



PLANNING COMMISSION AGENDA

June 10, 2024– 6:30 PM

Stanwood Fire Station (8117 267th Pl NW)

1. Call to Order
2. Roll Call
3. Public Requests and Comments
4. Approval of Minutes
 - Approval of the May 13, 2024, Planning Commission Minutes
5. New Business
6. Old Business
 - Continuation of Public Hearing: 2024-2044 Comprehensive Plan
7. Miscellaneous Business
8. Recent Council Action on Commission Items
9. Upcoming Items
10. Adjourn

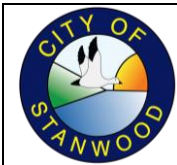
Zoom Meeting Information

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83099113579?pwd=ZXVib2MxYWUxRm9Bd1lCTWREZGU2QT09>

Passcode: 502157
Telephone: 253-215-8782
Webinar ID: 830 9911 3579

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Planning Commission Meeting Minutes Monday, April 8, 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.

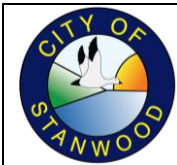
Public Hearing: 2024-2044 Comprehensive Plan

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,



Planning Commission Meeting Minutes Monday, April 8, 2024 6:30 pm

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

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CITY OF STANWOOD
PLANNING COMMISSION

AGENDA STAFF REPORT

MEETING DATE: June 10, 2024

SUBJECT: 2024 – 2044 Comprehensive Plan Continuation of Public Hearing

CONTACT PERSON: Patricia Love, Community Development Director
Tansy Schroeder, Senior Planner

2024-2044 Comprehensive Plan

At the May 13, 2024 Planning Commission Public Hearing, Staff presented the draft 2024-2044 Comprehensive Plan for the Commission's review.

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

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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”.

Draft Ordinances for 2024 Comprehensive Plan and Associated Zoning Amendments

To adopt an amendment to the Comprehensive Plan, two ordinances are needed and findings of fact and conclusions describing how the amendments comply with the Stanwood Municipal Code.

Comprehensive Plan Ordinance:

This ordinance formally adopts the Comprehensive Plan and directs staff to make any necessary changes to the Plan and corresponding zoning map. The entire Comprehensive Plan is being updated into a reader friendly format, graphic oriented, and written to comply with the Washington State Growth Management Act. The Plan is divided into “Elements” which address specific requirements of the GMA including:

Element	General Description
Land Use:	Land use designations, zoning and population, and employment growth targets.
Housing:	Housing inventory, capacity for growth, provisions for housing affordability, and anti-displacement.
Economic Development:	Establishes goals and policies to promote economic growth and vitality of the city.
Parks and Recreation:	Acts as a master plan for park and recreational services for the city; it includes an inventory of park and trail facilities, establishes levels of service for various facilities, and provides policies relating to park and trail planning and development.
Natural Environment:	Provisions for protecting and developing within or near critical areas such as wetlands, streams, steep slopes, floodplains, and critical aquifers.
Shorelines:	Provisions for protecting and developing along regulated shorelines (Stillaguamish River and portions of Church Creek).
Transportation:	Inventory and capacity of the existing and future transportation network needs, level of service standards, provisions for both motorized and non-motorized transportation systems, and identification of future needs.

Utilities:	General location and capacity of existing and proposed utilities to serve existing residents and future growth.
Capital Facilities:	Inventory of public facilities, level of service standards, identify needed public improvements and a 6-year financing plan.

In addition to updating the Comprehensive Plan Elements to be consistent with the Growth Management Act, the Plan includes several rezones to improve clarity, match zoning designations to existing land uses, and ensure that growth occurs in a way that considers quality of life, placemaking, and other community character goals. The changes include:

- Consolidating the MB-I and MB-II zone into the DMU (Downtown Mixed Use) zone;
- Revision of the Light Industrial (LI) to Planned Industrial (PI) to address employment targets;
- Consolidating the GC-MXO (General Commercial Mixed-Use Overlay) and GC (General Commercial) zones into a single GC zone to eliminate the mixed-use overlay;
- Reduce the number of policies to eliminate duplications, redundancies, and policies that had already been implemented;
- Improve the readability of the Plan;
- Create opportunities for variety of housing types such as accessory dwelling units, duplexes, townhouses, mixed-use developments and cottages, thereby providing housing choices for people of all income levels;
- Provide equal emphasis on meeting pedestrian, bicycle, transit and vehicle needs; and
- Update the City's 6-year and 20-year capital project lists with cost estimates and funding sources.

Stanwood Municipal Code Amendments:

The Growth Management Act requires that the Comprehensive Plan and the Zoning Code be consistent. The following amendments to Title 17, Zoning, is necessary to implement the zoning changes proposed in the 2024-2044 Comprehensive Plan:

- Amending Chapter 17.10, Zoning Districts, to delete reference to the MainStreet Business I and II Districts and the Light Industrial zoning district; adding the Downtown Mixed-Use, Planned Industrial and Public Facilities districts.
- Amending Chapter 17.30, Permitted Uses, by merging the MBI and MBII districts to create the new Downtown Mixed-Use District; Deleted the Mixed-Use Overlay zone, renamed the Light Industrial zoning district to Planned Industrial and added additional uses; and added the Public Facilities zoning District.
- Amended Chapter 17.47, Traditional Neighborhood Zoning District to distinguish between residential and mixed-used projects and their development standards.
- Readopted Chapter 17.50 to replace references to the Light Industrial with Planned Industrial.
- Readopted Chapter 17.65 to replace references of the MB I and II districts with the Downtown Mixed-Use District and moved the mixed-use overlay standards over to this chapter.
- Repeals the overlay districts: Chapter 17.71, Adult Entertainment Overlay, Chapter 17.73, Historic Downtown Overlay, Chapter 17.74, Master Plan Overlay, Chapter 17.77, Transit

Overlay, Chapter 17.78, Mineral Resource Lands Special District, and Chapter 17.79, Mixed-Use Overlay.

- Amended Chapter 17.105, Off Street Parking Requirements in the MB Zoning Districts, to reference the new Downtown Mixed-Use district and added a map showing where parking is exempted.
- Included a catch all section to include minor edits to correct references and abbreviations throughout Title 17 of the Stanwood Municipal Code is hereby amended to read as set forth in Attachment I, by reference as though fully set forth herein.

Findings of Fact and Conclusions:

The city may approve, or approve with modifications or conditions, an application for a Comprehensive Plan amendment if the amendments meet the criteria contained in the Municipal Code and the Growth Management Act.

- (1) The amendment bears a substantial relation to the public health, safety, or welfare;
- (2) The amendment is warranted because of changed circumstances or because of a need for additional property in the proposed Comprehensive Plan designation or because the proposed amendment is appropriate for reasonable development of the subject property;
- (3) The subject property is suitable for development in conformance with standards under the proposed Comprehensive Plan designation;
- (4) The amendment will not be materially detrimental to uses or property in the immediate vicinity of the subject property;
- (5) The proposed Comprehensive Plan amendment has merit and value for the community as a whole; and
- (6) The proposed amendment is consistent with the goals and policies of the Comprehensive Plan.

Zoning code amendments may approved or approved with modifications to the text of the zoning code if:

- (a) The purpose and desired effect of the proposed Comprehensive Plan Amendment and zoning reclassification are consistent with the Stanwood Municipal Code;
- (b) There is a positive relationship to the public health, safety and welfare of the community; and
- (c) The proposed amendment is consistent with the Stanwood Comprehensive Plan.

The Findings of Fact and Conclusions subsection D includes staff's responses to the following criteria.

Public Hearing Procedure – 2024 Comprehensive Plan:

Below is the recommended procedure for managing the 2024-2044 Comprehensive Plan public hearing:

1. Continue the Public Hearing;
2. Receive the staff presentation and ask questions (if any);
3. Take public testimony and ask questions (if any);
4. Ask any additional questions of staff;
5. Suggest edits to the Plan based on public testimony received; and
6. Make a Recommendation to City Council OR Continue the Public Hearing to July 8, 2024.

Draft Motion:

- A. I move to recommend approval of the draft 2024-2044 Comprehensive Plan to the Stanwood City Council.

Or

- B. I move to recommend approval of the draft 2024-2044 Comprehensive Plan to the Stanwood City Council with the following changes:
List proposed Changes

Or

- C. I move to continue the public hearing on the 2024-2044 Comprehensive Plan to July 8, 2024.

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CITY OF STANWOOD
Stanwood, Washington

ORDINANCE 15XX

AN ORDINANCE OF THE CITY OF STANWOOD, WASHINGTON ADOPTING THE 2024-2044 COMPREHENSIVE PLAN; ADOPTING THE FINDINGS OF FACT AND RECOMMENDATIONS OF THE STANWOOD PLANNING COMMISSION; UPDATING THE FUTURE LAND USE MAP (FLUM), APPROVING ZONING MAP AMENDMENTS CONSISTENT WITH THE CHANGES TO THE FLUM; AND ESTABLISHING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, pursuant to Ordinance 956, on June 1, 1996 the City adopted a Comprehensive Plan ("the Plan") to comply with the requirements of Chapter 36.70A, the Growth Management Act("GMA"); and

WHEREAS, the City of Stanwood ("City") amended the Plan in subsequent years by Ordinance Numbers 1070, 1090, 1097, 1108, 1136, 1188, 1208, 1230, 1246, 1281, 1358, 1396, and 1491; and

WHEREAS, the City is required under RCW 36.70A.130(5)(a) to review and, if needed, revise its Plan and development regulations every ten years to ensure the Plan and regulations comply with the GMA, Ch. 36.70A RCW; and

WHEREAS, the Comprehensive Plan Amendment contained in this ordinance is consistent with the City of Stanwood and Revised Code of Washington procedural guidelines for amendments to the City's Plan; and

WHEREAS, the 2024 Comprehensive Plan Amendment includes updates to the Future Land Use Map (FLUM), city-initiated rezones and implementing zoning amendments to meet GMA population, employment and housing targets, as required by the Growth Management Act; and

WHEREAS, the public review process for the 2024 - 2044 Comprehensive Plan Amendments spanned a two-and-a-half-year period and included extensive public outreach, review by the Comprehensive Plan / Municipal Code Advisory Group, the Planning Commission, and the Council Community Development Committee; and

WHEREAS, the Planning Commission held a public hearing on May 13 and June 10, 2024, to: 1) review the proposed amendments to the Comprehensive Plan, and 2) take public comments and testimony on the proposed amendments; and

WHEREAS, as required by RCW 36.70A.106, the City submitted the proposed City of Stanwood 2024-2044 Comprehensive Plan for the 60-day review to the Washington State Department of Commerce on April 29; and

WHEREAS, the Department of Commerce's 60-day review period was completed on June 29, 2024; and

WHEREAS, the City issued a SEPA threshold determination of non-significance on [DATE], 2024 and the comment period ended on [DATE], 2024; and

WHEREAS, in taking the actions set forth in this ordinance, the City has complied with the requirements of the State Environmental Policy Act, Chapter. 43.21C RCW; and

WHEREAS, on April 9, 2024 pursuant to city code the City mailed notice of the proposed land use designation and zoning change to properties within 300 feet of the proposal rezones providing for a 30 day comment period; and

WHEREAS, the Planning Commission public hearing held on May 13 and June 10, 2024 was closed after hearing comments from the public. The Planning Commission deliberated and then made their Findings and Recommendations for [approval/approval with conditions/denial] of the proposed amendments to the City Council; and

WHEREAS, all persons desiring to comment on the proposed amendments were given the opportunity to be heard; and

WHEREAS, at the [DATE], 2024 City Council meeting the City Council further reviewed and considered the Planning Commission recommendations; and

WHEREAS, as required by RCW 36.70A.130(2)(b), the City Council considered all proposed amendments to the Plan and the associated zoning amendments concurrently so the cumulative effect of the proposed amendments could be ascertained; and

WHEREAS, the City Council hereby finds that the City's Plan and the amendments adopted herein are consistent with the County-Wide Planning Policies as required by RCW 36.70A.210; and

WHEREAS, the Stanwood City Council hereby finds that the adoption of the City of Stanwood's 2024-2044 Comprehensive Plan and proposed rezones are consistent with the requirements of the Stanwood Municipal Code and Washington law, and serves and advances public health, safety and welfare of the greater community;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STANWOOD DO HEREBY ORDAIN AS FOLLOWS:

Section 1. Adoption. The City of Stanwood hereby adopts the 2024-2044 Comprehensive Plan as provided in Exhibit A which is attached hereto and incorporated in full by this reference.

Section 2. Map Amendment. The Community Development Director is hereby directed to make the necessary changes to the City's Official Zoning Map consistent with the adopted Comprehensive Plan as provided in Exhibit B.

Section 3. Council Findings. The City Council hereby adopts and incorporates by this reference the Findings of Fact and Recommendation of the Planning Commission (Exhibit C) which includes findings that the amendments in this Ordinance meet the necessary criteria set forth in SMC 17.157.080 for approval of amendments to the Comprehensive Plan.

Section 4. Final Plan. The City of Stanwood 2024 - 2044 Comprehensive Plan update shall be transmitted to the State Department of Commerce within 10 days of final adoption as required by RCW 36.70A.106(2) and (3)(a) and shall be filed with the City Clerk's Office and shall be available for public inspection.

Section 5. Severability. If any clause, sentence, paragraph, section or part of this Ordinance of Plan adopted herein, or their application to any person or circumstance is held to be invalid or unconstitutional by a court of competent jurisdiction, such order or judgment shall not affect the validity or constitutionality of the remainder of any part of this Ordinance or Plan. To this end, provisions of each clause, sentence, paragraph, section or part of this Ordinance and Plan are declared severable.

Section 6. Authority to Make Necessary Corrections. The City Clerk is authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener's clerical errors, references, and any references thereto.

Section 7. Effective Date. This Ordinance shall take effect from and after five (5) days after its passage and publication as required by law.

ADOPTED by the City Council and APPROVED by the Mayor this _____ day of _____ 2024.

CITY OF STANWOOD

Sid Roberts, Mayor

ATTEST:

By: _____
Lisa Sokolik,
City Clerk

APPROVED AS TO FORM:

Nikki Thompson, City Attorney

Date of Publication: _____

Effective Date: _____

EXHIBIT A
2024 Comprehensive Plan

EXHIBIT B
2024 Zoning Map

2024 Zoning Map

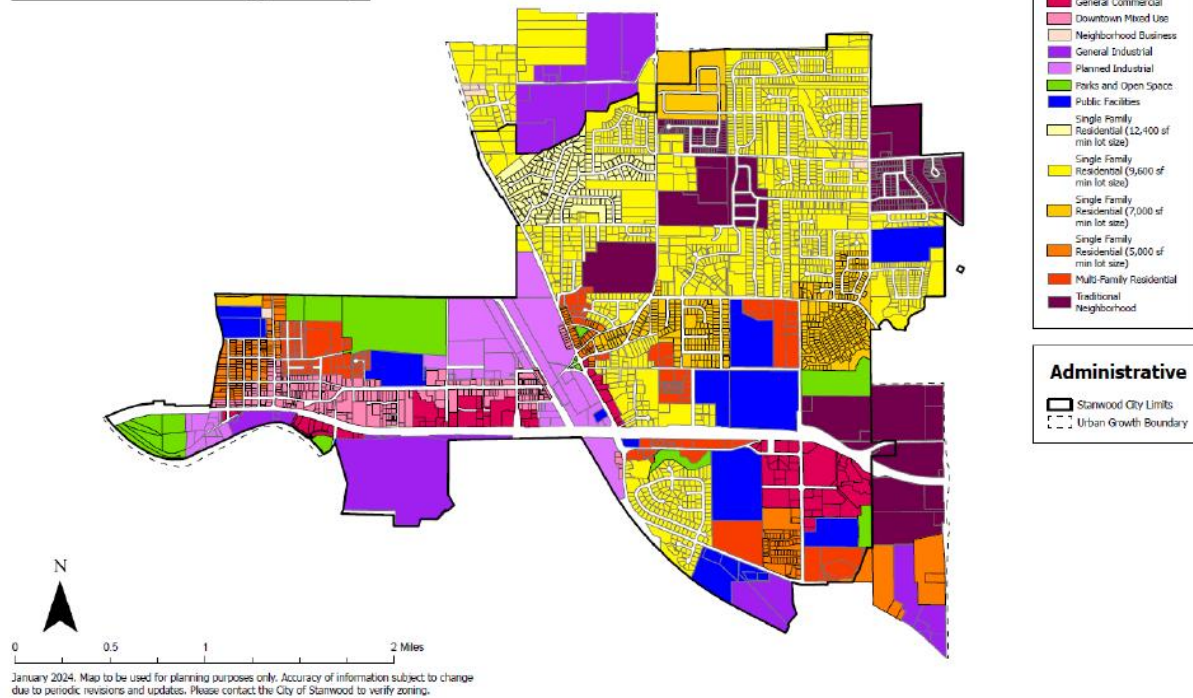


EXHIBIT C
Planning Commission Findings of Fact and Recommendation



10220-270TH Street NW
Stanwood, WA 98292

City of Stanwood, Washington

2024-2044 Comprehensive Plan Amendment and
Implementing Zoning Regulations

Findings of Fact and Conclusions of Law

A. GENERAL INFORMATION

File Number(s): 24-0002

Project Summary: 2024-20440 Comprehensive Plan Amendment, Zoning Map
Amendments and Implementing Zoning Regulations

Applicant: City of Stanwood

Location: Applies Throughout the City of Stanwood Jurisdictional Limits

Staff Contact: Patricia Love, Community Development Director

B. BACKGROUND AND DESCRIPTION OF PROPOSAL

The Growth Management Act (GMA) requires each city and county to review and update their Comprehensive Plans at least once every ten 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 by December 31, 2024. In addition, state laws require that the supporting development regulations be consistent with the Comprehensive Plan.

In accordance with the GMA, the City initiated the Comprehensive Plan update process in 2022 using a three phased approach: 1) public outreach, 2) technical analysis, and 3) adoption process. This work was accomplished with the help of an Advisory Committee, the Planning Commission, and the Council Community Development Committee.

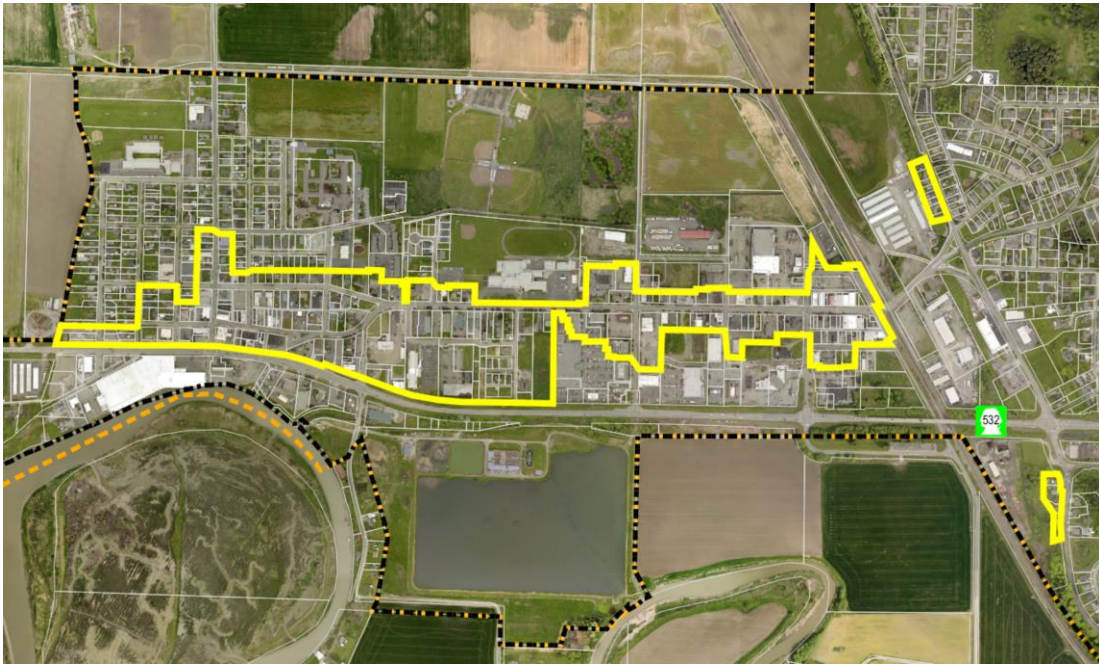
The 2024-2044 Comprehensive Plan Amendment includes the following text, future land use map (FLUM) and zoning map amendments.

