



Planning Commission Meeting Minutes Monday, May 13, 2024 6:30 pm

Call to Order: 6:30 pm

Roll Call

Commissioners Present:

Eric Warnat, Commissioner
Patrick Hosterman, Commission Chair
Cody Davis, Commission Vice-Chair
Jeff Wheatley, Commissioner (Online)
Melissa Toner, Commissioner
Kathy Moe, Commissioner
Gabrielle Braley, Commissioner

Staff Present:

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

Absent: N/A

Also known to be present: Ronald Moe, Harvey Stackhouse, Lynette Stackhouse, Christi M. Bell, Casey Wright, Lisa Olander, Tom Little, David Pelletier

Public Requests and Comments: None

Approval of Minutes:

The minutes from the April 8, 2024 Planning Commission meeting were unanimously approved.

New Business:

Introduction of New Planning Commissioner

Gabrielle Braley introduced herself. Gabrielle is a school secretary and is passionate about architecture and city planning.

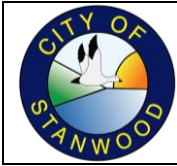
Public Hearing: 2024-2044 Comprehensive Plan

Staff has been working on updating the 2024 Comprehensive Plan over the last two years which has included public outreach, technical analysis and drafting the Plan. This work was accomplished with the help of an Advisory Committee, the Planning Commission, and the Council Community Development Committee.

The Plan has been organized into three general sections:

1. Introduction: Mayors' message, tribal recognition, an explanation of planning in the City, and an overview of the city's demographics.
2. Plan Elements: required planning elements include land use, housing, economic development, transportation, parks, environmental, shorelines, utilities, and capital facilities.
3. Appendix: definitions, acronyms, zoning categories, capital facilities list, references to other plans such as water, sewer, and drainage plans.

The 2024 – 2044 Draft Comprehensive Plan is founded on the existing 2015 Plan's vision, mission, and core values to maintain and preserve Stanwood's downtown character and rural history while meeting state mandated employment, housing, and population growth mandates. This Plan transforms the exiting "word heavy" document into a readable Plan with graphics,



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pictures, and tables that help tell Stanwood's story. This draft Plan addresses the growth targets as follows:

Employment: Stanwood's existing zoning falls short of providing the employment targets assigned to the City. As a result, the Light Industrial zone is proposed to be changed to a Planned Industrial zone which creates additional opportunities for more business types which is expected to produce more jobs.

Population: Stanwood has sufficient vacant and underdeveloped land to meet our 20-year population growth target of 10,963 residents. However, to support the economic vitality of the downtown, the Mainstreet Business I and II are being combined into a single Mixed-Use district which encourages the development of new residential units above or behind commercial / retail space. Adding additional population within walking distance of restaurants and shops promotes the health and economic sustainability of downtown.

Housing: The Growth Management Act (GMA) added a new housing target to the 2024 Plan update. GMA requires that cities plan for and accommodate housing for all income levels. Guidance from the Washington State Department of Commerce links housing types by income bands, requiring the City to plan for a variety of housing types such as accessory dwelling units, cottages, duplexes and townhouses. These types of units are referred to as "missing middle housing".

Commissioner Questions & Comments

- Are projects that are currently in the pipeline reflected in the draft Plan?
 - Yes, the pipeline projects are added to the buildable lands land capacity analysis to calculate the City's overall ability to meet growth targets.
- With all the development currently happening in Stanwood, what happens if the City meets the population target sooner than 2044? The City cannot control the market. If a project meets the Municipal Code and Zoning regulations, the City must allow it.
- Commissioners voiced concerns that the population may outgrow the City's infrastructure. As developers come in and build, they are required to impact fees that go to the City for infrastructure improvements and or expansion.
- When all vacant land is built out, the City doesn't have to take more population. Growth is affected by the economy.
- Will the City have to re-zone areas to meet job targets? The City is rezoning some areas to a Planned Industrial zone, that will provide more opportunity for businesses to come to Stanwood.
- How does current capacity relate to growth targets?
 - Capacity is how much growth the City has available lands for. If the City's capacity meets or exceeds the required growth target, then the City is in compliance with the Growth Management Act. If the capacity is less than the growth target, then the City is out of compliance and could face repercussions such as loss of tax revenues.
- Will there be a maximum square footage for big box stores potentially coming to downtown? This is something that can be required by the Municipal Code. Staff will draft language for a range of square footage for larger stores coming to downtown.



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- How will parking be addressed in mixed use commercial and residential zones? These zones will have their own parking standards.

Public Questions & Comments

- What is the incentive for Stanwood to comply with the Growth Management Act? It is a State mandated program allowing the City to receive tax revenues (up to 39% of the City's existing budget) and qualify for grants. The City would be penalized for non-compliance.
- Why don't developers fix all the sidewalks? State law says that developers do not pay for existing deficits. They are required to improve their own property. Some developers will go above and beyond their requirements at their choosing.
- There is a need for more healthcare facilities in Stanwood. How can the City attract more clinics to town? The City can provide proper zoning allowing for healthcare entities to operate in those zones. Healthcare providers often do their own research on what areas they are needed most.
- Will changes to the commercial zone create an influx of businesses? These changes will provide an avenue for new businesses to come in.
- There are concerns that the development happening near Warm Beach will cause more people to come into Stanwood to shop and do business. The County plans for their own growth with interjurisdiction coordination with Stanwood.
- The Planned Industrial rezones could cause a parking problem. How will the City address this? Parking in this zone will be required to be on-site parking, not street parking.
- One goal of the Planned Industrial zone is to attract business that pay living wages.
- Are there more parks planned for the City? The Parks and Open Space Plan was recently adopted by City Council. A lot of work has gone into parks and the City currently has greater than 10% of the budget going towards parks.
- Smaller neighborhood parks are privately owned and built by developers.
- City Council has put in a request for the City to look in to buying a parcel in uptown Stanwood for a park.

Old Business:

N/A

Miscellaneous Business:

- The April Advisory Group minutes were provided to the Planning Commissioners for review and consideration.

Recent Council Action on Commission Items:

- City Council had their first reading of Municipal Code Titles 7 and 8

Upcoming Items:

- Continuation of the Comprehensive Plan Hearing at the June Planning Commission meeting.

Adjourn: 9:13 pm