



Community Development Committee
Meeting Minutes
June 2, 2022

Call to Order 5:00 pm

Councilmembers Present: Steve Shepro, Dani Gaumont, Marcus Metz (online)

Staff Present: Patricia Love, Tansy Schroeder, Audrey Rotrock

Absent: N/A

Agenda Items:

1. Chandlers Reserve Final Plat
2. Von Moos Developers Agreement Amendment
3. Comprehensive Plan Community Survey
4. Comprehensive Plan Layout

Chandlers Reserve Final Plat

Stanwood-26 LLC submitted a preliminary plat application for 91 residential dwelling units/lots in October of 2019. The project was reviewed per the City's permitting process and was approved after a public hearing with the Hearing Examiner on November 17, 2020. The applicant has been working on civil construction of the plat and has applied for final plat. The entire Chandler's Reserve subdivision will be built out in one, single phase.

The developer is currently finalizing their construction of the plat and staff anticipates the final plat will go in front of City Council in September. Final plat approval is not discretionary.

The Committee members commented in support of curved internal streets within the development could potentially slow traffic down. The Committee supports bringing the Chandlers Reserve Final Plat to City Council.

Von Moos Developers Agreement Amendment

The Von Moos Development Agreement for Lots 79, 80, 81, and tract 996 of the Stanwood Schmitt Preliminary Plat (file no. 2018-0444) was previously approved by City Council in 2019. The development agreement was a condition of the Stanwood Schmitt Preliminary Plat to meet the three housing types required within the Traditional Neighborhood zone. The development agreement includes items, such as: term of agreement, allowed uses, density, development standards, design standards, and street improvements.

Brian and Keri Von Moos have submitted an application to amend the existing Development Agreement in order to revise the allowed uses for this agreement. Specifically, the applicant is wanting to amend the Agreement to allow temporary structures and accessory structures (such as a pole building) in the listed allowed uses. The applicant built their house on current Lot 80 in 1995 and has resided there since then. They have no intention of selling or developing their property for commercial purposes. The applicant is requesting the amendment in order to be



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able to construct a house and an accessory pole barn on Lot 81 for them to move into, so that their daughter can move into Lot 80.

The Committee supports bringing the Von Moos Developers Agreement Amendment to City Council.

Comprehensive Plan Community Survey

The City initiated a public survey requesting input on the upcoming Comprehensive Plan Amendment and Municipal Code Update project. People were asked the following five general questions regarding their vision of the city:

- What is your vision of the City of Stanwood in the year 2044?
- What community improvements or opportunities do you think Stanwood should pursue over the next 20 years?
- What changes would you propose to the Comprehensive Plan?
- What changes would you propose to the Municipal Code?
- Do you have any other ideas you'd like to share with the City?

The survey was pushed out via social media: Facebook and twitter. It was also emailed to our party of record list and to the stakeholder list identified in the Comprehensive Plan Public Participation Plan. The survey remains open until the end of June.

Below is a summary of the general comments sorted into themes that emerged from the survey so far. The sort below is not listed in any particular order or priority and conflicting points of view have been included.

Protect Farmlands:

- Protect existing farmlands and family farms
- Encourage Agri-Tourism
- Keep rural identity
- Create a cottage food program

Improve Transportation:

- Fix SR 532
- Widen SR 532
- Improve transportation systems for both pedestrians and cars
- Improve paths, trails, and sidewalks

Small Town Character:

- Family friendly
- Business friendly
- No "Big Box" stores
- More local businesses
- More arts and craft festivals
- Revitalize downtown
- Plant more trees
- Need better landscaping
- More amenities like concerts or amphitheaters



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Growth Management:

- Limit growth in downtown
- Build more housing for low income and seniors
- Reduce urban sprawl
- Allow more high density multifamily and limit new single-family development
- Build up; not out
- There are too many look alike neighborhoods
- Support new mixed use and multifamily housing near Haggen's
- Build multifamily housing near I-5

City Infrastructure:

- Need a better library
- Fund a better police station
- Decide on where to place city hall and the police station
- Support school programs and education

Affordability:

- Need more affordable and accessible housing for seniors
- Make water and sewer more affordable for low-income residents

Quality of Life:

- Regulate for long term uses
- Enforce noise ordinance
- Ban fireworks
- Ban Pit Bulls
- Reduce hours of on-street park (less than 24 hours)
- Need better vision and leadership; don't want to become another Lynnwood or Marysville
- No variances
- Reduce parking hours on 102nd to 30 minutes; allow loading / unloading zones

Parks:

- Improve parks
- Save green spaces and add buffers
- Need a park in the uptown area
- Maintain outdoor lifestyle
- Create a town center park
- Need a better skateboard park

Public Safety:

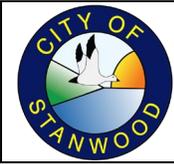
- Want more police coverage
- Reduce crime in Stanwood
- Reduce panhandling and begging on public property

Businesses/Economic Development:

- Want a hotel and more shopping options
- Need jobs related to local industry and tech jobs
- More commercial zoning for shopping local
- No more mini storage facilities
- Need a hospital
- More restaurants and eateries
- Recruit medial businesses, including mental health facilities
- Prohibit mental health facilities
- Want a Dairy Queen
- Need another grocery store

Communication:

- Serve community interests; not individuals
- Seek citizen input and listen
- Seek representatives for boards and commissions from the wider community, not just within city limits
- Create community advisory committee on social issues: low-income impacts, seniors, families



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The Committee members had the following comments:

- The Committee likes the idea of building “up”, instead of “out”.
- The City could solicit services of a larger healthcare clinic that offers more services, instead of building a hospital.
- The City could change the MB1 and/or MB2 zones to “Main Street Commercial” to be more reader friendly and promote the vision of downtown Stanwood.
- The Committee suggested limiting days when fireworks are allowed, instead of a ban on all fireworks. They suggested having fireworks be a ballot item.
- The Committee likes the idea of potentially making the brick road area of the Twin City Mile Project a pedestrian only area. This would require talking to the individual businesses in the area for input.

Comprehensive Plan Layout

Staff is working with our Comprehensive Plan Consultant Blueline Group on the new format for the Comprehensive Plan. The plan will be laid out in landscape mode so that the maps and graphics will be easier to read. In addition, each Element – such as land use, housing, etc. – will be color coded to easy identification. A new introduction and history chapter will be added to give background information to the reader. The consultant is finishing up the conceptual page layout and staff will provide a copy to the Committee at the meeting on June 2nd.

The Committee finds the new layout for the Comprehensive Plan more inviting, they enjoy the comparison of historic photos and recent photos, find it is easier to read, and also called it “a Davinci”. The Committee also commented that the current comprehensive plan is difficult to search on the website and would like it to be more intuitive. Overall, the Committee supports the new layout.

Meeting adjourned at: 6:15 pm