1. Comp Plan
Amendments

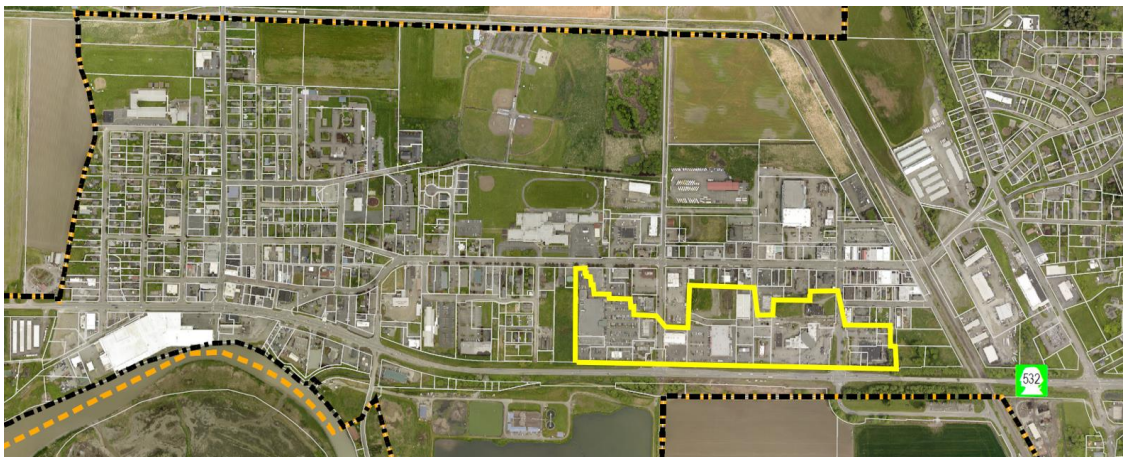
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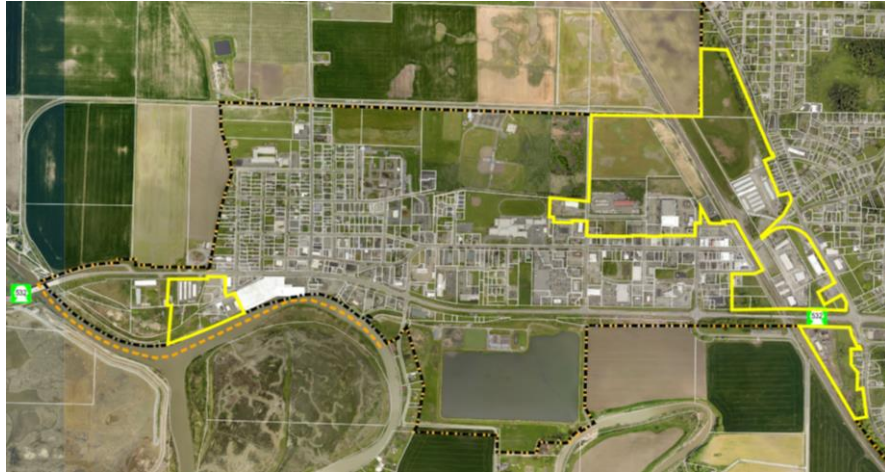
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| 2. Mixed Used
Rezone | Comprehensive Plan Map Amendment with a concurrent rezone to replace the existing Main Street Business I and Main Street Business II zones with a Downtown Mixed Use zoning designation. Additionally, residentially zoned parcels on the west side of Pioneer Highway will be rezoned to Downtown Mixed Use. In total, approximately 63.77 acres are proposed for rezone to Downtown Mixed Use. |
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| 3. Downtown
General
Commercial
Rezone | Comprehensive Plan Map Amendment with a concurrent rezone to rezone approximately 22.56 acres from Main Street Business II to General Commercial (GC). |
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4. Planned Industrial Rezone Comprehensive Plan Amendment with a concurrent rezone to replace the existing Light Industrial (LI) zone with a Planned Industrial zoning designation. Additionally, approximately 72.85 acres of General Industrial zoned lands will be rezoned to Planned Industrial.



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5. SR 5.0 to MR Rezone Comprehensive Plan Amendment with a concurrent rezone to rezone approximately 14.68 acres consisting of Parcel 32042900205400 from Single-family Residential 5.0 to Multifamily Residential.



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6. TN to SR 9.6 Comprehensive Plan Amendment with a concurrent rezone to rezone approximately 3.99 acres from Traditional Neighborhood to Single-Family Residential 9.6.



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7. Public Facility Comprehensive Plan Amendment with a concurrent rezone to rezone approximately 166.55 acres from various zoning designations to a new Public Facilities (PF) zone.

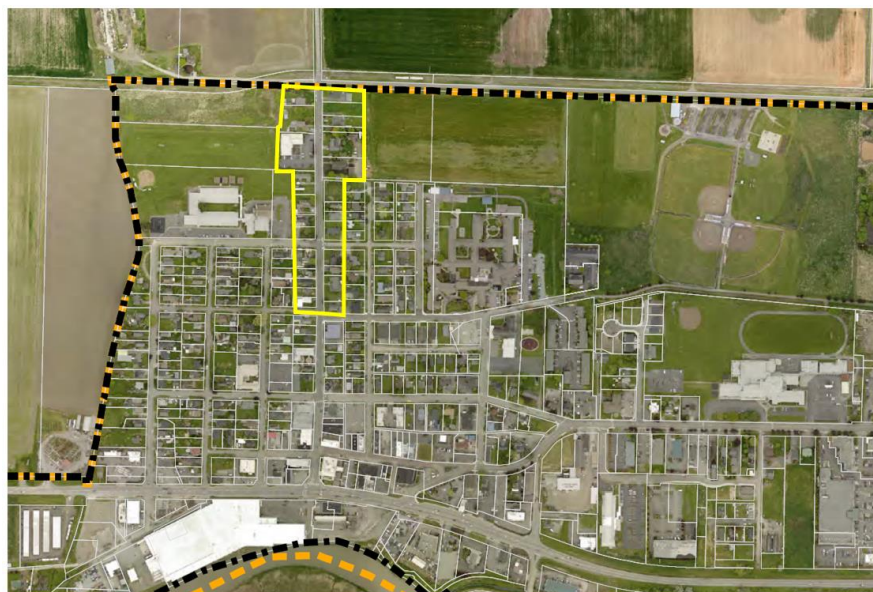


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8. SR 5.0 to GI Rezone Comprehensive Plan Amendment with a concurrent rezone to rezone approximately 16.8 acres from Single-Family Residential 5.0 to General Industrial.

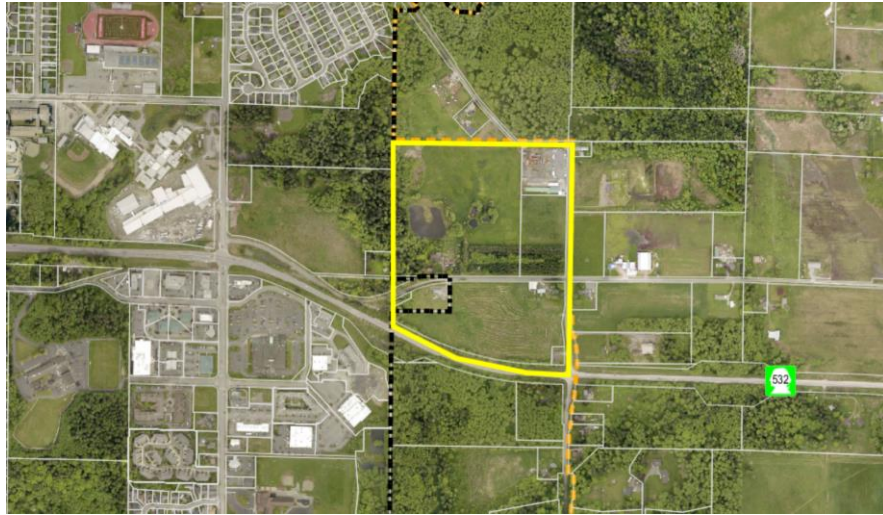


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9. North 102nd Avenue NW Rezones Comprehensive Plan Amendment with a concurrent rezone to rezone approximately 6.47 acres from MainStreet Business 1 to Single-Family Residential 5.0; and

Comprehensive Plan Amendment with a concurrent rezone to rezone 1.01 acres from MainStreet Business 1 to Neighborhood Business (NB).



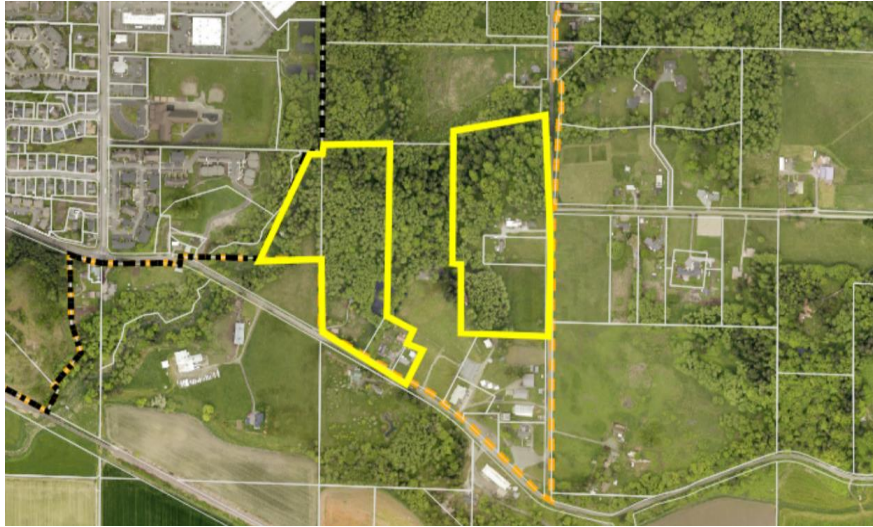
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10. Urban Growth Area Pre-Zoning Designation East UGA Traditional Neighborhood Pre-Zoning: Comprehensive Plan Amendment with a concurrent rezone to rezone approximately 47.13 acres from Light Industrial with a Master Plan Overlay (MPO) to Traditional Neighborhood.



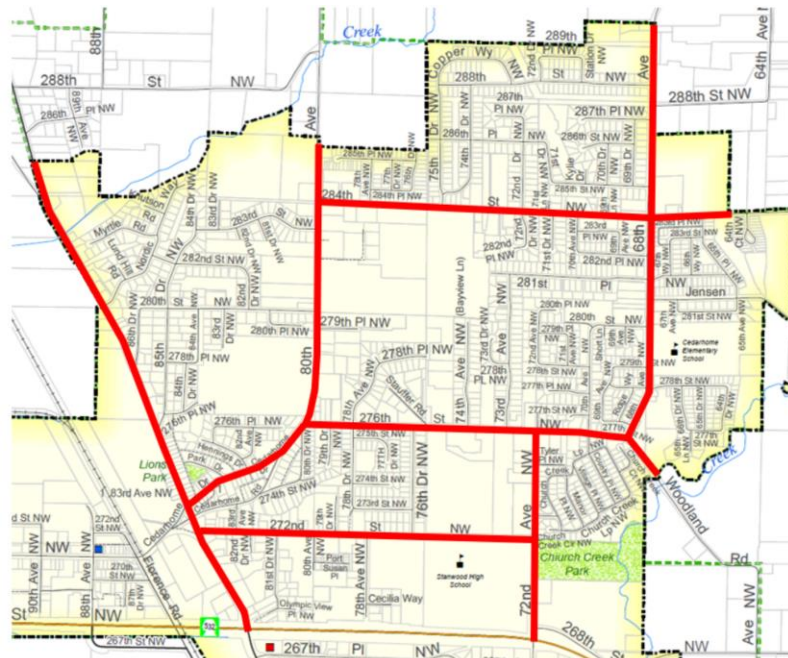
East UGA General Industrial Rezone:
Comprehensive Plan Amendment with a concurrent rezone to rezone approximately 21.36 acres from Light Industrial to General Industrial.



East UGA Single-Family Residential 5.0 Rezone:
Comprehensive Plan Amendment with a concurrent rezone to
rezone approximately 32.05 acres from Light Industrial to Single-
Family Residential 5.0.



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| <p>11. Small Scale Commercial in Uptown Area – Code Amendment</p> | <p>Municipal Code Amendment to allow compatible small-scale commercial uses for zones in the Uptown Area along 80th Ave; 68th Ave; 284th St; 276th St; 272nd St; 72nd Ave; and Pioneer Highway.</p> |
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| 12. Requiring commercial uses in TN zones near SR 532 | Municipal Code Amendments implementing a requirement for commercial uses in Traditional Neighborhood zones adjacent to SR 532. |
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C. COMPREHENSIVE PLAN AMENDMENTS SUMMARY

The City of Stanwood's current Comprehensive Plan was adopted in June of 2015 with various updates and amendments in the subsequent years. With the 2024 Comprehensive Plan Update, the Plan is being reorganized to be more concise, user friendly and comply with the requirements of the Growth Management Act and the Puget Sound Regional Council Policy Vision 2050. There are two primary objectives of the Comprehensive Plan update:

1. Examine the challenges faced by the community and provide strategies for overcoming those challenges and
2. Identify opportunities for community growth as mandated by GMA and outlined in the Puget Sound Regional Vision 2050 Plan while preserving the City's small-town vision and quality of life.

The intent is to ensure that growth occurs in a way that considers quality of life, placemaking, and other community character goals. This update is not about adopting a new vision for the community, but instead builds upon decades of planning activities to update and refine the vision for the community. As a result of this approach, the

updated plan employs a dramatically different look than previous plans and the resulting document is entirely new in its organization and format.

The Comprehensive Plan needed to be centered around a clear and succinct vision reflective of Stanwood values. For the Comprehensive Plan, there needs to be a clear vision on which the rest of the Plan is built upon. The plan identifies seven core values: Sense of Community, Livability, Mobility, Growth, Economic Development, Environment, and Parks.

The number of policies had to be reduced. To make the document more readable than previous Comprehensive Plans the number of policies needed to be reduced to eliminate duplications, redundancies, and policies that had already been implemented.

The Comprehensive Plan needed to be reader friendly. The community will only take ownership of and embrace the Comprehensive Plan if they can read and understand it. For this to happen, the updated plan needed to be more attractive and readable than previous versions: reading the text had to be enjoyable and comprehensible to the typical resident. The highly technical voice of previous Comprehensive Plans had to be replaced with a story-telling voice and informative graphics that engaged the reader.

Plan for population and employment growth targets while maintaining the City's "small, rural town" character.

Harmonizing the City's growth targets with the City's core values of Livability and Managing Growth resulted in creating a new Planned Industrial zone and providing options for increased housing in the downtown.

- ***Employment Targets:*** The city's existing land use zoning fell short of the employment growth targets. To meet the City's employment growth targets, a new Planned Industrial zone is proposed which increases the City's capacity and closes the job shortfall.
- ***Population Targets:*** The city's existing land use zoning has sufficient capacity to meet the 2044 population growth targets. However, housing is needed in the downtown area to support a vibrant business community: housing behind "Mainstreet" creates a population base to support local businesses and restaurants.

Provide a variety of housing types. Creates opportunities for variety of housing types such as accessory dwelling units, duplexes, townhouses, mixed-use developments and cottages, thereby providing housing choices for people of all income levels.

The transportation element needed to provide more emphasis on pedestrians, bicyclists and transit.

To reflect current conditions, the Transportation Element's focus had to change from being almost exclusively about managing vehicular traffic to putting equal emphasis on meeting pedestrian, bicycle, and transit needs.

Updated the capital facilities element to be consistent with current city priorities.

Update the City's 6-year and 20-year project lists with cost estimates and funding sources. Clearly denoted that the Capital Improvement Plan project lists are updated annually with the City's budget process while requiring that the actual Capital Facilities Element is reviewed and updated with the Comprehensive Plan periodic update cycle per the Growth Management Act.

**D. COMPREHENSIVE PLAN AMENDMENT CRITERIA (SMC 17.157.080)
ZONING MAP MODIFICATION CRITERIA (SMC 17.155.0909(1))**

The city may approve, or approve with modifications or conditions, an application for a Comprehensive Plan amendment or Zoning Map Modification if:

(a) The amendment / zoning reclassification bears a substantial relation to the public health, safety, or welfare;

The State of Washington adopted the Growth Management Act in 1990 to manage growth under a consistent set of statewide goals and policies. The Act originally contained 13 goals that provided guidance to local governments on how to manage: population growth, housing, transportation systems, utilities, and other public infrastructure. The City of Stanwood adopted its first GMA compliant Comprehensive Plan on June 1, 1996. Subsequent amendments to the Plan have been adopted through the years as deemed warranted due to changing circumstances or as required by state mandates.

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. The Plan is consistent with the following state and regional planning policies:

Policy	Objective	Compliance Statement
Growth Management Act	Manage the State's urban and rural growth by adopting land use goals, policies, and development regulations consistent with City priorities around: land use, transportation, housing, capital facilities, utilities, economic development, parks and recreation, conservation, and climate change.	The Plan includes all of the required elements and directives of the GMA. The Plan accommodates the City's fair share of population, housing, and employment growth as mandated by the State of Washington.
Puget Sound Regional Council Vision 2050	Vision 2050's growth strategy: locates the majority of jobs and housing near regional growth centers and high-capacity transit	The Plan encourages a mix of housing types, emphasizes the use of multimodal transportation

Policy	Objective	Compliance Statement
	lines, advocates for increased housing choices, promotes reduction in greenhouse gas emissions, and restoration of Puget Sound.	options, and promotes protection of critical areas to mitigate any negative effects from urban development.
Snohomish County Planning Policies	Policies that provide the framework for Snohomish County Cities to adopt their Comprehensive Plans in a manner that promotes sustainable growth and protecting natural resources.	The Plan provides for urban densities, a variety of housing types, equity in planning, interconnected system of streets and regional networks, parks, utilities, and financing policies to fund needed infrastructure.

Compliance with the Growth Management Act ensures that the City plans for growth in a sustainable manner that benefits the Stanwood community, Snohomish County, and the State of Washington. Compliance also means that the City continues to receive state funding and grants which support city operations and capital projects.

- (b) The amendment / zoning reclassification is warranted because of changed circumstances or because of a need for additional property in the proposed Comprehensive Plan or zoning designation or because the proposed amendment is appropriate for reasonable development of the subject property.**

The City's Comprehensive Plan plans for future growth out to 2044 as required by the GMA. In addition, the Puget Sound Regional Council's growth strategies call for an additional 9% growth by the year 2050 in the cities and towns category that applies to Stanwood. However, Stanwood is only required to plan for 1.27% of Snohomish County's cities and towns growth projection.

