



**Present:** Judy Williams, Sid Roberts, Rob Johnson, Patricia Love, Jennifer Ferguson, Amy Bergemeier

---

The September 10, 2020 meeting was called to order at 6:05pm.

Community Development Director Patricia Love presented the following items. The committee discussed these items and their comments/concerns are noted below each topic.

### **2020 Comprehensive Plan Update**

The 2019 / 2020 docket application period ran from August 1 through August 31, 2019 and resulted in several rezone requests and city initiated amendments. Due to COVID-19 the processing of the Comprehensive Plan amendment, which is required to implement the rezones, was put on hold. We now have procedures in place to hold virtual public hearings which makes the processing of these amendments possible.

The Notice of Application was issued for the proposed amendments with a 30 day comment period, which ran from March 31 through April 30<sup>th</sup>. All property owners within 300 feet of the rezones were notified of the proposed rezone requests. Next steps is to issue the SEPA (State Environmental Policy Act) determination on the amendments and for the Planning Commission to hold a public hearing on the amendments.

The committee discussed the proposed 2020 Comprehensive Plan Amendments and Rezone requests.

- The first area of rezoning requests is in the “Hill Top” area near and around the Hagen Complex. Judy Williams is a fan of vertical mixed use options for development options. Rob Johnson expressed some concerns with requiring commercial space to be added to some of the new proposed development in the rezone requests. Sid Roberts likes the live work concept. Overall the committee has good feedback and support for the “Hill Top” rezone requests.
- The second area is in the downtown area of Stanwood on 271<sup>st</sup> Street (main street) between 92<sup>nd</sup> Ave and 90<sup>th</sup> Ave. The current zone is industrial and the City of Stanwood initiated a rezone application to move this back into commercial zoning.
- Another request by the City of Stanwood is regarding our park areas and changing the various zoning designations to Parks and Open Spaces Zoning. This creates consistent zoning across the board for our Parks. This includes Heritage, Hamilton, Ovenell, Church Creek and Lions Park. Committee members are in agreement and support these zoning changes.

- Schenk Annexation

John and Steve Lenz of Schenk Packing has submitted an annexation application to the City of Stanwood. The Lenz annexation will add approximately 9.03 acres to the City directly adjacent to the city's most northern boundary west of 80<sup>th</sup> Street. They are interested in connecting to the City's sewer system and in order to connect, they must annex into the City.

Committee members have mixed emotions regarding this and look forward to more information going forward. Patricia Love is doing a tour of their facility next week.

As part of the annexation process, staff will prepare an evaluation report that analyzes:

- Consistency with the City's Comprehensive Plan policies and Urban Growth Boundary;
- The availability and capacity of municipal services which includes: overall governmental functions, water, sewer, drainage, parks, fire, police and transportation facilities; and
- The financial impact to the City and County on the proposed annexation.

Adjourned 6:47pm