



Planning Commission
Meeting Minutes
October 12, 2020

Call to Order 6:30 pm

Roll Call

Present: Marcus Metz Patrick Hosterman
 Justin Burns Larry Sather
 Monae Birkhofer

Staff Present: Amy Rusko
 Amy Bergemeier
 Tansy Schroeder

Absent: Linda Utgard

Also known to be present: Peggy Wendel

Approval of Minutes:

The Minutes of the September 28, 2020 Planning Commission Meeting were approved as presented with a motion by Patrick Hosterman and a second by Larry Sather. All in favor.

New Business:

- 2019/2020 Docket Items – Zoning Code Amendment Review and Discussion

Amy Rusko began by recapping the update to the 2020 Zoning Code Amendments. In Two weeks the Commission we will go over the Comprehensive Code Amendments.

The implementing code amendments include the following:

Chapter 17.10 Establishment of Zoning Districts

- Added General Commercial – Mixed Use Overlay (GC-MXO) zoning district definition
- Added Parks and Open Space (POS) zoning district definition
 - Commission Member Sather asked if there are any disadvantages in creating the Public Open Spaces zone. Amy Rusko doesn't see any and Larry Sather agreed with her assessment.
 - Commission Member Hosterman questioned about Lion's Park being changed from residential to POS and he was unsure who currently maintains the park.
 - Amy Rusko said it's currently a multi-family area maintained by the City.

Chapter 17.30 Permitted Land Uses

- Clerical cleanup of numbering system
- Re-organized the table for clarity
- Added GC-MXO zoning district to the permitted use table
- Added POS zoning district to the permitted use table
- Removed footnote P39MXO from the GC zone and moved applicable uses to new GC-MXO zone
- Removed the industrial and storage units uses from the GC-MXO zone
- Removed the permitted Transit Overlay (TO) uses from the LI zone because there is not an LI zone with the TO designation
- Added recreation permitted uses to the GC-MXO and POS zones



- Removed community and neighborhood parks from the residential zones because the definitions state the parks should be 20 to 100 acres and 5 to 20 acres respectively
- Removed the Single Family Dwelling use from the MB-I zone because Ordinance 1333 repealed this use, but was never removed from the table
- Added condition (58) for public park land purchase and/or development in all zoning districts
 - Commission member Sather feels this is a very wise addition.

Additional Comments on proposed changes include:

- Commission supports the proposed amendments and asked the funeral homes not be allowed in the GC-MXO zone.

Chapter 17.60 Zoning Standards Tables

- Added the GC-MXO zoning district to the tables
- Added the POS zoning district to the tables
- Changed the maximum height in the MR zone from 30' to 40' to allow for pitched roofs
- Changed the maximum height in the GC-MXO zone from 45' to 50' to allow for pitched and parapet roofs
- Added an accessory structure height of 20' in the MR zone
- Added condition for maximum stories per building, pitched roof and follow the architectural design standards
- Removed the maximum dwelling unit density for single family residences in the MB-I zone, as they are not permitted
- Removed the maximum density from the GC-MXO zone; site conditions and height will manage density leaving the type and size of units to market conditions
- Reduced the lot area for GC-MXO to allow for smaller mixed use developments to occur in the zone
- Changed the maximum building coverage in the GC-MXO from 60% to 90%, the coverage needed to be adjusted after the lot area reduced to allow for a building to utilize a site
- Added condition to explain how the density is calculated in the GC-MXO zone
- New POS table with setbacks for adjacent residential and commercial uses
 - Commission member Metz loves the idea of encouraging more first floor parking in new building construction as this saves a lot of space.
 - Commission member Sather feels upper level parking is much tougher to have than lower level parking so he is in favor as well of lower level parking.

Chapter 17.79 Mixed Use Overlay

- Added language to define /storage facilities, other schools and indoor kennels from allowed uses in vertical and horizontal mixed use
- Added a key for the table of dimensional and density requirements
- Removed industrial, mini warehouse the GC-MXO and MF-MXO zones



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- Revised the table to match the existing Multifamily - MF-MXO zone and GC-MXO zone lot area and building coverage

Chapter 17.100 Non-Residential Performance Standards (Relating to Parks Development)

- Removed residential zone language
- Removed administrative conditional use permit language and the uses will follow the permitting process from the permitted use table and the administrative code sections

Amy Rusko concluded the meeting by summarizing the upcoming plans of the City of Stanwood and the Planning Commission. Next meeting on October 26th will have the same packet as tonight's meeting with the revisions suggested during tonight's meeting and go over the Comprehensive Plan items. Any recommendations will be brought back on November 9th's meeting with final edits and revisions. This will lead us into a possible Public Hearing Date of November 16th.

Larry Sather and Patrick Hosterman agreed to this date, Marcus Metz wants to confirm at the next Planning Commission meeting.

If everything goes according to the timeline presented, the new updates and revisions will be brought to the City Council sometime in January.

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

Adjourn: 7:17 pm

Amy Bergemeier, Administrative Assistant