At a Planning Café held in 2019 the public was asked: "where would you put future growth in Stanwood". In response the community located new housing and population growth in mixed-use developments in the City's existing commercial zones. This sentiment was confirmed during the 2021/2022 public outreach events held to gather public feedback on policy issues. This draft Plan addresses the growth targets as follows:

Population Growth Target:

The 2015-2035 Comprehensive Plan established a moderate growth scenario that expected the city to reach a population of 10,116 by 2035. The City's 2044 growth target associated with this Comprehensive Plan update is 10,963 which equates to 847 more people than the previous comprehensive plan growth targets. The 2021 Buildable Lands inventory for Stanwood showed that the existing land use zoning provides sufficient capacity to accommodate a population of 11,732 people, exceeding the required population growth target and as such the City has sufficient land capacity to meet the State's mandated growth target.

Housing Growth Target:

The Growth Management Act (GMA) added a new housing target to the 2024 Plan update that requires cities to 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". To meet the City's future housing targets, this Plan includes policies that encourage a combination of residential and mixed-use housing types in residential and commercial zones without changing the underlying density.

2044 Housing Growth Targets by Income Band

2044 Housing Growth Targets by Income Band		
Income Band	AMI Range	2044 Growth Target
Extremely Low - Non PSH	30% or less	370
Extremely Low - PSH	30% or less	167
Very Low	30% to 50%	632
Low	50% to 80%	787
Moderate	80% to 100%	722
High	100% to 120%	628
Very High	120% or more	1,302
Cumulative Housing Need		4,608

Utilizing the Department of Commerce's guidelines, the growth targets were then categorized by income range and the associated housing type that persons are most likely able to afford.

2044 Housing Growth Targets by Housing Type			
Income Band	AMI Range	Housing Type Serving Range	2044 Growth Target
Extremely Low	30% or less	Non-permanent supportive housing, permanent supportive housing, apartments, and condominiums,	1,956,
Very Low	30% to 50%		
Low	50% to 80%		
Moderate	80% to 100%	Duplexes, triplexes, fourplexes, townhomes, and cottage housing	1,350
High	100% to 120%		
Very High	120% or more	Detached Single-Family Residences	1,302
Cumulative Housing Need			4,608

Subtracting the existing housing supply, generated from the 2021 Buildable Lands Report, from the target results in the number of needed housing units by type.

Additional Housing Units Needed between 2020 and 2044				
Income Band	Extremely Low, Very Low, and Low	Moderate and High	Very High	Cumulative Housing Needs
Types of Housing that Serve Income Band	Non-permanent supportive housing, permanent supportive housing, apartments, and condominiums	Duplexes, triplexes, fourplexes, townhomes, and cottage housing	Detached Single-Family Residences	All housing units
Existing 2020 Housing Inventory	1,336	1,113	529	2,978
Projected 2044 Housing Target	- 1,956	- 1,350	- 1,302	4,608
Additional Units Needed	= 620 units	= 237 units	= 773 units	Total Units = 1,630

Assigning the unit types to the appropriate zoning designation shows the type and number of units needed per zone to be compliant with the GMA housing growth target.

2044 Housing Growth Targets by Zoning Designation			
Housing Type Serving Income Bands	Additional Unit Needed by 2044	Density Category	Associated Land Use Zoning Designation
Non-permanent supportive housing, permanent supportive housing, apartments, and condominiums,	620	Low Rise Multi Family	General Commercial Mixed Use Multi-Family Residential
Duplexes, triplexes, fourplexes, townhomes, and cottage housing	237	Moderate Density	Traditional Neighborhood Single Family Residential (5,000 SF) Single Family Residential (7,000 SF)
Detached Single-Family Residences	773	Low Density	Single Family Residential (9,600 SF) Single Family Residential (12,400 SF)
Total Units = 1,620			

This table represents the calculated existing net residential capacity from the Buildable Lands Report for each of the matching zoning categories.

2020 Residential Land Capacity			
Land Use Zoning Designation	Net Residential Capacity (Units)	Density Category	Overall Residential Capacity (Units)
General Commercial	324	Low Rise Multi Family	758
Mixed Use	142		
Multi-Family Residential	292		
Traditional Neighborhood	660	Moderate Density	798
Single Family Residential (5,000 SF)	57		
Single Family Residential (7,000 SF)	81		
Single Family Residential (9,600 SF)	400	Low Density	409
Single Family Residential (12,400 SF)	9		

Total Unit Capacity = 1965

The final step in the housing analysis is to subtract the housing targets from the land use capacity. If there is sufficient capacity to cover the housing target, then the City has met its requirement to plan for housing for all income levels.

2044 Housing Growth Targets Land Capacity					
Density Category	Overall Residential Capacity (Units)	Housing Type Serving Income Bands	Additional Units in Pipeline (2020 to 2024)	Additional Units Needed by 2044	Capacity?
Low Rise Multi Family	758	Non-permanent supportive housing, permanent supportive housing, apartments, and condominiums,	+ ~514 = 1,272	- 620	Yes, capacity surplus of 652 units
Moderate Density	798	Duplexes, triplexes, fourplexes, townhomes, and cottage housing	+ ~188 = 986	- 237	Yes, capacity surplus of 749 units
Low Density	409	Detached-Single Family Residences	+ ~470 = 879	- 773	Yes, capacity surplus of 106 units

↑ ↑ ↑
 Total Unit Capacity = 2020 Undeveloped Lands Plus Projects In Pipeline Subtract Needed Units From Unit Capacity Calculation

City has Capacity to Meeting Housing Targets by Income Bands

The housing analysis shows that the City meets its growth targets without any need to make major changes to the existing residential zoning districts. The implementing zoning regulations will need to be amended to allow the different types of units by zoning district as shown in the chart below.

Stanwood Zoning	Zone Category	Typical Housing Types Allowed
SR 12.4	Low Density	Detached Single Family Homes
SR 9.6, SR 7.0, SR 5.0	Moderate Density	Detached Single Family Homes, Cottages, Townhomes, Duplex, Triplex, Fourplex
MR, TN	Mid-Rise	Detached Single Family Homes, Townhomes, Duplex, Triplex, Fourplex, Apartments, Permanent Supportive Housing (PSH)
N/A in Stanwood	High-Rise/Tower	Apartments and Condominiums
Accessory Dwelling Units (ADU's) in all zones		

These proposed amendments and rezones are consistent with the vision, mission and core values of the Comprehensive Plan. These amendments also fulfill the state mandate to evaluate “reasonable measures” to encourage in-fill development and strategies to meet projected population targets.

Employment Growth Target:

Stanwood's 2015 Comprehensive Plan's land use designations fell short of providing the employment targets assigned to the City by 251 jobs. Employment capacity is measured by the underlying land use designation, the amount of vacant land in that zoning category and the aggregate number of jobs anticipated by the land use category as identified in the 2021 Buildable Lands Report.

$$\begin{aligned} \text{Employment Capacity} = & \text{Acres of Land per Zoning Classification} \\ & \times \\ & \text{Jobs per Acre for that Classification} \end{aligned}$$

To make up the difference and create employment additional capacity, the Light Industrial zone was changed to the Planned Industrial zone and the General Commercial zone was expanded along SR 532 to match the existing uses. These two changes create additional opportunities for more business types which in turn is expected to produce more jobs.

Comparison of Employment Capacity
2015 Comprehensive Plan versus 2044 Employment Target

	Job Capacity
2015 Comp Plan Employment Capacity	4,822
2044 Employment Target	5073
Difference:	-251

2024-2044 Comprehensive Plan
Employment Capacity By Zoning Category

Employment Zones	Job Capacity
Existing Employment	4,072
Traditional Neighborhood – Commercial (Built Out)	0
Downtown Mixed-Use	565
Neighborhood Business	66
General Commercial	901
General Industrial (Nearly Built Out)	3
New Planned Industrial	1,510
Total Existing Employment & Unused Capacity:	7,117
2044 Growth Target:	5,073
Difference:	2,044

The minor zoning changes resulted in increased employment opportunities and an excess of employment capacity thereby exceed the City's employment targets for the 2024 Comprehensive Plan update cycle.

(c) The subject property is suitable for development in conformance with standards under the proposed Comprehensive Plan designation and with zoning standards under the proposed zoning classification.

Stanwood serves as the town center of a diverse rural, suburban and urban population of nearly 40,000 people spread across two counties in what is generally identified as “Greater Stanwood Camano” area. Stanwood’s 2023 jurisdictional population totaled 8,585 and encompassed nearly 3 square miles of land area. Stanwood provides water, sewer, drainage, and standard City Hall services. Fire service is provided by the North County Regional Fire Authority and police services are contracted through Snohomish County. Many residents outside the City come into Stanwood for business, community events, and park and recreation services. Stanwood strives to retain its small-town character and sense of community. It embraces the values of rural life while still providing urban level of services to the community.

In accordance with the Growth Management Act, the City of Stanwood is an urban city in Snohomish County and must comply with population, housing, and employment targets as established by the state, county, and regional agencies. However, the City maintains the authority to determine how best to accommodate these targets.

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 existing “word heavy” document into a readable Plan with graphics, pictures, and tables that help tell Stanwood’s story.

The proposed rezones included in the 2024-2044 Comprehensive Plan were initiated by the City to:

- Downtown MBI, MBII, General Commercial, and 102nd Avenue rezones were proposed to provide clarity on the types of uses allowed within the zones, to match the existing on-site uses, and to promote the economic vitality of the downtown corridor.
- Public use rezone sites are existing developed sites (Schools, Fire Station, and Cemetery) and the rezones are intended to match the existing use to the associated zoning designation.
- The Planned Industrial rezones will maintain all the existing uses of the Light Industrial zoning and add some commercial and retail uses to increase employment opportunities.
- PUD rezone changes the use from residential to industrial to match the existing use.
- The residential rezone transfers density from the TN zone on 284th to the proposed multifamily site on Pioneer Highway resulting in a slight increase in overall units. Gross density on the Pioneer Highway site is a maximum of 20

units per acre, but is constrained by critical areas, building height limits, drainage, and parking.

- Changes to the Urban Growth Area sets pre-zoning for future annexations into the City. 64th Avenue is the gateway entrance to Stanwood, changing the zoning and uses from Light Industrial to Traditional Neighborhood allows for the creation of mixed-use neighborhoods at the City's entrance versus industrial developments. Pre-zoning in the UGA along Pioneer Highway also changes from Light Industrial to match the existing uses. The fairgrounds will remain industrial, and the other lots will be pre-zoned residential. If during an annexation the owners and applicant wish a different zoning, changes can be addressed with the actual annexation agreement.

Future uses of the rezone sites are anticipated to be general commercial, industrial, retail, restaurant, residential, or public uses; all of which are consistent with the Comprehensive Plan's vision of providing housing and urban services to city residents.

(d) The amendment and rezones will not be materially detrimental to uses or property in the immediate vicinity of the subject property;

The proposed downtown mixed use and general commercial rezone is located in downtown commercial area with uses that range from mixed-use residential buildings, grocery store, restaurants, boutique retail, offices, professional services, medical, and other service uses. These uses will continue to be allowed at similar densities and development requirements.

The conversion of the Light Industrial District to Planned Industrial allows for an increase of uses to meet the City's employment targets.

The Pre-zoning in the Urban Growth Area establishes a gateway entrance into Stanwood and adds housing without affecting local roads.

The residential rezone transfers density from the TN zone to the Pioneer Highway site removes multifamily development from a mostly detached single family residential neighborhood to Pioneer Highway which is a major arterial roadway.

The other proposed rezones acknowledge the current use of the properties.

The cumulative effect of the proposed rezones supports the city's housing and population targets without negatively impacting the surrounding neighborhoods. Subsequent development of the rezone sites will be subject to the City's development regulations, concurrency standards and traffic impact mitigation fees. Site specific road / traffic improvements will be evaluated at the time of actual development.

The transportation plan analysis for the 2024 – 2044 Comprehensive Plan shows that the projected Plan changes maintains the City's traffic Level of Service within adopted standards. The comprehensive plan amendments and rezones are consistent with existing uses and surrounding uses and would therefore not be detrimental to adjacent properties.

(e) The proposed Comprehensive Plan amendment / zoning reclassification has merit and value for the community as a whole; and

The proposal is consistent with the City's land use policies and adds housing units and jobs consistent with the City's 2023 growth target and the Puget Sound Regional Council population, housing and employment growth targets for the cities and towns category. The rezones also allow the properties to be developed similarly to surrounding properties. Adding housing in commercial areas encourages walkability with less dependence on the automobile for small, everyday errands. It also reduces impacts on existing family residential neighborhoods that could result from major land use changes if the City cannot meet its projected population and housing targets.

(f) The proposed amendment is consistent with the goals and policies of the Comprehensive Plan.

The 2024 – 2044 Comprehensive Plan was designed around four major planning strategies: Growth Management Act, Puget Sound Regional Council Vision 2050, Snohomish County Countywide Planning Policies, and the desires of the Stanwood community.

- GMA: Contains 14 statewide planning goals intended to guide the development and adoption of Comprehensive Plans: manage urban growth, reduce sprawl, transportation, housing, economic development, property rights, permitting, natural resource planning, open space and recreation, environmental protection, public participation, public facilities and services, historic preservation, and shoreline protection.
- PSRC: to provide exceptional quality of life, opportunity for all, connected communities, a spectacular natural environment, and an innovative, thriving economy.
- Countywide Planning Policies: ensure consistency between County and City Comprehensive Plans, support implementation of regional growth strategies, to promote compact urban development, and continue cooperative planning.
- Stanwood Vision: Promote historic downtown Stanwood as the commercial and cultural heart of the Greater Stanwood/Camano region while strategically planning for future growth and economic development opportunities of the entire City.

The 2024-2044 Comprehensive Plan provides sufficient land capacity of the City's population, employment, and housing needs. The transportation plan element is consistent with the land use element, identified future capital facilities needs to address growth, adopts level of service standards for public facilities and services, and provides for missing middle housing.

(g) The reclassification complies with all other applicable criteria and standards of the Stanwood Municipal Code.

To fully implement the proposed Comprehensive Plan amendments and rezones, a few amendments are needed to the Stanwood Municipal Code to ensure consistency between the Plan and implementing zoning regulations as required by the Growth Management Act. Two new zoning categories are proposed to implement the comprehensive plan land use designations consistent with the requirements of the Growth Management Act: Downtown Mixed Use and the Planned Industrial zones. Other amendments include changes to the permitted use matrix and bulk standards regulations to ensure that future projects are developed according to the Comprehensive Plan's vision, mission, and core value statements.

E. CODE AMENDMENT CRITERIA (SMC 17.155.090(2))

The city may approve or approve with modifications the text of the zoning code if:

(a) The purpose and desired effect of the proposed Comprehensive Plan Amendment and zoning reclassification are consistent with the Stanwood Municipal Code;

The 2024-20244 Comprehensive Plan revisions provide necessary direction to guide development that implements the Growth Management Act and provides for adequate investment in public facilities and services to promote the future growth of the City. The Plan refines the 2015 Comprehensive Plan and implements the adopted Vision Statement providing for population growth, housing for all income levels and employment growth targets. The associated zoning code amendment provides consistency between the Comprehensive Plan and the Municipal Code.

1. Integration of the MBI and MBII zoning districts into a new Downtown Mixed-Use District. The purpose of creating this new zoning category is to combine the two Main Street Business districts into a single mixed-use district to eliminate confusion, promote commercial use next to major streets and allow residential in-fill above and behind commercial businesses. This new zoning district provides additional opportunities to convert some of the vacant land or storefronts into mixed use buildings consistent with City policies for the district while helping to meet the City's Growth Management population and housing targets without negatively impacting existing single family residential zones.

The permitted use matrix and development standards were updated to create this new zone.

2. Conversion of the Light Industrial Zone to the new Planned Industrial Zone. The purpose of creating this new zoning category is to convert the existing Light Industrial Zone into a new Planned Industrial Zone. This conversion maintains the uses in the Light Industrial zone but adds additional uses such as offices and retail businesses to support the industrial uses. This new zoning district provides additional job growth opportunities needed to meet the City's Growth Management Act mandated employment targets. The permitted use matrix and development standards were updated to create this new zone.
3. Adoption of new Public Facilities Zoning Regulations. Creation of a new Parks and Open Space (POS) land use and zoning designation requires the adoption of associated permitted uses and development standards. Currently all of our public parks are managed under various zoning districts – ranging from Single Family Residential to General Industrial. The City has received state funding for most of these parks from the Recreation and Conservation Office and have also purchased properties with Snohomish County Conservation Easement Funds which require these properties to be held in public ownership in perpetuity. By creating a new POS zoning category, the public and future law makers can easily see where the City's parks and open space areas are located in the city as well as the uses allowed in park properties and facilities.
4. Amendments to allow small scale commercial or retail uses along major streets. Throughout the Comprehensive Plan process the City heard that Stanwood's zoning does not allow small scale commercial uses in neighborhoods where it is needed. In 2012 the Comprehensive Plan included a new zone, Traditional Neighborhood, which allowed for small neighborhood businesses to be integrated into the design of subdivisions. To date, no developer has integrated any commercial uses into residential subdivisions. Instead of forcing commercial uses onto specific parcels, this code amendment would allow individuals to open small scale neighborhood businesses such as day care centers or live-work units along arterial roadways if there is sufficient property to accommodate the use, setbacks, parking, and other site requirements.
5. TN – Commercial Amendment. Amendment to the Traditional Neighborhood zoning designation requiring that commercial development be integrated into all TN projects located adjacent to SR 532. The purpose of the TN zoning was to have a fully integrated, walkable neighborhood consisting of residential and small commercial businesses. The majority of the TN property has only been developed with residential uses. This amendment ensures that the TN properties located adjacent to SR 532 develops as mix-used projects.

6. Minor Code “Scrub” Amendments. Minor changes are being proposed to the Municipal Code to ensure consistency with these new zones and amendments.

(b) There is a positive relationship to the public health, safety and welfare of the community; and

The proposed amendments provide clear guidance and standards for future development in accordance with the City’s 20-year planning horizon and ensures that the associated zoning districts provide clear standards and regulations to achieve overall vision of the 2024-2044 Comprehensive Plan amendments.

(c) The proposed amendment is consistent with the Stanwood Comprehensive Plan.

Stanwood’s Comprehensive Plan envisions a strong community that provides urban services while preserving its rural community heritage. The Plan envisions a community with diverse commercial districts and a variety of housing types ranging from detached single family residential homes to mixed use commercial developments. The Comprehensive Plan’s policies support the proposed Comprehensive Plan Amendments, rezones, and associated implementing code amends.

LUG – 4: Future land use designations shall ensure the optimum use of the land for present and future generations while preserving and maintaining the quality of the natural environment.

LUP 4.1: Plan for a balanced mix of land uses based on land availability, capacity to provide public services, and limiting environmental impacts of development.

LUP 4.4: Ensure Stanwood is able to accommodate growth targets by establishing zoning regulations that attract quality development from the housing and commercial markets.

LUP 4.5: Ensure that the land supply necessary for the 20-year employment, housing, and population projects is available.

F. FINDINGS OF FACT

1. Under the Growth Management Act (Chapter 36.70A RCW), the Growth Management Act requires cities to review and update their Comprehensive Plans at least once every 10 years.
2. As one of the cities in Snohomish County, the City is required under RCW 36.70A.130(5)(a) to review and, if needed, revise its Plan and development

regulations to ensure the Plan and regulations comply with the GMA, Ch. 36.70A RCW.

