



Planning Commission
Meeting Minutes
March 14, 2022

Call to Order: 6:31 pm

Roll Call

Present:

Monae Birkhofer
Melissa Toner
Patrick Hosterman
Cody Davis
Jeff Wheatly
Eric Warnat
Justin Burns

Staff Present:

Patricia Love
Audrey Rotrock
Tansy Schroeder

Absent: N/A

Also known to be present: Chris Castner, Izzie Lund, Meagan Watne, Paragon Partners, Paul & Teresa VanSant, TC Colleran, Barry Margolese, Wade Pogson

Public Requests and Comments:

None

Approval of Minutes:

The Minutes from the February 14, 2022 meeting were voted on and approved unanimously as written.

New Business:

Community Transit Presentation:

Representatives from Community Transit provided an update on their 2024 Network Planning and Long-Range Planning efforts as they prepare for the arrival of Light Rail coming to Snohomish County.

When light rail arrives in Snohomish County in 2024, Community Transit will end most bus service into King County and expand access to local bus service as well as regional light rail connections. This transition will allow the agency to expand public transit services across Snohomish County. The goal is for riders and residents to evaluate proposed routes: do they meet travel needs? Will they get more people from where they are to where they want to be? A network proposal will be presented to the public and the CT board of directors in late 2022 for final approval. Implementation of the new network will happen in stages and is expected to start in spring 2023.

Planning Commission and Public Comments/Discussion:

- Community Transit plans to look at population size, traffic patterns and ridership, then compare these to the budget and fleet capacity to find a balance of specific plans for transit in Stanwood. They will also conduct a gap analysis and use community input through outreach to refine those plans.
- When designing new routes, Community Transit surveys sites, new bus stops, crosswalks, and sidewalks for safety issues. They will also work with communities and cities for better access to bus stops and safety concerns.



Planning Commission Meeting Minutes March 14, 2022

- Historically, some areas in the region have not been part of the Public Transportation Benefit Area (PTBA). Some of these excluded areas are working on being annexed into the PTBA.
- Transit Service will be reviewed in the Transportation Plan portion of the Comprehensive Plan review. During this review, sidewalks and other improvements can be added to the Capital Improvement list for public safety.

Bakerview PRD Application

The applicant is proposing to construct a 114-lot single-family planned residential development. The project will consist of 74 detached single-family residences, 28 duplexes, and 12 townhomes. The project is located at 7510 284th Street NW. The site consists of one 20.07-acre parcel zoned Traditional Neighborhood (TN). Resident vehicular access to the site will be from 284th Street NW and connect to existing 281st Place NW and 74th Avenue NW. The proposed community will include open space tracts, storm water management, and street and landscaping improvements.

After discussing the Bakerview PRD application, the Commissioners and public had the following questions, concerns, and comments:

- Why are townhomes and duplexes allowed in this area, and not others? The Traditional Neighborhood (TN) zone is required by the Stanwood Municipal Code (SMC) to provide a variety of housing types such as single family residential (SFR), townhomes, duplexes, etc. with no more than 70% being SFR.
- Why are stormwater management areas also considered open space? Stormwater management areas will be vault-style and underground with the space above available as open space for things such as green spaces, recreation, trails, picnic areas, etc. The Commissioners would like to see the open spaces planned to be useable spaces.
- There are concerns over traffic congestion on 284th St. due to construction traffic and eventual new residents. A residential roundabout will be considered directly across from 75th Dr. to slow speed and ease traffic congestion. The City has road standards that developers are required to meet. This developer is dedicating land on the south side 284th St. to meet these standards. The Commissioners would like to see sidewalks installed on 284th St. as well. Traffic studies are being conducted in other parts of town in order to relieve congestion. The update of the Transportation Plan and Non-Motorized Transportation during the Comprehensive Plan update will also address congestion.
- There are concerns about additional students joining an already overcrowded Cedarhome Elementary School. The Stanwood/Camano School District as a whole, has the capacity to accommodate this growth. The School District is updating their Comprehensive Plan and will address this concern with their update.
- There are concerns about whether existing public works infrastructure can handle a new, large development. During the review process of the developer's application, sewer and water capacity are evaluated as a whole. The developer is required to upgrade and/or install improvements to meet the necessary capacity.
- Concerns were raised about losing old growth trees on the property. The developers will be adding 482 replacement trees. Staff will discuss saving some of the old growth trees and proposed species and size of replacement trees with the developer.



Planning Commission Meeting Minutes March 14, 2022

- The Commissioners would like to see a wide landscape buffer along 284th St. in order to buffer the back of new homes from the street.
- There are concerns about developments having a “cookie-cutter” appearance. According to SMC, developers are required to provide a variety floor plans and exterior elevations. This development in particular will have 8 different floor plans. Some homes will have alley loaded garages to further mitigate the look of uniformity.

Comprehensive Plan – Public Participation Plan:

The Growth Management Act requires each city and county to review and update their Comprehensive Plans at least once every eight years. The legislature set a staggered schedule for cities and counties throughout the state to update their plans. Jurisdictions within King, Pierce, Kitsap, and Snohomish County are required to update their plans review by June 30, 2024. The legislature is currently reviewing a funding package that may extend that date till December 30, 2024.

The Growth Management Act requires local governments to create and broadly disseminate a Public Participation Plan that describes how the city will conducts its Comprehensive Plan Update outreach efforts.

The Commission unanimously supports the Public Participation Plan.

Comprehensive Plan – Vision Statement:

2024 Draft Vision Statement:

Promote the City of Stanwood as the commercial and cultural center of the Greater Stanwood/Camano region by preserving its distinctive small-town character while strategically planning for future growth and economic development opportunities.

Mission:

The Mission of the City of Stanwood is to create and maintain a community where people can live, work and play in an environment that is safe, vibrant and aesthetically pleasing. Stanwood: is inclusive of everyone, includes the community in its decision-making process; ensures a thriving local economy, provides transparent government, and is responsive to the needs of the community.

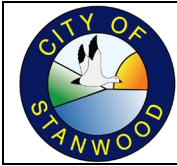
The Commission approves the vision statement and the mission but would like to see more standards for “small-town character” included with the Municipal Code update.

Old Business:

None

Miscellaneous Business:

- Municipal Code and Comprehensive Plan binders were compiled and delivered to the Commissioners.
- The next Planning Commission meeting will be in-person with a hybrid approach to allow for citizens to listen in.



Planning Commission
Meeting Minutes
March 14, 2022

Recent Council Action on Commission Items:

- The first Council reading of the Public Impact Fee (PIF) was completed and the final reading is scheduled for March 24. The PIFs will likely become effective on April 1, 2022.
- City Council members appreciate the hard work the Planning Commission did on the Park Impact Fees.
- Consultants have been approved for both the Municipal Code and the Comprehensive Plan updates.
- The Council is supportive of the 3 levels of service for a Parks Department. This will go to Council for action on March 24, 2022.

Upcoming Items:

Municipal Code and Comprehensive Plan Update Project

A motion to adjourn was made and seconded.

Adjourn: 8:54 pm