City Council
COMMUNITY DEVELOPMENT COMMITTEE
June 13, 2019 Meeting
Meeting Notes

Attendance:
Council Committee Members and Staff:
Rob Johnson, Councilmember
Dianne White, Councilmember
Elizabeth Callaghan, Councilmember
Patricia Love, Community Development Director
Amy Rusko, Senior Planner
Tim Schmitt

1. *2018 Docket Item: TN Zoning Amendments*
   Staff made a recommendation to the Planning Commission on May 13th that the TN zoning regulations not be amended at this time because there are too few unencumbered TN parcels remaining and that our development history in the TN zone is producing fewer units than expected. However, it is our opinion that we continue analyzing these issues in preparation for the upcoming buildable lands assessment and 2050 population projections. In addition, the State Legislature, is considering several housing affordability bills which may mandate that the City adopt "missing middle" zoning regulations. In essence, this is not the end of the housing and population discussion, but instead the beginning of the 2023 Comprehensive Plan update process.

   The Planning Commission agreed with this recommendation and voted unanimously to close out the Shepro Docket request and begin working towards the 2023 Comprehensive Plan update. If the CDC agrees, we will forward this recommendation to the full City Council.

   The Community Development Committee discussed
   - Preserving Stanwood's SFR Character
   - Encouraged variety-Cottage
   - Looking at a variety of housing types and looks
   - What do we want? How do we get it?
   - Providing incentives to developers
   - Looking at College Way and 30th in Mount Vernon for examples of 2/3 clusters of cottages
   - Look at expanding UGA (North Area-sewer?)

2. *Property Address Standards*
   The North County Regional Fire has brought forward concerns with the height and placement of address numerals and letters on buildings within the city. The Fire Department has asked that the city consider a minimum height and width requirement for all address numerals and letters for single-family, multi-family and commercial buildings. Visible addresses will ensure that emergency responders are able to readily identify the location of an emergency.

The Committee would like to look move forward with a public hearing on June 27, 2019. Messaging will be done via social media.

3. *Shoreline Management Regulations Code Update*

Stanwood is required to update its SMP on or before June 30, 2019. The State is not requiring any major updates to our inventory, restoration efforts, or cumulative impacts analysis. However, we must include all state mandated updated between 2007 and 2017 as well as any local changes which have occurred since the last SMP adoption.

The Planning Commission held a joint public hearing with the Department of Ecology on May 20th. The public hearing was advertised and noticed per City regulations. The proposed changes were also circulated for a 30 day review period to affected agencies and property owners within 300 feet of the shoreline jurisdiction. No comments have been received on the proposed amendments.

The Committee would like to look move forward with a public hearing.

4. *Permit Checklists*
An item on the Community Development Department's 2019/2020 work plan is to assess and update permitting procedures. Staff has been working on ways to improve our communication with the public on our processes. Part of that includes creating submittal checklists. Submittal checklists are one tool that city staff can use to help the development community know what is required based on permit type

5. *Trail Side Final Plat*
The preliminary plat of Trailside is currently under development. The project was approved by the Hearing Examiner on August 27, 2018. The plat consists of 14 single family residential lots on 2.15 acres in the multifamily residential zone. The property is located north of the library off of 271st Street and 96th Avenue. We expect that the plat improvements will be completed in the next few months and will be ready for approval by the City Council.

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Chair