3. The annual Comprehensive Plan update process affords the opportunity to refine the Comprehensive Plan based on changing conditions and community needs.
4. The City has updated the Plan to ensure alignment with population, housing, and employment allocations and consistency with the GMA.
5. The public review process for the 2024-2044 Comprehensive Plan included 64 public meetings, 17 community events with over 300 people in attendance, 4 community surveys, 2 joint Planning Commission and City Council meetings, and 12 one-on-one interviews with community and agency organizations.
6. A Notice of Application was issued for the proposed amendments with a 30-day comment period ran from April 9, 2024 through May 9, 2024. All property owners within 300 feet of the rezones were noticed of the proposed rezone requests.
7. Pursuant to RCW 36.70A. 106, on April 29, 2024 the City notified the State of Washington of its intent to adopt amendments to its Comprehensive Plan and development regulations.
8. The City of Stanwood SEPA Responsible Official reviewed the amendments and issued a Determination of Non-significance (DNS) on May 21, 2024.
9. In taking the actions set forth in this ordinance, the City has complied with the requirements of the State Environmental Policy Act, Chapter. 43.21C RCW.
10. Stanwood's 2024-2044 Comprehensive Plan is consistent with the Growth Management Act, Puget Sound Regional Council Vision 2050, and Snohomish County Planning Policies:
 - The Plan provides sufficient land use capacity to meet its population, housing, and employment targets.
 - The Plan promotes walkability and pedestrian connectivity.
 - The Plan provides for a variety of housing types to meet all income levels.
 - The Transportation and Capital Facilities Elements are consistent with the Land Use Element.
 - Critical areas and shorelines are preserved or mitigated through the adoption of protective regulations.
 - There is sufficient utility capacity to meet the city's 20-year planning horizon.
11. The Planning Commission considered the amendments at a public hearing held on May 13 and June 10, 2024.

12. Staff prepared a report summarizing the proposed amendments. This report is part of the public record and was presented to the Planning Commission at the public hearing on May 13, and June 10, 2024 for their consideration.
13. During the Planning Commission's public hearing they considered all relevant matters, and heard all parties in support or opposition, and subsequently forwarded a recommendation to the City Council.
14. The code amendments are necessary to implement the Comprehensive Plan land use designations. The Growth Management Act requires consistency between the Comprehensive Plan and development regulations. The amendments to the permitted use matrix, bulk standards, and other regulations provide additional standards to ensure that future projects are developed according to the Comprehensive Plan's vision, mission and core value statements.
15. Cumulatively, the proposed rezones and code amendments support the city's needed housing, employment, and population targets without negatively impacting the surrounding neighborhoods.
16. The City Council Community Development Committee reviewed the proposed amendments set forth in this Ordinance at their April 4 and May 2, 2024 meetings where they supported the proposed amendments.

G. CONCLUSIONS OF LAW

1. The City of Stanwood has authority under RCW Title 35A, to adopt plans and regulations related to development and operations within the City of Stanwood.
2. Stanwood Municipal Code requires that the Planning Commission review and make recommendations to the Stanwood City Council regarding Comprehensive Plan Amendments and code amendments to Title 17, Zoning.
3. Planning Commission held briefings to discuss the proposed amendments throughout 2022 and 2023 as the Comprehensive Plan was being developed.
4. On April 30 and May 21, 2024 the public hearing notice was printed in the Stanwood Camano News as required by law that a public hearing was to be held by the Planning Commission and all persons wishing to provide public input concerning the proposed amendments set forth in this Ordinance were heard.
5. SEPA review was conducted on the proposal and a Determination of Nonsignificance (DNS) was issued on May 21, 2024 under WAC 197-11-340(2). No appeals of the SEPA determination were filed.

6. The proposed land use designations and rezones are consistent with the Comprehensive Plan growth and development strategies and therefore meets the criteria that the amendments bear a substantial relation to the public health, safety, or welfare.
7. The proposed amendments will not be detrimental to adjacent properties.
8. The proposed amendments provide clear guidance and standards for future development which is intended to provide the public and future developers with clear expectations on city requirements and development standards.
9. After considering staff comments and public testimony, the Stanwood Planning Commission determined the draft amendments are consistent with the Comprehensive Plan and should be adopted.

H. STAFF RECOMMENDATION

Move that the Planning Commission **ADOPT** the Findings of Fact and Conclusions of Law contained herein and **AUTHORIZE** the Planning Commission Chair to sign the Findings on behalf of the Commission and recommend that the Stanwood City Council **APPROVE** the proposed 2024-2044 Comprehensive Plan Amendment, Zoning Map Amendments and implementing amendments to Chapter 17 of the Stanwood Municipal Code.

Dated this 10th of June, 2024.

Patrick Hosterman, Planning Commission Chair
City of Stanwood

CITY OF STANWOOD

WASHINGTON

ORDINANCE NO. 15XX

AN ORDINANCE OF THE CITY OF STANWOOD, WASHINGTON, AMENDING PORTIONS OF STANWOOD MUNICIPAL CODE TITLE 17 ENTITLED ZONING AND RELATING TO IMPLEMENTING THE 2024-2044 COMPREHENSIVE PLAN INCLUDING AMENDMENTS TO CHAPTER 17.10, ESTABLISHMENT OF ZONING DISTRICTS; CHAPTER 17.30, PERMITTED LAND USES; CHAPTER 17.47, TN (TRADITIONAL NEIGHBORHOOD) ZONING DISTRICT; CHAPTER 17.50, ADDITIONAL STANDARDS FOR LI AND GI ZONING DISTRICTS; CHAPTER 17.60, ZONING STANDARDS TABLE; CHAPTER 17.65, ADDITIONAL STANDARDS FOR MB II ZONING DISTRICT; CHAPTER 17.71, ADULT ENTERTAINMENT OVERLAY; CHAPTER 17.73, HISTORIC DOWNTOWN OVERLAY; CHAPTER 17.77, TRANSIT OVERLAY; CHAPTER 17.78, MINERAL RESOURCE LANDS SPECIAL DISTRICT; CHAPTER 17.79, MIXED-USE OVERLAY; CHAPTER 17.105, OFF STREET PARKING REQUIREMENTS IN THE MB ZONING DISTRICTS; OTHER MINOR EDITS TO CORRECT REFERENCES AND ABBREVIATIONS; AND ESTABLISHING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, pursuant to Ordinance 956, on June 1, 1996 the City adopted its first Growth Management Act compliance Comprehensive Plan ("the Plan") pursuant to RCW Chapter 36.70A; and

WHEREAS, the City is required under RCW 36.70A.130(5)(a) to review and, if needed, revise its Plan and development regulations every ten years to ensure the Plan and regulations comply with the GMA, Ch. 36.70A RCW; and

WHEREAS, the Growth Management Act requires all cities within the counties of King, Pierce, Snohomish and Kitsap Counties to update their Comprehensive Plans by December 31, 2024; and

WHEREAS, the 2024 - 2044 Comprehensive Plan Amendment includes updates to the Future Land Use Map (FLUM), city-initiated rezones and implementing zoning amendments to meet GMA population, employment and housing targets, as required by the Growth Management Act; and

WHEREAS, the Growth Management Act requires that Comprehensive Plans and implementing zoning be consistent; and

WHEREAS, the public review process for the 2024-2044 Comprehensive Plan Amendments included a public hearing by the Planning Commission on May 13 and June 10,

2024 to: 1) review the proposed Comprehensive Plan amendments and implementing zoning code amendments, and 2) take public comments and testimony on the proposed amendments; and

WHEREAS, as required by RCW 36.70A.106, the City submitted the proposed City of Stanwood 2024-2044 Comprehensive Plan for the 60-day review to the Washington State Department of Commerce on April 29, and'

WHEREAS, the Department of Commerce's 60-day review period was completed on June 29, 2024; and

WHEREAS, the City issued a SEPA threshold determination of non-significance for the Comprehensive Plan and associated zoning changes on May 21, 2024, and the comment / appeal period ended on June 4, 2024; and

WHEREAS, in taking the actions set forth in this ordinance, the City has complied with the requirements of the State Environmental Policy Act, Chapter. 43.21C RCW; and

WHEREAS, on April 9, 2024 pursuant to city code the City mailed notice of the proposed land use designation and zoning change to properties within 300 feet of the proposal rezones providing for a 30 day comment period; and

WHEREAS, the Planning Commission public hearing held on May 13 and June 10, 2024 was closed after hearing comments from the public. The Planning Commission deliberated and then made their Findings and Recommendations for [approval/approval with conditions/denial] of the proposed amendments to the City Council; and

WHEREAS, all persons desiring to comment on the proposed amendments were given the opportunity to be heard; and

WHEREAS, at the September XX, and October XX, 2024 City Council meeting the City Council further reviewed and considered the Planning Commission recommendations; and

WHEREAS, as required by RCW 36.70A.130(2)(b), the City Council considered all proposed amendments to the Plan and the associated zoning amendments to the Stanwood Municipal Code concurrently so the cumulative effect of the proposed amendments could be ascertained; and

WHEREAS, the City Council hereby finds that the City's Plan and the zoning code amendments adopted herein are consistent with the County-Wide Planning Policies as required by RCW 36.70A.210;and

WHEREAS, the Stanwood City Council hereby finds that the adoption of the proposed amendments to the Stanwood Municipal Code are consistent with the Comprehensive Plan and serves and advances public health, safety and welfare of the greater community;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STANWOOD, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. SMC 17.10, Zoning Districts. Chapter 17.10, Establishment of Zoning Districts, of the Stanwood Municipal Code is hereby amended to read as set forth in Attachment A, by reference as though fully set forth herein.

Section 2. SMC 17.30, Permitted Uses. Chapter 17.30, Permitted Land Uses, of the Stanwood Municipal Code is hereby amended to read as set forth in Attachment B, by reference as though fully set forth herein.

Section 3. SMC 17.47, TN Zoning. Chapter 17.47, TN (Traditional Neighborhood) Zoning District, of the Stanwood Municipal Code is hereby amended to read as set forth in Attachment C, by reference as though fully set forth herein.

Section 4. SMC 17.50, Industrial Zoning Districts. Chapter 17.50, Additional Standards for LI and GI Zoning Districts, of the Stanwood Municipal Code is hereby amended to read as set forth in Attachment D, by reference as though fully set forth herein.

Section 5. SMC 17.60, Zoning Standards. Chapter 17.60, Zoning Standards Tables, of the Stanwood Municipal Code is hereby amended to read as set forth in Attachment E, by reference as though fully set forth herein.

Section 6. SMC 17.65, MBII Zoning Standards. Chapter 17.65, Additional Standards for MBII Zoning District, of the Stanwood Municipal Code is hereby amended to read as set forth in Attachment F, by reference as though fully set forth herein.

Section 7. Overlay Districts. Chapter 17.71, Adult Entertainment Overlay, Chapter 17.73, Historic Downtown Overlay, Chapter 17.74, Master Plan Overlay, Chapter 17.77, Transit Overlay, Chapter 17.78, Mineral Resource Lands Special District, and Chapter 17.79, Mixed-Use Overlay are hereby deleted in their entirety as set forth in Attachment G.

Section 8. SMC 17.105, Parking. Chapter 17.105, Off Street Parking Requirements in the MB Zoning Districts, of the Stanwood Municipal Code is hereby amended to read as set forth in Attachment H, by reference as though fully set forth herein.

Section 9. SMC 17.10, zoning Districts. Minor edits to correct references and abbreviations throughout Title 17 of the Stanwood Municipal Code is hereby amended to read as set forth in Attachment I, by reference as though fully set forth herein.

Section 10. Findings of Fact and Conclusions. In support of the amendment approved in this Ordinance the Stanwood City Council adopts the Findings of Fact and Conclusions attached hereto as Attachment J and incorporated herein by reference and the analysis contained in the Staff Report on the amendments.

Section 11. Severability. The various parts, sections and clauses of this ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

Section 12. Authority to Make Necessary Corrections. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener's clerical errors, references, ordinance numbers, section/subsection numbers and any references thereto.

Section 13. Conflict. In the event that there is a conflict between the provision of this Ordinance and any other City ordinance, the provisions of this Ordinance shall control.

Section 14. Effective Date. This Ordinance shall take effect from and after five (5) days after its passage and publication as required by law.

PASSED AND APPROVED by the Stanwood City Council this _____ day of _____ 2024.

CITY OF STANWOOD

Sid Roberts, Mayor

ATTEST:

By: _____
Lisa Sokolik, City Clerk

APPROVED AS TO FORM:

By: _____
Nikki Thompson, City Attorney

Date of Publication: _____

Effective Date: _____

Exhibit A
Establishment of Zoning Districts

17.10.010 Zoning Districts.

The city of Stanwood is hereby divided into ~~14~~ **the following** zoning districts ~~as follows~~:

- (1) SR (single-family residential) 12.4 zoning district;
- (2) SR (single-family residential) 9.6 zoning district;
- (3) SR (single-family residential) 7.0 zoning district;
- (4) SR (single-family residential) 5.0 zoning district;
- (5) MR (multiple-family residential) zoning district;
- (6) TN (traditional neighborhood) zoning district;
- (7) NB (neighborhood business) zoning district;
- (8) ~~MB-I (Main Street business) zoning district~~ **DMU (Downtown Mixed-Use) zoning district;**
- (9) ~~MB-II (Main Street business) zoning district;~~
- (10 ~~9~~) GC (general commercial) zoning district;
- (11) ~~GC-MXO (general commercial with mixed use overlay) zoning district;~~
- (12 ~~10~~) LI (light industrial) zoning district **PI (Planned Industrial) zoning district;**
- (13 ~~11~~) GI (general industrial) zoning district;
- (14 ~~12~~) POS (parks and open space) zoning district; and
- (13) PF (Public Facilities) zoning district.**

i Deleted existing section 17.10.020 in its entirety and replaced it with the table below showing the Comprehensive Plan designation description and the corresponding zoning district.

17.10.020 Purpose and Intent of zoning districts.

Comprehensive Plan Designation	Corresponding Zoning Designation
<i>Low Density Residential</i> <i>(3.5 dwelling units per acre)</i> This designation shall provide for primarily for single-family residential and accessory dwelling units at a density of 3.5 units per acre.	The Low-Density Residential designation is implemented by SR 12.4 (Single Family Residential 12.4) zoning.
<i>Medium Density Residential</i> <i>(4-10 dwelling units per acre)</i> This designation shall provide for primarily single family, accessory dwelling units, cottage, duplex and townhouse residential development at a range of densities between 4 and 10 dwelling units per acre and compatible uses such as schools, churches, daycare centers, and small neighborhood scaled retail businesses where the full range of public facilities and services to support urban development exists. Integration of a mix of dwelling types in clustered configurations may be appropriate if compatibility with nearby existing single-family development can be achieved.	The Medium Density Residential designation is implemented by the SR 9.6 (Single Family Residential 9.6), SR 7.0 (Single Family Residential 7.0), SR 5.0 (Single Family Residential 5.0) zoning.
<i>High-Density Residential</i> <i>(10-20 dwelling units per acre)</i> This designation shall provide for small lot single family and multi-family residential development at a range of densities between 10 and 20 dwelling units per acre. Small amounts of commercial uses such as schools, churches, daycare centers, live-work units, or small office where a full range of public facilities and services to support urban development exists should be allowed. Generally, this designation is appropriate for land which is located convenient to principal arterials and to business and commercial activity centers.	The High-Density Residential designation is implemented by MR (Multi-Family Residential) zoning.
<i>NB (Neighborhood Business)</i> This designation shall comprise retail and service businesses which serve the limited convenience shopping and personal service needs of the immediate surrounding neighborhood.	The Neighborhood Business designation is implemented by NB (Neighborhood Business) zoning.

Comprehensive Plan Designation	Corresponding Zoning Designation
<i>Downtown Mixed-Use</i> The intent of the Downtown Mixed-Use land use designation is to create a dense, mixed use, pedestrian-friendly shopping environment reminiscent in design and uses to a turn-of-the-century downtown. This designation generally applies to downtown Stanwood. The purpose of the Downtown Mixed-Use zoning is to permit a complementary mix of residential and commercial uses in a single district creating a walkable community. This district allows a combination vertical mixed-use and horizontal mixed-use, thus creating an area containing mixed-use buildings as well as distinct single-use buildings in close proximity to each other. Mixed-use buildings, with residential above or behind commercial/retail space, shall be allowed along the City's primary streets in downtown (270th Street, 271st Street, 92nd Avenue, and 88th Avenue). Whereas standalone residential buildings may be permitted on the secondary streets with no direct access to the primary streets. Developments should be designed so that shoppers are less dependent on the automobile. In general, zero lot line development shall be maintained with store fronts and common walls. Parking shall be located on the street or to the rear of buildings. On-street parking will be on both sides of the street, and diagonal in the east end. Public parking areas may be necessary to assist people in leaving their cars and traveling on foot. Within the historic downtown commercial areas, the City will allow flexible interpretations of standards to encourage re-investment in, re-use and maintenance of structures that display historic period architectural character and scale. The architectural styles representative of commercial and residential buildings that existed from 1890 through the 1920s should be maintained.	The Downtown Mixed-Use designation is implemented by DMU zoning.

Comprehensive Plan Designation	Corresponding Zoning Designation
<i>GC (General Commercial)</i> This designation comprises more intensive retail and service uses than described in the Downtown Mixed-Use zone. General commercial uses typically require outdoor display and/or storage of merchandise that tend to generate noise as part of the operation. Such uses include, but are not limited to grocery stores, pet stores, drug stores, medical clinics, recreational facilities vehicle sale lots, tire and muffler shops, and equipment rental. Many of the businesses allowed in the DMU district are also allowed in this district. This designation is also meant to include the development of high-density multi-family housing including both: 1) vertical mixed use with commercial / retail space on the bottom floor and residential above; or 2) horizontal mixed-use buildings where commercial building(s) face the street frontage and standalone multifamily buildings are located behind and setback from the commercial / retail buildings.	The General Commercial designation is implemented by GC (General Commercial) zoning.
<i>Planned Industrial</i> The intent of the Planned Industrial land use designation is to create a district that permits activities involved in the manufacture, repair, or service of goods, or products that are conducted with minimal adverse impact on the environment and the general community, as well as retail and office uses. The PI zone is intended to accommodate a variety of commercial and-industrial uses that complement typical light industrial complexes. Industrial, commercial, commercial or retail business uses desiring to locate in the PI zone must meet the architectural and performance standards for this district. The PI uses shall not adversely affect the health and safety of adjacent non-industrial and residential neighborhoods.	The Planned Industrial designation is implemented by PI (Planned Industrial) zoning.
<i>GI (General Industrial)</i> This designation comprises more intensive industrial type uses than those permitted in the Planned Industrial zone. Uses in the GI zone require equipment, devices or technology for the control of odors, dust, fumes, smoke, noise, or other wastes and/or by-products from affecting adjacent properties. The GI uses shall not adversely affect the health and safety of adjacent non-industrial and residential neighborhoods. Examples of General Industrial uses include large indoor manufacturing facilities, automotive repair, construction yards or material storage and the water and wastewater treatment plant.	The General Industrial designation is implemented by GI (General Industrial) zoning.

Comprehensive Plan Designation	Corresponding Zoning Designation
<i>PF (Public Facilities)</i> This designation is applied to lands that are used as public lands and facilities, including parks, open space, utilities schools, railroad, and the wastewater treatment plant.	The Public Facilities designation is implemented by the PF zoning for public uses; and The Parks and Open Space (POS) zoning for park facilities.
<i>Traditional Neighborhood (TN)</i> The purpose of the Traditional Neighborhood land use designation is to provide an alternative to typical residential developments. Developments in the Traditional Neighborhood designation are intended to develop in a higher density, mixed-use fashion more typical of older neighborhoods. It features requirements for common open space, through streets and a mix of housing types. This designation shall provide for residential development at densities of 10-20 dwelling units per acre. An allowance for commercial development shall also be allowed.	The Traditional Neighborhood designation is implemented by TN (Traditional Neighborhood) zoning.

Exhibit B Permitted Use Table

i Merged the MB-I and MB-II zoning to create the new Downtown Mixed-Use (DMU) district. Deleted the mixed-use overlay zone. Uses were amended to implement the intent of the new DMU zone.

