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put some thought into if there's conditions on how we could manage that concern into the rezone that would be applied to that future development.

- Justin Burns has similar concerns/questions regarding the capacity of the parking situation in this rezone request area. Especially as this is the 3rd or 4th proposed use in the area with a lot of private roadways and accessibility is something we want to discuss.
- Patricia appreciates all of the comments and concerns regarding this request and will give her more direction as we move forward.

The second rezone request is from Scott Wammack/Brett Sibert and is similar to the first as it is a changes the land from General Commercial to a Mixed-use overlay designation. It is located on the southwest corner of 265th Street and 72nd Avenue. It is just south of a commercial office complex, east of a retirement community, and the Haggen complex is located to the northeast. It would need to be within its own lot as there are no shared parking agreements so it would have to stand on its own. This would probably only have access off of 265th as 72nd is too busy of a roadway.

- Patricia Love said the Community Development Committee met recently and they are very supportive of the Mixed Use zoning for these requests and felt it enhances the area. The Planning Café held about a year ago also likes the area as a use for increasing our density without impacting our traditional residential neighborhoods.
- Commission member Patrick Hosterman wanted to know if there is a follow up on a previous concern brought to the Commission regarding the possible lower level use as a storage. Patricia Love expressed this is part of the reason for the code amendment to the Mixed-use Overlay. This creates a more valuable and attractive space to the community.

The third rezone request is proposed by the City of Stanwood, and is referred to as the 271st street (Main-Street) rezone. The application by the City is to consider rezoning the property along the north side of 271st St between 92nd Ave NW and 90th Ave NW from Light Industrial to Main-Street Business I (MBI) to avoid industrial uses along the City's "main-street". The Light Industrial zoning doesn't fit with our downtown master plan. Right now there are no industrial uses on these properties, however as the rezone is now it still allows for industrial businesses to go in. By rezoning this to the MBI it would prohibit the industrial type uses to pop up along our main-street. This area was rezoned as Industrial years back to keep the balance of industrial zones acreage the same in the city, however now it creates a hardship on the property owners in that zone because if they want to do something in those properties that flows with the MBI type of zoning, at this time they would be considered as non-conforming. So the intent is to change this section back to Main-Street business and keep it as a commercial corridor.

- Commissioner Patrick Hosterman asks if there has been any growth or development in this area over the past 5 years. Patricia Love said there hasn't been any changes. Patrick is in favor of the idea to rezoning this area MBI for future growth.
- The Community Development Committee is in support of this rezone change.

The fourth rezone request is in regards to several City of Stanwood Parks. It is a Comprehensive Plan Amendment with concurrent zone of City park properties from various zoning districts such as Light Industrial, General Commercial, Residential, to a new Parks and Open Space zoning designation. Whenever we receive dollars from the State Recreation Conservation Office, we are required by our agreements with them to keep those properties in active park recreation uses in perpetuity. Parks subject



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to this proposal include: Heritage Park, Hamilton Landing Park, Ovenell Park, Church Creek Park and Lions Park. This means those properties will maintain their Public Facilities designation under the Comprehensive plan, but their zoning designation will be Parks and Open Spaces.

- Justin Burns likes the congruency and protection the rezoning provides.

Patricia Love explains that the rezones will have some ripple effects to the Comprehensive Plan. Updates that will need to be added;

- Parks and Open Spaces designations.
- Update the future land use and zoning maps
- Change of the Land Use inventory date to reflect acreage changes by land use category
- Update Land use Element Policies
- Update Housing Element Policies
- Update Capital Facilities Element Policies

Zoning code amendments to potentially amend the building height and density requirements of the Mixed-Use zoning overlay.

The Growth Management Act requires cities to monitor their population growth and housing stock to determine if they are meeting their projected growth targets. If Cities are not on a trajectory to meet those targets, we are required by law to adopt measures to do so. Amending height density in commercial mixed use developments is one reasonable measure that can be used. Some of the issues to work on are:

- We need to create a new Zoning District
- Add definitions
- Look over the Mixed-Use Overlay

Patricia will be preparing a thorough packet for October with the details regarding the proposed changes. Under the Growth Management Act, we are required to make sure the elements are integrated with each other.

- Commissioner Patrick Hosterman asks; what are the current architectural height restrictions within the City of Stanwood that is allowed to be built to at this time. Patricia Love answered between 30-45 feet, but with a certain exception one may be able to go up to 50 feet.
- One of the issues needing to be looked at regarding building heights for Mixed-Use and Stand-Alone multi-family uses is what is the height truly needed in order to get three stories plus a pitched roof.
- Mayor Elizabeth Callaghan feels it's helpful to have the building height requirements looked at due to the overall codes regarding residential building height requirements. Because of some of our area being in a flood zone, there are certain codes that impact the building of housing, especially in regards to the height/design of the building.

Schenk Annexation

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



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Schenk Packing wants to connect to sewer for two main reasons.

1. The requirements of the Department of Ecology is getting very onerous on them.
2. They want to add a second shift to their hours of operations. By adding a second shift, it would require an increase in their sewer capacity. They are proposing to connect to the City sewer and also maintain their lagoons as well.

The city is currently working with RH2 on a sewer capacity analysis. The study will give us a recommendation on whether we can move forward with the annexation. The City council is in favor of moving forward with it overall, but there are some trepidations. Traffic and odor are a couple concerns by the Council as well as expansion by that facility. The City will be putting together a full annexation report and will include a comprehensive evaluation of the entire annexation impact.

- Commission member Patrick Hosterman has similar questions and concerns that are already being addressed.
- Patricia Love describes the requirement of assessing traffic impact. The annexation request must also be approved by the Snohomish County Boundary Review Board.
- Commission member Marcus Metz is asking about the regulations on Schenk if they have become increasingly more difficult in general or if the issues are because of the extension of Schenk's work. Patricia believes its due in part to both occurrences.

Commission member Linda Utgard asked if there is any other business to discuss, and mentioned she noticed the new Viking Way road has opened.

Patricia Love mentioned the new berm has been paved which is the first segment of the Port Susan Trail. Church Creek Park has had a refresh of the playground equipment.

Patricia Love mentioned we have a new Planning Commission member, Monae Birkhofer for Position 2.

Comment from Joe Sievers regarding housing, in his apartment complex all units were rented last month and only two vacancies this month. He feels the City of Stanwood is doing a great job at attracting people to our city.

A motion to adjourn by Marcus Metz and seconded by Patrick Hosterman.

- Adjourn: 7:25 pm

Amy Bergemeier, Administrative Assistant