



Comprehensive Plan/Municipal Code Advisory Group Meeting Minutes March 20, 2024

Call to Order: 5:35 pm

Advisory Group Members Present:

Steve Shepro, Council Member
Sim Jhutti, Community Member
Russell Joe, MBAKS
Kristine Birkenkopf, Community Member
Peter Kamb, Community Member

Staff Present:

Patricia Love, Community Development Director
Tansy Schroeder, City Planner
Audrey Rotrock, Associate Planner

Advisory Group Members Absent:

Jami Sollid, Community Member; Ben Haggglund, Community Member; Lauren Ruskoff, Community Member; Meagan Watne, Community Member

2024 Comprehensive Plan Update

Staff has been working on updating the 2024 Comprehensive Plan. Over the last two years, the Advisory Group has reviewed portions of the Comprehensive Plan Update including Goals and Policies of various elements, elemental text, and limited design drafts.

Staff has been working aggressively over the last three months to prepare a complete design draft of the full 2024 Comprehensive Plan to be able to begin the public notice and adoption process. The full draft is at a 90% complete stage. Significant updates are still in process for the Housing Element and Utilities Element. These elements will be finished by April 1 to formally begin the public process.

Staff presented a table summarizing the status of each element of the Comprehensive Plan, and the Plan itself.

Advisory Group Questions and Comments:

Introduction

- Page numbers are missing. These will be added in the final stages.
- Planning 101: It sounds like the City is trying to prevent growth. Staff will revise language to reflect that the City is promoting planned growth.
- Add more on the history of planning.
- Do the population numbers apply to unincorporated Stanwood? The population numbers are for the city limits of Stanwood. Add more clarification of where the numbers come from.
- The graphics are helpful to understand the story rather than a word-heavy document.
- History of the Stillaguamish – look into the tribal protest language and add a cited source. It may be incorrect. Also add more of what the treaty was about, such as preserving hunting and fishing rights.

Land Use

- Color schemes on Land Use Inventory map don't appear to match the legend.
- Add percentage of single-family percentage into the inventory.
- Also add percentages of the other types of zones, such as Traditional Neighborhood.



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- Implement the allowance of corner cafes in residential zones.
- Add buildable lands to Land Use Inventory.
- Historic buildings – the numbered map is confusing. Consider using asterisks or something similar.
- Add pictures of some of the newer Single-Family homes.

Housing

- Updating housing element will be sent to the group for the April meeting.
- Pictures will be updated.
- In places where it is appropriate, up-zoning/higher density, is already an allowed use. Consider adopting new laws that allow higher density everywhere.

Transportation

- Non-Motorized Transportation Systems was updated in 2016. The public sentiments on non-motorized travel and trails have changed. People are now more interested in sidewalks and alternate paths to get from A to B.

Natural Features

- Maps will need to be bigger to be useful.
- The Natural Features will be looked at again as the Municipal Code is updated. Once the Comprehensive Plan is adopted, there is an opportunity at the five-year mark to review the plan again and make needed changes.

Other Comments

- No real comprehensive changes have been made to The Plan to address the affordability crisis, walkability, public transportation.

Adjourn: 7:26