17.30.070 Commercial and Mixed-Use Zoning Table Established

Permitted Use Table: Commercial and Mixed-Use Zones

Land Use	Permit Type	TN	MB-I	MB-II	DMU	NB	GC	GC / MF MXO-(3)	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Animal Services									
Animal Daycare/Grooming	P-I	P (1)	P (1)	P	<u>P(1)</u>	P (1)	P (1)	P	An establishment providing daytime training, supervision, recreation, clipping, hygienic care, or cleaning services for animals
Kennel, Commercial Indoor / Outdoor			AC / C (4)	AC / C (4)	<u>AC / C (4)</u>				A facility holding 4 or more domestic animals over four months of age for boarding, breeding, sale, or treatment
Veterinarian Hospital or Clinic	P-I		P (5)	P (5)	<u>P(5)</u>		P	P	A building used to provide health care services to animals.
Automotive Services									
Automobile Rental Agency	P-I						P		A rental and incidental storage agency which provides motor vehicle rentals under 10,000 lb.
Automobile Repair and Services	P-I						P (6)		An establishment that provides a variety of levels of repair, sales, handling, maintaining, or disposing of motor vehicles.
Automobile Sales and Service, New or Used	P-I						P / C (7)		An establishment that sells new or used motorized vehicles as its primary use, and allows for minor or major repairs, or paint and body work.
Automobile Service Station	P-I			P (35)	<u>P(35)</u>				A building that sells or supplies fuels, lubricants, air, water, and other operating commodities for motor vehicles or boats
Car Wash	P-I			P	<u>P</u>		P		A building, or portion thereof, for washing automobiles utilizing mechanical devices.
Parking Lots, Garages	P-I	AC	AC, P (8)	P, AC	<u>P / AC</u>	AC	AC	AC	A building, or area beneath a building, except those described as a private garage, used for the parking only of automotive vehicles.

Land Use	Permit Type	TN	MB-I	MB-II	DMU	NB	GC	GC / MF MXO (3)	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Parking Structure, Commercial	P-I		P (8)				P		A stand-alone structure used for the storage or parking of motor vehicles.
Cultural / Entertainment									
Art Gallery	P-I		P	P	P		P	P	A room or building devoted to the exhibition of works of art or an institution or business exhibiting or dealing in works of art
Game, Video Arcade	P-I		P	P	P		P	P	A venue where people play indoor table games and/or arcade video games
Live Entertainment	P-I		AC (9)	AC (9)	AC (9)	AC (9)	AC (9)	AC (9)	Music, comedy, readings, dancing, acting, or other entertainment performed at an establishment such as a theater or concert hall.
Museum	P-II		P	P	P		P	P	A nonprofit, noncommercial establishment operated as a repository or a collection of natural, historic, scientific or works of art
Night club	P-I		P	P	P		P	P	A business conducted inside a building that has the capacity for at least 30 persons seated at tables, includes a bar, employs a bartender and maintains table service, dancing, and/or live entertainment.
Theater	P-I		P	P	P		P	P	A building or part of a building, devoted to showing motion pictures, or for dramatic, musical or live performances.
Hotels and Guesthouses									
Bed and Breakfast	P-III		P (2) (10) (11)	P (2) (10) (11)	P (2) (10) (11)		C (2) (10) (11)		A building other than a hotel or nursing home where meals and short-term lodging of more than two rooms are provided for compensation
Hotel	P-I		P	P / C (7)	P / C (7)		P	P	Any building containing more than six guest rooms intended to be used, rented or hired out to be occupied for sleeping purposes
Industrial									
Food and Beverage Processing Facility	P-III						C		Means sorting, packaging, bottling or labeling raw or semi-processed food or beverages into a product
Manufacturing, Light	P-II						P (12)		A use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including process, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing
Communication Technology (TV	P-I						P	P	An industry consisting of the technological and commercial broadcasting institutions or filmmaking

Land Use	Permit Type	TN	MB-I	MB-II	DMU	NB	GC	GC / MF MXO (3)	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
broadcasting, radio station, video production, internet or movie production or other similar technologies)									
Office									
Professional Office	P-I	P	P	P	P	P	P	P	A business providing expertise to clients for a fee for service in any of the following related categories: accounting, architecture, engineering, planning, law, music, art, interior design, real estate, writing, education, or any similar type of business.
Health Care Office	P-I	P	P	P	P	P	P	P	Health care services such as primary care clinics, mental health clinics, community health centers, dentist, orthodontist, nutritionist, physical therapy, optometrists, or similar medical practices excluding hospitals.
Hospital	P-III	C	C	C	C	C	C	C	A facility providing primary health services and medical or surgical care to persons, primarily inpatients suffering from illness, disease, injury, deformity, other abnormal physical or mental conditions, chemical or substance dependency or abuse, and including as an integral part of the institution related facilities such as laboratories, outpatient facilities, and training facilities.
Personal Services									
Assisted / Independent Living		C		P / C (7) (17)	P / C (7) (17)		P (17)		A state licensed group residence for adults per RCW 18.20.
Salon	P-I	P	P	P	P	P	P	P	An establishment where hair cutting, coloring and styling, facials, manicures, lashes, and/or spa services are provided.
Daycare Center	P-I	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	Care of children under the age of 12, or seniors, located in a facility which accommodates 13 or more persons.
Laundromat / Dry Cleaner	P-I	P (14)	P	P	P	P	P	P	An establishment providing dry cleaning businesses or washing, drying machines on the premises for rental use to the general public.
Equipment Rental	P-I			P	P		P	P	Equipment rental is a service providing machinery, equipment and tools of all kinds and sizes for a limited period of time individual consumers.

Land Use	Permit Type	TN	MB-I	MB-II	DMU	NB	GC	GC / MF MXO-(3)	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Health / Athletic Club	P-I		P	P	<u>P</u>		P	P	Gymnasiums (except those related to educational institutions), private clubs (athletic, health, or recreational), reducing salons, and weight control establishments.
Funeral Home	P-I		P	P	<u>P</u>				A building used for the preparation of the deceased for burial, the display of the deceased, and ceremonies connected therewith before burial or cremation; crematories are not considered part of a funeral home or an accessory.
Janitorial Services	P-I			P	<u>P</u>				A company providing janitorial services such as the cleaning of offices or other building establishments.
Mail / Small Shipping Store	P-I		P	P	<u>P</u>		P	P	An establishment that provides shipping, shredding, printing, fax, passport photos, personal and business mailboxes, and notary services.
Private Clubs	P-I		P	P	<u>P</u>		P	P	Organizations that are privately owned and operated by their members and not operated for profit such as clubs, lodges, lounges, and halls.
Tattoo & Piercing Parlors	P-I		P	P	<u>P</u>		P	P	A business designing and creating permanent graphic images on the human body, may include piercing.
Public Facilities									
Governmental Use	P-I	P	P (15)	P (7)	<u>P (7)</u>		P	P	Public facilities that are utilized for daily administration and operation of government business
Park and Ride Facility	P-II		P (8)						A parking area designated for commuters using public transportation.
Post Office	P-I		P	P (7)	<u>P (7)</u>		P		A facility authorized by a postal system for posting, receipt, sorting, handling, transmission, and delivery of mail and offer mail related services
Public Safety Station (Police and Fire)	P-II	P / C (15)	P / C (15)	P / C (15)	<u>P / C (15)</u>		P / C (15)	P / C (15)	A facility used for police and fire services.
Public Transit Storage and Maintenance Facility	P-II						P		A facility used for public transit storage and maintenance.
Public Transit Terminal	P-II		P (8)	P	<u>P</u>				A terminal used for public transit.
Quasi-Public									
Meeting Hall	P-II	P / C (7)	P	P / C (7)	<u>P</u>				A building or grounds used for social, civic, or recreational purposes and owned and operated by a nonprofit organization and open to the general public.
House of Worship / Church	P-III	C (7)	P / C (7)	P / C (7)	<u>P / C (7)</u>	P / C (7)	P / C (7)	P / C (7)	A building or structure wherein persons regularly assemble for religious worship, and which is

Land Use	Permit Type	TN	MB-I	MB-II	DMU	NB	GC	GC / MF MXO-(3)	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
									maintained and controlled by a religious body organized to sustain public worship.
Recreation									
Amusement Park or Center	P-II						P		A group of amusement devices for children and/or adults and their accessory uses.
Bowling Alley	P-I			P	<u>P</u>				A recreational facility which includes bowling lanes, and may include a small lounge, restaurant or snack bar, video games and pool tables.
Community Garden	P-I	P		P	<u>P</u>		P		Land set aside for collective use for an organization or for the general public to grow produce and/or flowers. Excluding marijuana.
Open Space	P-I	P	P	P	<u>P</u>	P	P	P	A common, accessible area that is shared by residents of a subdivision and/or by the public and is left in its natural or undisturbed state
Park, Community	P-II	P	P	P	<u>P</u>	P	P	P	Regional park facility that serves an area of over 10,000 in population and is 20 to 100 acres
Park, Urban	P-II	P	P	P	<u>P</u>	P	P	P	A park providing public access and recreational, educational, cultural, historical, or aesthetic amenities
Private / HOA Parks	P-I	P	P	P	<u>P</u>		P	P	A park area under common, ownership by a Homeowners Association
Trail	P-II	P	P	P	<u>P</u>	P	P	P	A paved or unpaved path used for walking, hiking, running, bicycling and/or horseback riding
Repair Services									
Minor Service Repairs Within the Confines of a Building; No Outside Storage or Repair	P-I	P	P	P	<u>P</u>	P	P	P	An establishment providing minor repair services such as shoe repair, tailoring, bicycle repairs, computer repairs or similar type uses.
Residential									
Adult Family Home	P-I	P	P	P	<u>P</u>	P	P	P	A residential home in which a person or persons provide personal care, special care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services.
Assisted Living/Independent Living	P-II						P	P	A state licensed group residence for adults per RCW 18.20.
Boarding House	P-I		P (16)	P (16)	<u>P (16)</u>				A building other than a motel, where lodging and meals are provided for more than five persons for compensation on a long-term basis.

Land Use	Permit Type	TN	MB-I	MB-II	DMU	NB	GC	GC / MF MXO-(3)	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Congregate Care Facility	P-III	C		P / C (7) (17)	P / C (7) (17)		P (17)	P (17)	A residential facility for the elderly and/or handicapped persons.
Daycare, Family	P-I	P	P (8)	P (13)	<u>P (13)</u>	P			A residence used for the care of children under the age of 12 or seniors located in the family dwelling of the person or persons under whose direct care the child or children are placed, accommodating 12 or fewer, such numbers to include those members of the resident family who are under the age of 12 years old.
Dwelling, Accessory	P-I	AC (18)			<u>P</u>				A secondary living unit that is located on the same property as the primary dwelling
Dwelling, Cottage	P-II	P (20)							A minimum of 4 small detached single-family homes located together in a neighborhood format around common open space
Dwelling, Duplex	P-I	P	P (37)	P (21)	<u>P (39)</u>		<u>P (21)</u>		A detached building, designed for 2 families living independently of each other & divided by a common wall
Dwelling, Triplex	P-I		P (37)		<u>P (39)</u>		<u>P (21)</u>		A detached building, designed for 3 families living independently of each other & divided by a common wall.
Dwelling, Multiple Family	P-II	P (7)		P	<u>P (39)</u>			P	A building designed 3 or more families living independently of each other, including apartment houses but not include hotels, trailers, or mobile/manufactured homes
Dwelling, Single Family	P-I	P	P (37)	P (21)					A detached building designed for or occupied exclusively by one family
Dwelling, Townhouse	P-I	P	P (8) (37)	P	<u>P</u>		P (8) <u>21</u>		A dwelling unit that is: occupancy by one family; has no units above or under it; and is attached to other units by common side walls
Enhanced Service Facility Conversion Category 1 – Existing Nursing Home Conversion of up to a 16 Bed Facility (21)	P-III	C		P	<u>P</u>		P	P	A facility licensed under chapter 70.97 RCW that provides support and services to persons for whom acute inpatient treatment is not medically necessary
Enhanced Service Facility Conversion Category 2 – Existing Assisted Living Conversion of up to a 16 Bed Facility (21)	P-II	C		P	<u>P</u>		P	P	A facility licensed under chapter 70.97 RCW that provides support and services to persons for whom acute inpatient treatment is not medically necessary

Land Use	Permit Type	TN	MB-I	MB-II	DMU	NB	GC	GC / MF MXO-(3)	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Enhanced Service Facility Conversion Category 3 – Existing Adult Family Home Conversion of up to a 6 Bed Facility (21)	P-I	P							A facility licensed under chapter 70.97 RCW that provides support and services to persons for whom acute inpatient treatment is not medically necessary
Group Care Facilities		P	P	P	<u>P</u>				Shared living quarters (without separate kitchen or bathroom facilities for each room or unit) for seven or more persons with physical or mental impairments that substantially limit one or more of such person's major life activities when such persons are not living together as a single household unit.
Group Home	P-I			P (19)	<u>P (19)</u>		P (19)		A facility licensed by the state to provide 24-hour training, care, custody, correction or control, or any combination of those functions, to one or more persons. This term shall not include schools, hospitals, prisons or other social service facilities
Home Occupation	P-I	AC (22)	AC (22)	AC (22)	<u>AC (22)</u>		AC	AC (22)	A business carried on within a dwelling unit or accessory building which is incidental and secondary to the residential use
Live/Work Units	P-1		P (38)	P	<u>P</u>		<u>P(21)</u>	P	Live/work unit means a single dwelling unit in a detached building, or in a multifamily or mixed-use building, that also accommodates limited commercial uses within the dwelling unit. The predominate use of a live/work unit is residential, and commercial activity is a secondary use.
Mixed Use	P-II	P	P	P (8)	<u>P</u>		P (8)	P	Residential and commercial uses within a single building or development that may occur either within one story as a horizontal mix, in one structure with multiple stories as a vertical mix or in more than one detached structure
Retail Trade Establishments									
Retail Shop – Boutique Style Less than 3,000 square feet	P-I		P	P	<u>P</u>	P		P	Small scale retail uses such as boutiques, bakeries, florists, convenience stores, pharmacies, and more.
Retail Shop – Mid-Range between 3,000 and 10,000 square feet (Non-Strip Mall Design)	P-I	P	P	P	<u>P</u>		P		Midsized retail uses such as grocery stores, sporting goods store, large thrift stores, office supplies, and more.
Retail – Strip Mall or Big Box greater than 10,000 square feet	P-III			€			€ <u>P</u>	€	Large scale retail uses such as supermarkets, construction supply stores, furniture stores, and more.

Land Use	Permit Type	TN	MB-I	MB-II	DMU	NB	GC	GC / MF MXO-(3)	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Agricultural Produce Stand	P-I	P		P	<u>P</u>	P	P		A farm stand that sells produce including fresh, dried or bottled vegetables and fruits and plants/flowers.
Farmer's Market	P-I	P	P	P	<u>P</u>	P	P	P	Retail area, outdoors or indoors, where vendors sell produce, baked goods, food and/or limited crafts to the public.
Kiosk / Vending Machine	P-I	AC (23)	AC (23)	AC (23)	<u>AC (23)</u>	AC (23)	AC (23)	AC (23)	Mobile units such as kiosks and vending machines that dispense products for sale including but not limited to beverages, food and video
Marijuana Retailer	P-I		C		<u>C(40)</u>				As set forth in RCW 69.50.101. --a person licensed by the board to sell marijuana concentrates, useable marijuana, and marijuana-infused products in a retail outlet.
Plant Nursery	P-I			P	<u>P</u>			P	An enterprise, establishment, or portion thereof that conducts the retailing or wholesaling of plants grown on the site, as well as accessory items (but not farm implements) directly related to their care and maintenance.
Retail Prepared Food / Beverage Establishments									
Bars and Cocktail Lounges	P-I		P	P	<u>P</u>		P	P	A business conducted entirely within a building wherein primarily alcoholic beverages are sold at retail for consumption on the premises. Limited food service and live entertainment may be provided as an accessory use. Excludes nightclubs, restaurants, and taverns.
Catering	P-I	P (24)	P (24)	P	<u>P</u>	P	P	P	An establishment that prepares food on site and delivers it to another location for consumption. Caterers may also provide party planning and occasional hourly labor for special events.
Beverage Stand	P-I	P (24)	P (24) (26)	P (25) (26)	<u>P</u> (24) (25) (26)	P (25) (26)	P (25) (26)		Restaurants specializing in coffee, tea, and other assorted beverage products, accessory baked goods and concessions.
Restaurant	P-I	P (24) (26)	P (24) (26)	P (25)	<u>P</u> (24) (25)	P (25) (26)	P (25) (26)	P	Restaurant - An establishment whose primary business is the sale of food and beverages to patrons for consumption on the premises.

Land Use	Permit Type	TN	MB-I	MB-II	DMU	NB	GC	GC / MF MXO-(3)	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Tavern	P-I		P (24)	P	P		P	P	A business conducted entirely within a building where beer and/or wine is served to the public, which holds a class "A" or "B" license from the Washington State Liquor Control Board. Limited food service and live entertainment may be provided as an accessory use. Excludes bars/cocktail lounges, night clubs and restaurants
Schools									
Elementary School	P-III	C							Any school, public or private, intended for the education of children from kindergarten through the fifth grade
Preschool Facility	P-II/P-III		P (8)	P or C	P <u>P (27)</u>				An educational establishment that provides instruction and daytime care, for 4 or more children between the ages of 2 and 5 years
School, Other	P-I		P (27)		P <u>P (27)</u>				Places for systematic instruction, to include trade, vocational/technical, art, music, dance, and business schools or similar type institutions.
Wholesale Storage / Distribution Facilities									
Detached Commercial Accessory Storage	P-III		C (28)	C (28)	C (28) <u>C (28)</u>	C (28)	C (28)		Storage structure that is subordinate and incidental to a commercial or industrial use. This use is not a mini-warehouse storage unit facility.
Utilities									
Electrical Equipment and Pole Storage Yard Associated with an Electrical Substation	P-I	P (29) (36)	P (29) (36)	P (29) (36)	P (29) (36) <u>P (29)</u> <u>(36)</u>	P (29) (36)	P (29) (36)	P (29) (36)	Area used for the storage of equipment and support poles associated with permitted electrical substations.
Electrical Substation	P-II	P (29)	P	P	P	P	P		A facility that provides transmission and distribution of electric power
Electrical Transmission Lines	P-II		P	P	P		P		Lines which connect the power produced at generating facilities to substations
Recycle Collection Stand	P-II		AC	AC	AC <u>AC</u>	AC	AC		A movable kiosk for the collection of recyclable materials or donations such as newspapers, clothing or book
Sewage Lift Station	P-II	P(29)		P	P	P			The station in a sewer system where the wastewater needs to be pumped (lifted) to a higher elevation so that gravity can be used to bring the wastewater to the treatment plant
Water Well and Pump Station	P-II	P							Infrastructure used to move water from a ground water source and convey water within a utility system

Land Use	Permit Type	TN	MB-I	MB-II	DMU	NB	GC	GC / MF MXO-(3)	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Water, Drainage or Sewage Infrastructure	P-II	P	P	P	<u>P</u>	P	P	P	Pipes, installations and other infrastructure that are part of a system used for the purpose of water, drainage or sewage
Wireless Communications Facilities									
Co-Location PWCA	P-I	P (30)	P (30)	P (30)	<u>P (30)</u>	P (30)	P (30)	P (30)	The placement and arrangement of multiple providers' antennas and equipment on a single support structure or equipment pad area
Minor Facilities	P-I	P (31)	P (31)	P (31)	<u>P (31)</u>	P (31)	P (31)	P (31)	Wireless communications facility consisting of up to three antennas within specified size limitations
Single PWCF	P-II	P (32)	P (32)	P (32)	<u>P (32)</u>	P (32)	P (32)	P (32)	A wireless communications facility for the transmission and/or reception of radio frequency signals associated with personal wireless services and which may include antennas, equipment shelter or cabinet, transmission cables, a support structure, reception and transmission devices and antennas and temporary or portable service facilities
Monopole Towers	P-III	C (33)	C (33)	C (33)	<u>C (33)</u>	C (33)	C (33)	C (33)	Any structure built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities
Small Cell Facilities	P-I	P (34)	P (34)	P (34)	<u>P (34)</u>	P (34)	P (34)	P (34)	A personal wireless services facility that meets the requirements SMC 17.200-220
Other									
Indoor Emergency Shelters	P-I	P	P	P	<u>P</u>	P	P	P	Emergency Shelter means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.
Indoor Emergency Housing	P-I		P	P	<u>P</u>	P	P	P	Emergency Housing means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

Land Use	Permit Type	TN	MB-I	MB-II	DMU	NB	GC	GC / MF MXO (3)	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Temporary Uses	P-I	P	P	P	P	P	P	P	A use established for a fixed period of time with the intent to discontinue such use upon the expiration of such time
Transitional Housing	P-I	P					P	P	Housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living.

