through a roll call vote, the motion passed unanimously.

Larry Sather made a motion to approve the Findings of Fact & Conclusions. Lance Dennis provided a second. Through a roll call vote, the motion passed unanimously.

Upcoming Items

Senior Planner Amy Rusko introduced a short course webinar on Local Planning offered by the Planning Association of Washington. The webinar, being held on May 28, 2020, covers: The Legal Basis of Planning in Washington, Comprehensive Planning Basics, Roles and Responsibilities, and Open Government Laws.

The next meeting is scheduled Monday, May 25th which is Memorial Day. Commissioners were given the choice to reschedule the meeting to Tuesday, May 26th, or attend a webinar on Thursday, May 28th.

Holding Public Hearings will be avoided if possible until in-person meetings resume.

Adjourn: 7:03pm