



Comprehensive Plan/Municipal Code Advisory Group Meeting Minutes April 17, 2024

Call to Order: 5:35 pm

Advisory Group Members Present:

Lauren Ruskoff, Community Member
Sim Jhutti, Community Member
Russell Joe, MBAKS
Peter Kamb, Community Member
Ben Hagglund, Community Member

Staff Present:

Tansy Schroeder, City Planner
Audrey Rotrock, Associate Planner

Advisory Group Members Absent:

Jami Sollid, Community Member; Meagan Watne, Community Member; Kristine Birkenkopf, Community Member; Steve Shepro, Council Member

2024 Comprehensive Plan Update

Staff has been working on updating the 2024 Comprehensive Plan over the last two years and brought an approximately 80% complete first full draft in front of the Advisory Group in March. Due to the large scale of the plan, city staff has brought it in front of the Advisory Group for a second time.

At the March meeting, members of the Advisory Group liked the look and readability of the document. One of the challenges staff has had is to balance competing viewpoints and desires throughout the community. As such, there have been recurring conversations in regard to how aggressive the Plan should be to promote housing affordability, housing choice, and multimodal transportation systems.

Advisory Group Questions and Comments:

- Introduction: Some language in the Goals used noncommittal language. Consider updating for consistency. Some may use big picture language, where more direct language might be better. One example: TG8 – TP8.5, “The City should consider purchasing hybrid vehicles when purchasing new vehicles”. Change to “prioritize” purchasing hybrid vehicles.
- Natural Features: Climate change section – consider adding compliance with Wildland Urban Interface Code references.
- Housing Element: How does the Income Level Compared to AMI table relate to the 2044 Housing Growth Targets by Housing Type? These tables are following what Commerce has asked cities to do. Staff is trying to find a way correlate the housing type needed compared to income levels and housing types needed. These pages are difficult to understand and may not be interpreted correctly. Consider putting this in terms of what issue the city is trying to solve, and what is the path to solve it. Staff will further review how to present this information in a more digestible format.
- Housing Element: Consider adding much of the methodology and the bulk of the language into the appendix and leaving charts and tables.
- Economic Development: “Never forget Stanwood is a Scandinavian town” consider removing this sentence, due to potential racist undertones.
- Economic Development: In the “Community Needs” section, there are a couple of contradictory statements: “Growth should happen downtown”, and the next sentence says, “Downtown must be revitalized”. Give a better explanation of what these mean and what the goals are.



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- Economic Development: Add infill development into the “Community Needs” section.
- Twin City Mile: Explain the Twin City Mile concept in the “Community Needs” or refer to the section where TCM is discussed further.
- Economic Development: “Our Economic Vision” – there are many buzzwords that sound disingenuous. Add more context, they appear to be more like topics or themes rather than objectives.
- Economic Development: The text highlighted in yellow is difficult to read.
- Economic Development: Current State of the Economy: Fast Facts. Consider adding the Area Median Income (AMI) explanation to the Housing Element or a reference back to the housing element.
- Economic Development: Change Median Income in the bubble to “Area Median Income”.
- Transportation Element: Consider adding where additional routes could be added and necessary.
- Parks: What sort of criticism does the city expect with this, and how are you prepared for that? The Parks, Recreation, and Open Space Plan (PROS) is a larger document that talks about parks in greater detail as a supplement to the Parks Element.
- Parks: Consider adding an explanation of why we use Levels of Service.
- The Group appreciates the use of local photos, instead of clip art.
- Parks: Consider adding photos of the new Hamilton Landing Park and boat launch (preferably with a kayak or canoe in the photo).
- Parks: Add language about what’s happening and what will be happening with the Port Susan Trail in either the Parks Element or Transportation Element.
- History: Update language about the tribes once the City receives feedback from the Stillaguamish Tribe.
- Transportation: A multi-modal map will be added will be added to the Transportation Element.
- Transportation: Remove the “widening” of roads since that is not in Stanwood’s future plans.
- Transportation: Add a map of where current and future roundabouts will go.
- Land Use: LUP 3.1 – This policy language is confusing. Staff will go back and see if this policy can be revised or removed entirely.

Adjourn: 6:52