Commercial and Mixed-Use Zoning Use Conditions:

(1) Subject to animal services grooming parlor conditions in SMC [8.02.480](#).

(2) Retail trade establishments are limited to 50,000 square feet gross floor area per individual establishment. A business license and compliance with conditions in SMC [17.100.060](#) for permitting a bed and breakfast use are required. Bed and breakfast residence use is limited to four rooms per residence. Bed and breakfast inn use is limited to six rooms in the SR 5.0 zone, 10 rooms in the MR zone and 16 rooms in the GC zone.

~~(3) Permitted when located in the mixed use overlay and part of a mixed use project as defined in SMC [17.79.030](#).~~

(4) A hobby kennel license is required for a total of four or more dogs and four or more cats over three months of age. A maximum of four animals is allowed when the parcel is under one acre, five animals per acre are allowed when the parcel is one to five acres and 25 animals are allowed when the parcel is over five acres. These maximums may be exceeded with special hobby kennel permit issued administratively by the animal control officer pursuant to SMC [8.02.450](#) and [8.02.470](#); provided, however, that in all cases exceeding the maximum standard by six animals requires a conditional use permit. All indoor and outdoor kennels shall comply with the animal control and licensing standards contained in Chapter [8.02](#) SMC. Three or fewer animals are allowed as an accessory use without a kennel license as pets.

(5) No outdoor kennels.

(6) Automobile repair is limited to minor repair services in the general commercial zone and to minor and major repair services as defined in SMC [17.20.020](#) in the light industrial zone. Minor repair, major repair and paint/body shops are permitted in the general industrial zone.

- (7) Minimum land area of 20,000 square feet is required. This standard may be modified through the conditional use permit process provided in SMC [17.80.120](#).
- ~~(8) Permitted in the transit overlay when part of a transit-oriented project as defined in SMC [17.77.040](#).~~
- (9) Subject to standards in SMC [17.100.055](#).
- (10) A business license and compliance with conditions in SMC [17.100.060](#) for permitting a bed and breakfast use are required.
- (11) Restaurants that serve lunches and/or dinner shall be allowed in bed and breakfast accommodations.
- (12) In the general commercial zone, light manufacturing is limited to assembly and fabrication of products such as medical equipment, optics, electrical and electronic goods.
- (13) All daycare uses shall comply with the daycare facilities requirements provided in SMC [17.95.382](#). Family daycare shall require a home occupation permit.
- (14) Limited to drop-off and pick-up with no on-site dry cleaning allowed.
- (15) Twenty thousand square feet of land area are required. This minimum land area requirement may be reduced through the conditional use permit process in SMC [17.80.120](#) provided the lot meets the minimum lot size standard for the zone.
- (16) Boarding/rooming houses shall be allowed only as second or third floor activities over retail trade, personal service or business professional service establishments, and not as ground floor uses.
- (17) Limited to 30 rooms/increment of minimum land area.
- (18) One accessory dwelling unit per lot is allowed. Accessory dwelling units shall comply with the criteria and design standards set forth in SMC [17.95.470](#) through [17.95.480](#).
- (19) This use shall comply with the special residential use requirements provided in SMC [17.95.375](#). Group homes are limited to six rooms in the GC zone.
- (20) Cottage housing units shall comply with the requirements in SMC [17.95.450](#).

(21) Permitted when part of a mixed-use development.

(22) A home occupation permit and business license are required. Home occupations shall comply with the requirements in SMC [17.95.380](#).

(23) Kiosks/vending machines are permitted only as accessory uses inside a building.

(24) No drive-through service allowed **on 271st between 88th Avenue and 84th Avenue and 270th from 99th Avenue to 102nd Drive.**

(25) Drive-up windows allowed subject to the supplemental standards for drive-through facilities provided in SMC [17.100.040](#).

(26) Outside dining is limited to areas designated for such use, shall be in keeping with the exterior architectural theme of the building, and shall not permit the consumption of food or beverages within automobiles.

(27) Permitted when located in the historic downtown areas as shown on **figure X, SMC 17.XX.XXX**, provided there is no outdoor display or storage.

(28) Detached accessory storage shall comply with nonresidential performance standards in SMC [17.100.075](#), conditions for permitting detached storage structures in commercial zones, and the additional architectural standards in SMC [17.112.030](#) in the ~~MB-I and MB-II~~ **DMU** zoning districts, and SMC [17.112.040](#) in the GC zoning district.

(29) Minimum land area of 10,000 square feet required.

(30) Subject to the wireless communications facilities standards in Chapter [17.220](#) SMC.

(31) Minor facilities are limited to co-location on an existing monopole and are subject to the wireless communications facilities standards in Chapter [17.220](#) SMC.

(32) Limited to one personal wireless communications facility (PWCF) on existing light standards and power poles within the public right-of-way and subject to the wireless communications facilities standards in Chapter [17.220](#) SMC.

(33) All small wireless communication facilities shall be subject to the requirements of Chapters [17.200](#), [17.205](#), and [17.210](#) SMC.

(34) Monopole towers only are permitted. Guy and lattice towers are prohibited. Limited to locations on properties with existing public use, except in the general commercial and general industrial zones subject to a conditional use permit, and subject to the wireless communications facilities standards in Chapter [17.220](#) SMC.

(35) The cross-section areas of service station canopy supports where they meet the ground shall be measured as coverage for the purposes of determining maximum lot coverage and also shall be used for the measurement of setback requirements.

(36) Pole yards and storage areas shall be screened from adjacent residential or commercial uses. Chain link fences with slats are not allowed.

~~(37) Only permitted on properties fronting on 102nd Avenue and north of 272nd Street in the MB-I zoning district. All parking must be maintained on site. No parking shall be allowed on street or in an alley.~~

(38) Live/work units are allowed as part of a mixed-use development.

(39) Only mixed-used commercial / residential developments are allowed on properties with street frontage on 271st Street, 88th Avenue, 92nd Avenue, 102nd Avenue and 270th Street between 99th Avenue and 102nd Drive. The Commercial mixed-use building(s) shall be the dominant use along the street frontage. All other properties may be developed with residential in-fill developments without associated commercial uses.

(40) Subject to standards in SMC 17.100.045.

Industrial Permitted Use Table

i Renamed the Light Industrial zoning district to Planned Industrial (PI) and added additional uses.

17.30.080 Industrial Use Zoning Table Established

Permitted Use Table: Industrial Zones

Land Use	Permit Type	LI-PI	GI	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Animal Services				
Kennel, Commercial Indoor / Outdoor	P-I	P (1)		A building holding 4 or more domestic animals over four months of age for boarding, breeding, sale, or treatment
Veterinarian Hospital or Clinic	P-II	P		A building used to provide health care services to animals
Automotive Services				
Automobile or Truck Repair and Services	P-I	P (2)	P (2)	An establishment that provides a variety of levels of repair, sales, handling, maintaining, or disposing of motor vehicles
Automobile Sales and Service, New or Used	P-I	P	P	An establishment that sells new or used motorized vehicles as its primary use, and allows for minor or major repairs, or paint and body work
Automobile Service Station	P-I	P (3)		A building that sells or supplies fuels, lubricants, air, water, and other operating commodities for motor vehicles or boats
Car Wash	P-I	AC		A building, or portion thereof, for washing automobiles utilizing mechanical devices
Impound, Storage, Tow Yards	P-I	AC (4)	AC 4)	A lot used for temporary storage of vehicles which have been towed by a towing company or for impounded vehicles
Parking Lots, Garages	P-I	AC, P (5)	AC, P (5)	A building, or area beneath a building, except those described as a private garage, used for the parking only of automotive vehicles
Parking Structure, Commercial	P-I	P	P (5)	A stand-alone structure used for the storage or parking of motor vehicles
Towing	P-I	P (6)	P (6)	A service that provides the towing of a disabled vehicle or trailer
Wrecking	P-I		P (6)	The dismantling/wrecking of one or more motor vehicles or trailers; and/or the storage, sale, or dumping of dismantled vehicles or their parts
Cultural / Entertainment				
Adult Entertainment Facility	P-I		P (7)	A room or building devoted to the exhibition of works of art or an institution or business exhibiting or dealing in works of art
Live Entertainment	P-I	AC		Music, comedy, readings, dancing, acting, or other entertainment performed at an establishment such as a theater or concert hall.

Land Use	Permit Type	LI PI	GI	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Hotels and Guesthouses				
Bed and Breakfast	P-I	<u>P</u>	P (5)	A building other than a hotel or nursing home where meals and short-term lodging of more than two rooms are provided for compensation
Hotel	P-I	P (8)		Any building containing more than six guest rooms intended to be used, rented or hired out to be occupied for sleeping purposes
Resort	P-III	P (8)		A hotel that serves as a destination point for visitors, generally provides recreational facilities for paying guests on vacation
Industrial				
Building Construction Yard	P-I		P	An outdoor area consisting of short-term parking and storage of equipment and supplies used in the construction industry and may contain an office
Feed and Fertilizer Operation	P-I		P	A business which produces feed and/or fertilizer typically for the purpose of agricultural use
Food and Beverage Processing Facility	P-I	P	P	Means sorting, packaging, bottling or labeling raw or semi-processed food or beverages into a product
Freezer Plant / Cold Storage / Food Mill	P-I	<u>P</u>	P	An industrial business providing refrigeration and storage of food or products requiring refrigeration/freezing and may include food processing
Laboratory	P-I	P	P	A place devoted to experimental study, such as testing and analyzing, as well as physical diagnostic facilities. Manufacturing of any product is not considered part of this definition
Laundry Plant	P-I		P	An establishment for the mechanized washing and/or dry cleaning of clothing and the like
Lumber and Wood Products Processing	P-I		P	A facility that fabricates wood products and/or provides mill work or construction and assembly of products made of wood
Manufacturing, Heavy	P-II		P	A use engaged in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials, or a use engaged in the storage of, or manufacturing processes that potentially involve, hazardous or commonly recognized offensive conditions
Manufacturing, Light	P-II	P (9)	P (9)	A use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including process, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing
Communication Technology (TV broadcasting, radio station, video production, internet or movie production or other similar technologies)	P-I	P		An industry consisting of the technological and commercial broadcasting institutions or filmmaking
Printing, Publishing, and Allied Industry	P-I	P	P	An establishment providing printing and publishing services

Land Use	Permit Type	L -PI	GI	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Office				
Professional Office	P-I	P	P	A business providing expertise to clients for a fee for service in any of the following related categories: accounting, architecture, engineering, planning, law, medicine, music, art, interior design, real estate, writing, education, or any similar type of business
<u>Health Care Office</u>	<u>P-I</u>	<u>P</u>		<u>Health care services such as primary care clinics, mental health clinics, community health centers, dentist, orthodontist, nutritionist, physical therapy, optometrists, or similar medical practices excluding hospitals.</u>
<u>Hospital</u>	<u>P-III</u>	<u>C</u>		<u>A facility providing primary health services and medical or surgical care to persons, primarily inpatients suffering from illness, disease, injury, deformity, other abnormal physical or mental conditions, chemical or substance dependency or abuse, and including as an integral part of the institution related facilities such as laboratories, outpatient facilities, and training facilities.</u>
Personal Services				
Daycare Center	P-I	<u>P</u>	P (5)	Care of children under the age of 12, or seniors, located in a facility which accommodates 13 or more persons
Equipment Rental	P-I	P	P	Equipment rental is a service providing machinery, equipment and tools of all kinds and sizes for a limited period of time individual consumers
Funeral Home	P-I	P		A building used for the preparation of the deceased for burial, the display of the deceased, and ceremonies connected therewith before burial or cremation; crematories are not considered part of a funeral home or an accessory to a funeral home.
Health / Athletic Club	P-I	P		Gymnasiums (except those related to educational institutions), private clubs (athletic, health, or recreational), reducing salons, and weight control establishments
Janitorial Services	P-I	P	P	A company providing janitorial services such as the cleaning of offices or other building establishments
Laundromat / Dry Cleaner	P-I	P	P	An establishment providing dry cleaning businesses or washing, drying machines on the premises for rental to the general public
Mail / Small Shipping Store	P-I	P		An establishment that provides shipping, shredding, printing, fax, passport photos, personal and business mailboxes, and notary services
Salon	P-I	<u>P</u>	P (5)	An establishment where hair cutting, coloring and styling, facials, manicures, lashes, and/or spa services are provided
Tattoo & Piercing Parlors	P-I	<u>P</u>	P	A business designing and creating permanent graphic images on the human body, may include piercing
Public Facilities				
Courthouse	P-III	P		A building in which courts of law are regularly held
Park and Ride Facility	P-II	P (5)	P (5)	A parking area designated for commuters using public transportation

Land Use	Permit Type	LI-PI	GI	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Post Office	P-I	P		A facility authorized by a postal system for posting, receipt, sorting, handling, transmission and delivery of mail and offer mail related services
Public Safety Station	P-II	<u>P</u>	P	A facility used for police and fire services
Public Transit Storage and Maintenance Facility	P-II		P	A facility used for public transit storage and maintenance
Public Transit Terminal	P-II	P (5)	P (5)	A terminal used for public transit
Quasi-Public				
Meeting Hall	P-II	P (10)		A building or grounds used for social, civic, or recreational purposes and owned and operated by a nonprofit organization and open to the general public
Recreation				
Bowling Alley	P-I	P		A recreational facility which includes bowling lanes, and may include a small lounge, restaurant or snack bar, video games and pool tables
Go-Cart Track	P-I	P		Tracks used for go-kart racing
Open Space	P-I	P	P	A common, accessible area that is shared by residents of a subdivision and/or by the public and could be left in its natural or undisturbed state, used as community gardens or conservation areas
Park, Community	P-II	P	P	Regional park facility that serves an area of over 10,000 in population and is 20 to 100 acres
Park, Neighborhood	P-II	P	P	A park of five to 20 acres serving an area of 2,000 to 10,000 population within a quarter to one-half mile service area
Park, Urban	P-II	P	P	A park providing public access and recreational, educational, cultural, historical, or aesthetic amenities
Skating Rink	P-I	P		A surface used for ice skating or roller skating located indoors or outdoors
Swimming Pool	P-II	P		Any in-ground or above-ground structure designed for swimming, wading, or other aquatic recreational purposes
Trail	P-II	P	P	A paved or unpaved path used for walking, hiking, running, bicycling and/or horseback riding
Repair Services				
Minor Service Repairs Within the Confines of a Building; No Outside Storage or Repair	P-I	P		An establishment providing minor repair services such as shoe repair, tailoring, bicycle repairs, computer repairs or similar type uses
Small Appliance and Tool	P-I	P		An establishment repairing a wide variety of electrical, gas and mechanical appliances and tools
Small Engines	P-I	P	P	An establishment repairing small engines (excluding automobiles)
Residential				
Caretaker's House	P-I	P (11)	P (11)	An accessory building for the sole use of a person employed on the premises

Land Use	Permit Type	L-I <u>PI</u>	GI	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Dwelling, Multiple Family	P-II		P (5)	A building designed 3 or more families living independently of each other, including apartment houses but not include hotels, trailers, or mobile/manufactured homes
Dwelling, Townhouse	P-I		P (5)	A dwelling unit that is: occupancy by one family; has no units above or under it; and is attached to other units by common side walls
Home Occupation	P-I		AC	A business carried on within a dwelling unit or accessory building which is incidental and secondary to the residential use
Mixed Use	P-II		P (5)	Residential and commercial uses within a single building or development that may occur either within one story as a horizontal mix, in one structure with multiple stories as a vertical mix or in more than one detached structure
Retail Trade Establishments				
Retail Shop – Boutique Style Less than 3,000 square fee		P		Small scale retail uses such as boutiques, bakeries, florists, convenience stores, pharmacies, thrift stores, and more.
Retail Shop – Mid-Range between 3,000 and 10,000 square feet (Non-Strip Mall Design)		P	P	Midsized retail uses such as grocery stores, sporting goods store, large thrift stores, office supplies, and more
Retail – Strip Mall or Big Box greater than 10,000 square feet		C	C	Large scale retail uses such as supermarkets, construction supply stores, furniture stores, sporting goods store, and more.
Farmer's Market	P-I	P (12)		Retail area, outdoors or indoors, where vendors sell produce, baked goods, food and/or limited crafts to the public.
Kiosk / Vending Machine	P-I	AC (13)	AC (13)	Mobile units such as kiosks and vending machines that dispense products for sale including but not limited to beverages, food and video.
Plant Nursery	P-I	P (12)		An enterprise, establishment, or portion thereof that conducts the retailing or wholesaling of plants grown on the site, as well as accessory items (but not farm implements) directly related to their care and maintenance.
Retail Prepared Food / Beverage Establishments				
Bars and Cocktail Lounges	P-I	<u>P</u>	P	A business conducted entirely within a building wherein primarily alcoholic beverages are sold at retail for consumption on the premises. Limited food service and live entertainment may be provided as an accessory use. Excludes nightclubs, restaurants, and taverns.
Catering	P-I	<u>P</u>	P	An establishment that prepares food on site and delivers it to another location for consumption. Caterers may also provide party planning and occasional hourly labor for special events.
Beverage Stand	P-I	<u>P</u>	P (14) (15)	Restaurants specializing in coffee, tea, and other assorted beverage products, accessory baked goods and concessions.
Restaurant	P-I	<u>P</u>	P (14), P (15)	Restaurant - An establishment whose primary business is the sale of food and beverages to patrons for consumption on the premises.
Schools				
Bus Transportation and Maintenance Facility	P-I	P	P	Any building and adjacent outdoor space required for the servicing, washing, and the overnight parking of buses or other mass transit vehicles that are used

Land Use	Permit Type	L-I-P-I	GI	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
				for transporting the public, tourists, school children, the elderly, and/or handicapped or construction workers.
Middle School	P-II		P (5)	Any school, public or private, intended for the education of children from the sixth through eighth grade.
Post-Secondary School	P-II	P		An institution providing a post-secondary level of education that is provided at academies, universities, colleges, seminaries, institutes of technology, and certain other collegiate-level institutions, such as vocational schools, trade schools, and career colleges, that award academic degrees or professional certifications.
Preschool Facility	P-I	P (5)	P (5)	An educational establishment that provides instruction and daytime care, for 4 or more children between the ages of 2 and 5 years
School, Other	P-I	P		Places for systematic instruction, to include trade, vocational/technical, art, music, dance, and business schools or similar type institutions.
Wholesale Storage / Distribution Facilities				
Detached Commercial Accessory Storage	P-I	C (16)	C (16)	Storage structure that is subordinate and incidental to a commercial or industrial use.
Equipment and Machinery Storage	P-I		P	An establishment handling heavy machinery used in agriculture, trucking, industry and manufacturing, and providing short-term storage in addition to sales. The use occurs both indoors and outdoors, and may include storage yards.
Freight Distribution Center	P-II		P	An industrial business receiving, storing and delivering a wide variety of goods to other wholesale or retail outlets typically by truck or train. Facilities may include a loading dock.
Fuel Storage Facility	P-III		C	An area used for the storage and distribution of petroleum products used for the powering of motor vehicles, boats and ships, and aircraft, and for the operation of electrical generating plants. The facilities may be above ground or underground storage tanks of propane, gasoline and other petroleum storage and distribution.
Mini Warehouse / Storage Facility	P-II	P (17)	P	A building or group of buildings consisting of individual storage units not exceeding 400 square feet per storage unit that are leased or owned for the storage of business and household goods or contractor's supplies, not to be used for any wholesale or retail operations.
Moving Van and Storage Facilities	P-I	P (17)	P	An establishment providing trucking to move household or business furniture and both short-term or long-term storage facilities.
Warehouse Operations	P-II	P (17)	P	The storage of goods and materials. Warehouse operations may also include office and maintenance areas as accessory functions.
Wholesale Operations	P-II	P (17)	P	An establishment that includes large storage and distribution areas for receiving goods (such as produce) and shipping these goods to places such as grocery stores and restaurants or large facilities to provide items for sale to the public at wholesale prices. This definition excludes retail sales or clubs that sell wholesale goods to members as a retail transaction.

Land Use	Permit Type	<u>L-P-I</u>	GI	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Utilities				
Electrical Equipment and Pole Storage Yard	P-I	P (24) (25)	P (24) (25)	Area used for the storage of equipment and support poles associated with permitted electrical substations.
Electrical Generating Plant	P-II		C	An establishment or utility that provides electricity.
Electrical Substation	P-II	P	P	A facility that provides transmission and distribution of electric power.
Electrical Transmission Lines	P-II	P	P	Lines which connect the power produced at generating facilities to substations.
Recycle Collection Stand	P-II	AC		A movable kiosk for the collection of recyclable materials or donations such as newspapers, clothing or book.
Sewage Lift Station	P-II	P		The station in a sewer system where the wastewater needs to be pumped (lifted) to a higher elevation so that gravity can be used to bring the wastewater to the treatment plant.
Sewage Treatment Plant	P-II		C (18)	Any arrangement of devices and structures used for treating sewage and does not include the definition of septage facility.
Solid Waste Disposal / Recycling Center	P-II		C	A facility providing solid waste disposal or sorting and/or processing of recycled material for resale.
Water Well and Pump Station	P-II	P		Infrastructure used to move water from a ground water source and convey water within a utility system.
Water, Drainage or Sewage Infrastructure	P-II	P	P	Pipes, installations and other infrastructure that are part of a system used for the purpose of water, drainage or sewage.
Wireless Communication Facilities				
Co-Location PWCA	P-I	P (19)	P (19)	The placement and arrangement of multiple providers' antennas and equipment on a single support structure or equipment pad area.
Minor Facilities	P-I	P (20)	P (20)	Wireless communications facility consisting of up to three antennas within specified size limitations.
Single PWCF	P-II	P (21)	P (21)	A wireless communications facility for the transmission and/or reception of radio frequency signals associated with personal wireless services and which may include antennas, equipment shelter or cabinet, transmission cables, a support structure, reception and transmission devices and antennas and temporary or portable service facilities.
Monopole Towers	P-III	C (22)	C (22)	Any structure built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities.
Small Cell Facilities	P-I	P (23)	P (23)	A personal wireless services facility that meets the requirements SMC 17.200-220.
Other				
Indoor Emergency Housing	P-I	P		Emergency Housing means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

Land Use	Permit Type	LI-PI	GI	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Indoor Emergency Shelter	P-I	P		Emergency Shelter means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.
Transitional Housing	P-I	P		Housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living.
Temporary Uses	P-I	P	P	A use established for a fixed period of time with the intent to discontinue such use upon the expiration of such time.

Industrial Zoning Use Conditions:

(1)A hobby kennel license is required for a total of four or more dogs and four or more cats over three months of age. A maximum of four animals is allowed when the parcel is under one acre, five animals per acre are allowed when the parcel is one to five acres and 25 animals are allowed when the parcel is over five acres. These maximums may be exceeded with special hobby kennel permit issued administratively by the animal control officer pursuant to SMC [8.02.450](#) and [8.02.470](#); provided, however, that in all cases exceeding the maximum standard by six animals requires an administrative conditional use permit. All indoor and outdoor kennels shall comply with the animal control and licensing standards contained in Chapter [8.02](#) SMC. Three or fewer animals are allowed as an accessory use without a kennel license as pets.

(2)Automobile repair is limited to minor repair services in the general commercial zone and to minor and major repair services as defined in SMC [17.20.020](#) in the light industrial zone. Minor repair, major repair and paint/body shops are permitted in the general industrial zone.

(3)The cross-section areas of service station canopy supports where they meet the ground shall be measured as coverage for the purposes of determining maximum lot coverage and also shall be used for the measurement of setback requirements.

(4)A six-foot sight-obscuring fence or wall and landscaping consistent with Chapter [17.145](#) SMC, Landscape Performance Standards, shall be required.

(5)~~Permitted in the transit overlay when part of a transit-oriented project as defined in SMC [17.77.040](#).~~

(6) Twenty thousand square feet of land area are required. This minimum land area requirement may be reduced through the conditional use permit process in SMC [17.80.120](#) provided the lot meets the minimum lot size standard for the zone.

(7) Adult entertainment uses shall only be allowed in the ~~located only in the adult entertainment overlay~~ **General Industrial zone located between the railroad tracks (east of 84th Avenue) and Pioneer Highway** and shall comply with the requirements in SMC [5.32.030](#).

(8) Limited to 30 rooms/increment of minimum land area.

(9) Accessory retail limited to 2,000 square feet for goods manufactured, assembled or distributed on site.

(10) Minimum land area of 20,000 square feet is required. This standard may be modified through the conditional use permit process provided in SMC [17.80.120](#).

(11) Caretaker units are limited to one per parcel.

(12) Retail trade establishments are limited to 50,000 square feet gross floor area per individual establishment.

(13) Kiosks/vending machines are permitted only as accessory uses inside a building.

(14) Outside dining is limited to areas designated for such use, shall be in keeping with the exterior architectural theme of the building, and shall not permit the consumption of food or beverages within automobiles.

(15) Drive-up windows allowed subject to the supplemental standards for drive-through facilities provided in SMC [17.100.040](#).

(16) Detached accessory storage shall comply with nonresidential performance standards in SMC [17.100.075](#), conditions for permitting detached storage structures in commercial zones, and the additional architectural standards in SMC [17.112.030](#) in the ~~MB-I and MB-II~~ **DMU** zoning districts, SMC [17.112.040](#) in the NB, GC and GI zoning districts and SMC [17.112.045](#) in the ~~LI~~ **PI** zoning district.

(17) Accessory retail limited to 2,000 square feet for goods manufactured, assembled or distributed on site.

(18) Privately owned and operated sewage treatment plants, including but not limited to septage facilities, are not permitted.

(19) Subject to the wireless communications facilities standards in Chapter [17.220](#) SMC.

(20) Minor facilities are limited to co-location on an existing monopole and are subject to the wireless communications facilities standards in Chapter [17.220](#) SMC.

(21) Limited to one personal wireless communications facility (PWCF) on existing light standards and power poles within the public right-of-way and subject to the wireless communications facilities standards in Chapter [17.220](#) SMC.

(22) Monopole towers only are permitted. Guy and lattice towers are prohibited. Limited to locations on properties with existing public use, except in the general commercial and general industrial zones subject to a conditional use permit, and subject to the wireless communications facilities standards in Chapter [17.220](#) SMC.

(23) All small wireless communication facilities shall be subject to the requirements of Chapters [17.200](#), [17.205](#), and [17.210](#) SMC.

(24) Minimum land area of 10,000 square feet required.

(25) Pole yards and storage areas shall be screened from adjacent residential or commercial uses. Chain link fences with slats are not allowed.

i Added the Public Facilities (PF) zoning district to the matrix.

17.30.090 Public Facilities Zoning Table Established

Permitted Use Table: Parks and Open Space and Public Facilities

Land Use	Permit Type	POS	<u>PF</u>	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
Recreation				
Athletic Field	P-I	P		Grounds used for playing sports or games generally but not exclusively outdoors. Generally, playing fields are wide expanses of grass, dirt or sand without many obstructions.
Ball Park	P-II	P		An athletic field or stadium in which games such as baseball or soccer are played.
Batting Cage	P-II	P		An area where pitching machines enable batting practice in a controlled environment for recreational purposes.
Community Garden	P-I	P		Land set aside for collective use for an organization or for the general public to grow produce and/or flowers. No marijuana shall be grown in such gardens.
Conservation Area	P-I	P		A tract of land that has protected status in order to ensure that natural features, cultural heritage or biota are safeguarded. A conservation area may be a nature reserve, a park, a land reclamation project or other area
Golf Course	P-III	P		A tract of land for the playing of the game of golf, with tees, greens, fairways, hazards, etc. A golf course may be nine or 18 holes in length.
Open Space	P-I	P		A common, accessible area that is shared by residents of a subdivision and/or by the public and is left in its natural or undisturbed state.
Park, Community	P-III	P		Regional park facility that serves an area of over 10,000 in population and is 20 to 100 acres
Park, Neighborhood	P-II	P		A park of five to 20 acres serving an area of 2,000 to 10,000 population within a quarter to one-half mile service area.
Park, Urban	P-II	P		A park providing public access and recreational, educational, cultural, historical, or aesthetic amenities.
Playground	P-I	P		A piece of land used for and usually equipped with facilities for recreation especially by children. This definition includes small parcels

Land Use	Permit Type	POS	PF	Abbreviated Definition (Chapter 17.20 Contains Full Definition)
				developed as “tot lots” and may include playground equipment such as swings, slides and climbing structures.
Recreation Area / Facility	P-I	P		Any privately or publicly owned passive or active park, playground, sports field, access easement, beach, or other recreation area.
Swimming Pool	P-III	P		Any in-ground or above-ground structure designed for swimming, wading or other aquatic recreational purposes.
Trail	P-II	P		A path paved or unpaved used for walking, hiking, running, bicycling and/or horseback riding.
<u>Schools</u>				
<u>Public School</u>			<u>P</u>	<u>Any public school intended for the education of children from kindergarten through the twelfth grade.</u>
<u>School Administration Buildings</u>			<u>P</u>	<u>A facility used for a School District’s administration services.</u>
<u>Utilities</u>				
Electrical Equipment and Pole Storage Yard	P-I	P (1) (2)		Area used for the storage of equipment and support poles associated with permitted electrical substations.
Water, Drainage or Sewage Infrastructure	P-II	P		Pipes, installations and other infrastructure that are part of a system used for the purpose of water, drainage or sewage.
<u>Other</u>				
Temporary Uses	P-I	P		A use established for a fixed period of time with the intent to discontinue such use upon the expiration of such time. Such uses do not involve the construction or alteration of any permanent structure.
<u>Government Offices or Facilities</u>			<u>P</u>	<u>Public facilities that are utilized for daily administration and operation of government business.</u>
<u>Public Safety Station (Police & Fire)</u>			<u>P</u>	<u>A facility used for police and fire services.</u>
<u>Cemetery</u>			<u>C</u>	<u>Burial grounds, gravesites or graveyard, where the remains of dead people are buried or otherwise interred.</u>

Exhibit C

TN (Traditional Neighborhood) Zoning District

17.47.020 Application procedures for TN subdivisions.

- (1) Prior to the submittal of a subdivision application within the TN zone, a **general information** ~~pre-application~~ meeting is required with **city staff** ~~the planning commission~~.
- (2) Applications shall meet the submittal requirements of Chapter 16.15 SMC for preliminary plats.
- (3) All TN subdivision applications shall follow the permit review and hearing procedures and meet the requirements as provided in Chapter 16.15 SMC for preliminary plat applications.
- (4) Preliminary plats for TN subdivisions shall be approved by the hearing examiner utilizing criteria set forth in SMC 16.15.090.
- (5) An approved site development permit may be required prior to construction.
- (6) Construction plan approval shall be required prior to any construction.
- (7) Final plat applications and city council approval shall be subject to the requirements of Chapter 16.20 SMC.



Text is the same with revisions shown in bold / underline. The section has been reformatted for clarity.

17.47.030 Permitted Uses

- (1) TN developments **located along 80th Avenue NW, 284th Street NW, or 68th Avenue NW** shall **be referred to as TN Residential and shall** provide a mix of residential uses in accordance with the zoning use table provided in SMC [17.30.070](#).
- (2) TN developments **within 1,000 feet of SR 532** shall **be referred to as TN Mixed-Use and** may include a mix of commercial and public uses in addition to residential uses in accordance with the zoning use table provided in SMC [17.30.070](#).
- (3) TN **Mixed-Use** developments ~~located within 200 feet of SR 532~~ shall be allowed to utilize the general commercial (GC) zoning uses provided in SMC [17.30.070](#).

- (4) Public facilities identified as a permitted use within the TN zone in SMC [17.30.070](#) are allowed to be constructed outright and without providing residential units or commercial uses. Public facilities are not required to meet the standards set forth in this chapter.

17.47.040 Mix and Location of Uses

(1) **TN Residential:**

- (a) All TN **residential** development shall provide a mix **of three different** residential unit types. The number of single-family dwelling units shall range from a minimum of ~~65~~ **50%** percent to a maximum of 80 percent. Of the remaining number of residential units, no more than 75 percent shall be the same residential unit type. Residential units incorporating home occupations shall not count as a separate unit type.
- (b) Up to ~~20~~ **10** percent of the acreage of the TN development may be devoted to commercial uses (not including home occupations).

(2) **TN Mixed-Use:**

- (a) **All TN Mixed Use development shall provide a mix of three different residential unit types. No more than 75 percent shall be the same residential unit type. Residential units incorporating home occupations shall not count as a separate unit type.**
- (b) **Projects that provide commercial uses shall provide a minimum of three (3) percent of the acreage developed to commercial.** Projects providing greater than 10 percent of the acreage devoted to commercial use and/or general commercial use ~~as allowed in subsections (2) and (3) of this section (not including home occupations)~~ shall be allowed to provide ~~any~~ **only** two types of residential units. One of the residential unit types shall consist of at least ~~30~~ **25** percent of the residential mix.
- (c) Up to 50 percent of the acreage of the TN development located within 200 feet of SR 532 may be devoted to commercial use and/or general commercial uses (not including home occupations).
- (d) Up to 50 percent of the acreage of the TN **Mixed-Use** development ~~located within 200 feet of SR 532~~ may be devoted to commercial use and/or general commercial uses (not including home occupations).

(3) **TN general provisions for both TN-Residential and TN-Mixed-Use:**

- (a) Except for home occupations, commercial uses that are included shall be located along collectors, at corners, or adjacent/across from common open spaces.

- (b) Congregate care, ~~assisted living, and independent living facilities are each to be~~ considered separate residential unit types.
- (c) Cottage housing shall be permitted and considered a separate residential unit type. Cottage housing units shall also comply with the requirements in SMC 17.95.450.
- (d) Mixed-Use buildings are encouraged along SR 532 and 64th Avenue.**
- (e) Mixed-Use and Multifamily residential buildings shall not exceed four (4) stories and must be designed with a pitched roof. Shed roofs do not qualify as a pitched roof. The four stories shall include parking under the habitable spaces of the building if provided.**
- (f) All projects are subject to architectural design standards contained in SMC 17.112 and the recreational and open space standards contained in SMC 17.147.**
- (g) TN properties within the Urban Growth Area shall be subject to an annexation agreement approved by the City Council. The annexation agreement shall address utilities, traffic, architecture, open space, critical areas, landscape buffers and uses.**

Exhibit DChapter 17. 50, Additional Standards for LI and GI (Light Industrial and General Industrial) Zoning Districts

Chapter 17. 50

Additional Standards for ~~LI~~ **PI** and GI

(~~Light Industrial~~ **Planned Industrial** and General Industrial) Zoning Districts

Chapter 17.50 shall be readopted in its entirety with the following changes:

1. Wherever the term “Light Industrial” is used, it shall be replaced with “Planned Industrial”.
2. Wherever the term “LI” is used, it shall be replaced with “PI”.

Exhibit E
Zoning Standards Table

i Amended section to refer to revised zoning districts: Downtown Mixed-Use, Planned Industrial and Public Facilities.

17.60.010 Zoning standards, tables and interpretation.

- (1) *Standards Established.* The tables in this chapter contain density dimension standards and other limitations for the various zones. Additional development requirements found in these tables not related to zoning will also apply. Additional performance standards that could apply include but are not limited to those found in SMC Title [16](#) and Chapters [17.90](#) through [17.153](#) and [17.200](#) through [17.220](#) SMC.
- (2) *Tables.* There are four separate zoning tables dealing with the following general land use categories and zones:
 - (a) Residential (SR 12.4, SR 9.6, SR 7.0, SR 5.0 and MR);
 - (b) Residential and commercial (TN, ~~MB-I, MB-II and GC-MXO~~ **and DMU**) ;
 - (c) Commercial and industrial (NB, GC, ~~L~~ **PI** and GI); ~~and~~
 - (d) Parks and open space (POS); **and**
 - (e) **Public facilities (PF).**
- (3) *Interpretation of Zoning Tables.* Development standards are listed under each zone and headings are listed at the left of the standard. The table cells contain the minimum and in some cases maximum requirements of the zone. The small number (superscript) in a cell or on a heading indicates additional requirements or detailing information which is not able to fit in the table. Development conditions referenced in the superscript are listed by number below each table. A blank cell indicates there are no specific requirements.

i Merged MB-I and MB-II zoning standards and deleted GC-MXO standard.

17.60.030 Residential / commercial zone development standards.

	TN	MB-I	MB-II	DMU	GC-MXO ¹¹
Maximum Residential Density. Density standards are not subject to the variance procedure.					
Single Family	20 du/ac ⁵ for all unit types		30 du/ac ¹⁰	<u>10 du/ac</u>	No maximum ¹²
Duplex				<u>20 du/ac</u>	
Townhouse/ Apartment in Mixed-Use		10 du/ac		<u>20 du/ac¹⁰</u>	
Multifamily		20 du/ac		<u>20 du/ac¹⁰</u>	
Cottage				<u>20 du/ac</u>	
Minimum Residential Density					
Lot Area: Minimum square feet for subdivision.					
Base Standard	None	2,500	5,000	<u>2,500</u>	20,000
Single Family	5,000			<u>2,500</u>	
Duplex	6,000			<u>2,500</u>	
Townhouse:					
End Lot	2,000	2,000	2,000	<u>2,000</u>	
Interior Lot	1,800	1,800	1,800	<u>1,800</u>	
Multifamily	20,000		7,000	<u>7,000</u>	
Minimum Lot Width					
Base Standard	50'	35'	35'	<u>35'</u>	100'
Minimum Lot Depth					
Base Standard	70'	75'	75'	<u>75'</u>	100'
Minimum Front Setback ^{1, 2}					
Based Standard	0	0	0	<u>0</u>	0
Accessory Structure	10'	10'	10'	<u>10'</u>	10'
Attached Dwelling	0	0	0	<u>0</u>	0
Rear Setback ^{1, 2, 4}					
Base Standard	25'	25'	25'	<u>25'</u>	0
Accessory Structure	15'	15'	15'	<u>15'</u>	0
Side Setback ^{1, 2}					
Base Standard	5' ^{6, 7}	0	5'	<u>5'</u>	0
Accessory Structure	5'	0	5'	<u>5'</u>	5'
Maximum Height					
Based Standard	30' ³	35' ³	45' ⁹	<u>45' ³</u>	50' ¹³
Accessory Structure	20'				
Maximum Building coverage ⁸					
Base Standard	60% ⁸	90%	90%	90%	90%

Footnotes:

1. Development Conditions – Residential/Commercial Zones. 1. The front, rear and side yard setbacks for structures in these zones are not intended to be applied to each individual building when there are multiple buildings on a site. Rather, they are meant to be used to establish the minimum dimensional requirements for the perimeter of the development.
2. Setbacks are applicable to the primary structure and attached accessory structures.
3. Height may be increased to 55 feet for hotels/motels and 40 feet for bed and breakfast accommodations, boarding houses, residential units over retail/office/personal service uses in the ~~MB-I~~ **DMU** zone. Heights may be increased to 40 feet for multifamily, and mixed use in the TN zone and to 55 feet for multifamily, townhouse, hotel/motels, and mixed use when the TN zone is located within 200 feet of SR 532. An additional 10 feet may be allowed for multifamily, townhouse, and hotel/motels when the TN zone is located within 200 feet of SR 532 if the structure includes a pitched roof and no additional floors are added.
4. Rear setbacks of 15 feet are required for residential uses. Setbacks may be reduced to five feet when property is served by an alley.
5. Maximum density in the TN zone is calculated based on the total number of dwelling units of all types per gross acre. The density for each housing type within a project is determined by the minimum lot size.
6. Side setback for commercial is zero.
7. Side setback for attached townhouse units and multifamily is zero for interior units and 10 feet for end units. Side setback for utilities and public facilities is 20 feet.
8. For automobile service stations the cross-section areas of service station canopy supports where they meet the ground shall be measured as coverage for the purposes of determining maximum lot coverage, and also shall be used for measurement of setback requirements.
9. ~~Height may be increased to 55 feet when a minimum of 50 percent of the required parking is provided on the ground floor or when the structure is at least LEED silver certified except where the MB-II zone directly abuts a residential zone and the increased height would obstruct the view corridor of the existing homes.~~
10. Density may be increased to ~~60~~ **30** du/acre for mixed use developments when 100 percent of the required residential parking is provided on the ground floor and the building is at least LEED silver certified.
11. ~~General commercial – mixed use overlay zone shall comply with the specific standards of Chapter 17.79 SMC, Mixed Use Overlay.~~
12. ~~Density shall be determined by the development standards required for the specific property, including, but not limited to: height, parking, landscaping, lot coverage, recreational and open space, and stormwater.~~

13. ~~Maximum of four stories. The building shall have pitched roof or parapet roof design and comply with the architectural elements of Chapter 17.112 SMC, Architectural Design Standards.~~

i Changed LI (Light Industrial) to PI (Planned Industrial). Added footnotes from the General Commercial – Mixed-Use Overlay to the GC (General Commercial) zoning.

17.60.040 Commercial and Industrial Development Standards

	NB	GC ¹⁰	LI PI	GI
Lot Area: Minimum Square Fee for Subdivision				
Base Standard	6,000	10,000	20,000	1 Acre
Minimum Lot Width				
Base Standard	50'	70'	80'	100'
Minimum Lot Depth				
Base Standard	70'	70'	80'	100'
Front Setback ^{1,2,7}				
Based Standard	10'	25'	25'	25'
Accessory Structure	10'	25'	25'	25'
Rear Setback ^{1,2,7}				
Base Standard	25'	25'	5' ⁴	25' ⁴
Accessory Structure	15'	5'	5'	5'
Side Setback ^{1,2,7}				
Base Standard	10'	10'	5' ⁴	25' ⁴
Accessory Structure	5'	0	5'	5'
Maximum Height				
Based Standard	30'	35' ⁹	35' ⁹	35' ^{6,8}
Accessory Structure	20'	0	0	30'
Maximum Building coverage ^{3,7}				
Base Standard	40%	60%	80%	80% ⁵
Accessory Structure	10%	10%	<u>10%</u>	10%
Density for Mixed-Use Projects				
<u>Base Standard</u>		<u>No Limit</u> <u>11,12</u>		

Footnotes:

(2) Development Conditions – Commercial and Industrial Zones.

- The front, rear and side yard setbacks for structures in these zones are not intended to be applied to each individual building when there are multiple buildings on a site. Rather, they are meant to be used to establish the minimum dimensional requirements for the perimeter of the development.

2. Setbacks are applicable to the primary structure and attached accessory structures.
3. Ten percent additional coverage is allowed for detached accessory structures in the NB, GC, and GI zones in addition to the allowance for the primary structure.
4. Where an industrial or manufacturing use abuts a residential zone, a 25-foot setback is required in the **LI PI** zone and a 50-foot setback is required in the GI zone.
5. Coverage may be increased to 40 percent for wholesale, moving van/storage and warehouse operations, 50 percent for petroleum products distribution and storage and school bus maintenance facilities, and 65 percent for mini-warehouse.
6. Height may be increased to 50 feet for food processing plants, wholesale operations, warehousing operations, and freight distribution centers.
7. For automobile service stations, the cross-section areas of service station canopy supports where they meet the ground shall be measured as coverage for the purposes of determining maximum lot coverage, and also shall be used for measurement of setback requirements.
8. Height may be increased to 80 feet for feed and fertilizer operations abutting railroad corridors for silos and grain elevator structures only.
9. Height may be increased to 55 feet for hotels/motels.
- 10. General commercial mixed use projects overlay zone shall comply with the specific standards of Chapter 17.65 SMC, Additional Standards –Downtown Mixed-Use Zoning Standards**
- 11. Where residential uses are allowed, density shall be determined by the development standards required for the specific property, including, but not limited to: height, parking, landscaping, lot coverage, recreational and open space, and stormwater.**
- 12. Maximum of four stories. The building shall have pitched roof or parapet roof design and comply with the architectural elements of Chapter 17.112 SMC, Architectural Design Standards.**

i New Section for the bulk and dimensional Standards for the Public Facility zone.

17.60.0450 Public Facility Development Standards

Development standards for the Public Facilities zone.

	<u>PF</u>
<u>Minimum Lot Area (Square Footage):</u>	<u>5,000</u>
<u>Minimum Lot Width:</u>	<u>50'</u>
<u>Front Setback:</u>	<u>25'</u>

<u>Side Setback:</u>	<u>25'</u>
<u>Rear Setback:</u>	<u>25'</u>
<u>Maximum Height:</u>	<u>40'</u>
<u>Building Coverage:</u>	<u>60%</u>
<u>Density:</u>	<u>N/A</u>

Exhibit F

Additional Standards for MB-II (MainStreet Business II) Zoning Districts

Chapter 17.65

Additional Standards – ~~MB-II (Main Street Business II)~~ **Downtown Mixed-Use** Zoning Standards

Chapter 17.65 shall be readopted in its entirety with the following changes:

- Wherever the term “MainStreet Business -II” is used, it shall be replaced with “Downtown Mixed-Use”.
- Wherever the term “MB-II” is used, it shall be replaced with “DMU”.

i Moved the definitions from the Mixed-Use Overlay Chapter (SMC 17.79.030) to the renamed Downtown Mixed-Use zoning standards.

17.65.025 Definitions

- 1. For the purposes of this section, “vertical mixed use” shall be defined as a single structure supporting commercial (retail, office, service) use on the ground floor, with or without enclosed garage space on the ground floor, and with one or more stories of residential use above.**
- 2. For the purposes of this section, “horizontal mixed use” shall be defined as a single structure supporting residential (apartments, condominiums, townhouses) use on the ground floor, with or without enclosed garage space on the ground floor, and with two or more stories of residential use. The residential building must be located behind an existing commercial use and have no frontage along a public street.**

i Moved the permitted uses and standards from the Mixed-Use Overlay Chapter (SMC 17.79.050) to the renamed Downtown Mixed-Use zoning standards.

17.65.035 Mixed-Use ~~Developments~~ Buildings in the DMU Zone:

When mixed use buildings or projects are proposed in the Downtown Mixed-Use District, the following standards are required:

1. A minimum of two uses are required for a vertical mixed use building that has frontage along a public street.
 - (i) Retail Trade, Professional or Personal Service. Mixed use buildings shall provide commercial and/or office uses on ground floors with a minimum of 30 feet of depth, except that “drive through” windows and establishments are not permitted. Limited office and restaurant uses may be located on a portion of second story space. ~~Any commercial use utilizing or producing hazardous, odorous or airborne substances shall meet all requirements of the building code in effect at the time of permit application in order to contain, reduce, and mitigate impacts.~~
 - (ii) **Residential uses must be located above or behind the commercial use. If the property is large enough, standalone residential units may be allowed per the underlying zoning if located behind commercial or mixed-use buildings.**
 - (iii) Enclosed garage space may be located in a portion not to exceed 50 percent of the ground floor space, or may be located underground.
 - (iv) For vertical mixed use buildings with two uses, a minimum of 60 percent of the gross floor area of the first floor shall include uses allowed in ~~the following categories in SMC 17.30.070, for the general commercial zone: cultural/entertainment, hotel, office, personal services, retail trade establishments, or retail prepared food/beverage establishments. In addition, “dog grooming” and “veterinarian/hospital or clinic” uses qualify to meet the minimum 60 percent of gross floor area standard.~~ The 60 percent commercial use requirement in subsection ~~(4)(b)~~ of this section may be reduced to 30 percent of gross floor area when a minimum of 50 percent of the parking required for the residential uses in a mixed use structure is provided on the ground floor, or underground.
 - (v) Accessory functions of residential uses such as lobbies, entrances, exercise, storage, and meeting rooms, provided for the use of residents, may be located on the ground floor.
 - (vi) Parking lots and parking garages are allowed. Enclosed garage space may be located in a portion of the ground and second floor space or underground. The community development director may approve limited garage space on other stories.
 - (vii) “Drive-through” windows and establishments are not permitted on 271st Street from 88th Avenue to 84th Avenue or on 270th Street from 98th Avenue to 102nd Drive.
 - (viii) Dry cleaners are limited to drop-off facilities only.
 - (ix) ~~Office and restaurant uses on the second floor require an administrative conditional use permit except that accessory offices, and home offices meeting the standards in SMC 17.95.380, Supplemental standards for home occupations, are exempt from this conditional use permit requirement.~~
 - (x) Any commercial use utilizing or producing hazardous, odorous or airborne substances shall contain, reduce, and mitigate impacts and may be subject to additional conditions as determined by the community development director.
 - (xi) ~~Commercial and/or office uses on ground floors shall have a minimum of 30 feet of depth.~~

17.65.037 Stand Along Residential Buildings in the DMU Zone:

A ~~horizontal mixed use~~ residential-only building may be allowed in the Downtown Mixed-Use zone if the building(s) are not located on 271st Street, 88th Avenue, 92nd Avenue, 270th Street, or 102nd Avenue, has private street frontage or if the property is situated where a commercial use is not visible from an arterial public street or would not be viable based on the location ~~and must be located behind an existing commercial use.~~

~~Residential dwelling units are only allowed on the ground floor if the property only has access to private streets and if the commercial element of the mixed use building would not be visible or viable from the property location and be situated behind an existing commercial use.~~

Exhibit G

Repeal of Stanwood Municipal Code Chapters

The following chapters shall be repealed in their entirety.

Stanwood Municipal Code, Chapter 17.71, Adult Entertainment Overlay

Stanwood Municipal Code, Chapter 17.73, Historic Downtown Overlay

Stanwood Municipal Code, Chapter 17.74, Master Plan Overlay

Stanwood Municipal Code, Chapter 17.77, Transit Overlay

Stanwood Municipal Code, Chapter 17.78, Mineral Resource Lands Special District

Stanwood Municipal Code, Chapter 17.79, Mixed Use Overlay

Exhibit H

Chapter 17.105.110

Off-Street Parking Requirements in the MB Zoning District

17.105.110 Off-Street Parking Requirements in ~~MB~~ **DMU** Zoning Districts

(1) *Number of Spaces.* To promote a more compact, pedestrian-friendly downtown center in Stanwood, retail trade, personal and business service establishments and offices, night clubs, and health club uses (as contained in the Table of Off-Street Parking Requirements contained in SMC [17.105.140](#)) are exempt from the requirements for off-street parking, provided the property is in the historic overlay **east and west end areas as shown in Figure X below** and the use is a permitted use.



(2) *Location and Orientation of Parking.*

(a) ~~In the MB-I zone,~~ **No** off-street parking stalls are permitted between the building and the street-front sidewalk (parking shall be provided in the rear of buildings and on-street).

(b) ~~Parking stalls in the east end MB-I zone that are on-street shall be diagonal in fashion.~~

(b) ~~In the MB-II zone,~~ **Parallel** or diagonal on-street parking stalls are required along a minimum of 50 percent of the street frontage. Where there is more than one frontage road, on-street parking stalls shall be required along at least one front. One row of parking and one drive aisle may be permitted along frontage roads between the building and the road based on an approved traffic analysis and with a maximum allowed width for parking and drive aisle of 42

feet; provided, that both frontages are public rights-of-way. If the 10-foot maximum setback is utilized on at least one frontage road, a maximum 60-foot side parking area may be allowed along the building edge to provide for a drive aisle and two rows of parking based on an approved traffic analysis. One such maximum 60-foot side parking area is allowed per building. Side parking for two buildings may abut one another to enable shared parking. Frontage along SR 532 shall not be considered a front for parking requirement purposes within the WSDOT designated controlled access area. All other surface parking shall be provided in the rear of the buildings and may gain access from alleys (preferred) or drive aisles as allowed in SMC [17.65.060\(6\)](#).

(c) Any newly created on-street parking stalls may be counted toward minimum parking requirements ~~in the MB-II zone.~~

(3) When an existing building ~~in the MB-I or MB-II district~~ is being reused and the existing lot is not large enough to provide needed on-site parking, the planning director may consider allowing parking to be accommodated in an existing city parking lot within 500 feet of the development, subject to availability of parking stalls, as determined by the community development director, or exempt the applicant from the requirement to provide additional parking due to a use change.

(4) The planning director may exempt existing buildings listed on the local, state or federal Register of Historic Places from required parking for a one-time floor area expansion provided (a) the floor area expansion is limited to an area equal to 25 percent of the area of the existing building and (b) existing conforming parking on site shall not be displaced except as otherwise may be allowed.

(5) To efficiently utilize parking resources, joint use parking for adjacent land uses may be allowed when sufficiently analyzed and deemed appropriate by the planning director. The planning director may authorize two or more uses to share parking if the total number of parking spaces provided is equal to the lowest number of required spaces for each use. To insure that a parking area is shared, each property owner must sign a statement in a form acceptable to the city attorney, stating that his/her property is used for parking by the other property. The applicant must file this statement with the Snohomish County assessor's office to run with the properties. Shared parking may include use of off-site parking in a city lot or parking structure.

(6) The planning director may administratively reduce parking up to an additional 50 percent for projects that, either through adoption of a program or actual parking characteristics of the use, will result in less auto dependence. Such programs or special uses may include implementation of enhanced bike storage facilities, installation of transit shelters, and senior and affordable housing. The burden of proof of how a program or use characteristics will decrease parking demand shall be on the developer.

Exhibit I

Overall Changes

For consistency with the 2024 – 2044 Comprehensive Plan and zoning amendments, the following existing terms in the Stanwood Municipal Code shall be replaced with the new terms / terminology as provided in the chart below.

Existing Terminology	New Terminology
MB – I (Main Street Business – I)	DMU (Downtown Mixed Use)
MB – II (Main Street Business – II)	DMU (Downtown Mixed Use)
LI (Light Industrial)	PI (Planned Industrial)
Overlay Zones:	
Adult Entertainment Overlay	Delete Reference
Historic Downtown Overlay	Delete Reference
Master Plan Overlay	Delete Reference
Transit Overlay	Delete Reference
Mineral Resource Lands Special District	Delete Reference
Mixed Use Overlay	Delete Reference
Adult Entertainment Overlay	Delete Reference

Exhibit J

Planning Commission Findings of Fact and Conclusions

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Additional Public Comments Received for the 2024 Comprehensive Plan since May 13, 2024 Meeting

Tim Poetzl – Resident; May 13, 2024

Donna Knight – Resident; May 24, 2024

Andrew Bernstein – Resident; May 27, 2024

Steve Shepro – Resident and Councilmember; May 30, 2024

Steve Billieu – Resident; June 3, 2024

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Schroeder, Tansy

From: noreply@civicplus.com
Sent: Monday, May 13, 2024 1:51 PM
To: Schroeder, Tansy; Love, Patricia
Subject: Online Form Submittal: Comprehensive Plan Questionnaire

Follow Up Flag: Follow up
Flag Status: Flagged



CAUTION. This email originated from outside of this organization. Please exercise caution with links and attachments.

Comprehensive Plan Questionnaire

The Comprehensive Plan is broken into several sections, referred to as elements. Please provide feedback on any or all of the elements by completing the form listed below. Feedback is due by May 9, 2024.

First Name	Tim
Last Name	Poetzl
Address	28448 71st Dr. NW
City	Stanwood
State	WA
Zip Code	98292
Email Address	tpoetzl@gmail.com
Phone Number	4258709716
Introduction, History and Community Profile	<i>Field not completed.</i>
Land Use Element	United States
Housing Element	<i>Field not completed.</i>
Economic Development Element	<i>Field not completed.</i>

Transportation Element	<i>Field not completed.</i>
Parks and Recreation Element	<i>Field not completed.</i>
Natural Features Element	<i>Field not completed.</i>
Shoreline Element	<i>Field not completed.</i>
Utilities Element	<i>Field not completed.</i>
Capital Facilities Element	<i>Field not completed.</i>
Additional Comments	I just want to make sure in the plan there is room for centers of worship, Churches and spiritual centers. Churches are an important part of our community and we want make sure that is part of city plan. Thanks

Email not displaying correctly? [View it in your browser.](#)

Schroeder, Tansy

From: Donna Knight <errymor@gmail.com>
Sent: Friday, May 24, 2024 3:18 PM
To: Schroeder, Tansy
Subject: CPA



CAUTION. This email originated from outside of this organization. Please exercise caution with links and attachments.

Hi, I have a question about the notice I just received regarding CPA. I cannot attend the hearing on June 10th in person but will try Zoom if I can. My understanding is more growth North of 284th. I had to look up traditional neighborhoods and it seems they have more of a community feel. For those of us who live in the Kylie Park area but not in Kylie Park, are there any plans for a small public use park in the area. Church Creek is the closest but still have to drive there and with new growth happening across from the high school, I worry about activity. Also, what about grocery stores? Any plans for dealing with increased traffic? My husband has Alzheimers and limited mobility so it is more difficult to go to a public meeting but am interested in knowing what plans are. Thanks, Donna Knight

Schroeder, Tansy

From: Andrew Bernstein <andy.bernstein@outlook.com>
Sent: Monday, May 27, 2024 10:24 AM
To: Schroeder, Tansy
Cc: Steve Billieu; Tom Heaphy
Subject: Comprehensive Plan Impact on Twin City Sportsmen's Club

Follow Up Flag: Follow up
Flag Status: Flagged



CAUTION. This email originated from outside of this organization. Please exercise caution with links and attachments.

Dear Ms. Schroeder,

I'm writing on behalf Steve Billieu, President, Tom Heaphy, Vice President and myself, Treasurer of the Twin City Sportsmen's Club.

We just received notice that our property may be located with 300' of a proposed rezone as it relates to the Comprehensive Plan. I tried to view the map, but there is no link to enlarge it to allow for reading.

We are located at 26933 64th Ave. NW in unincorporated Stanwood, the cross streets are 64th & 268th. The club has been there since 1968.

Could you please let us know what this all means and what is the timeline.

Thank you!

Sincerely,

Andy Bernstein, TCSC Treasurer
206-618-6042

Schroeder, Tansy

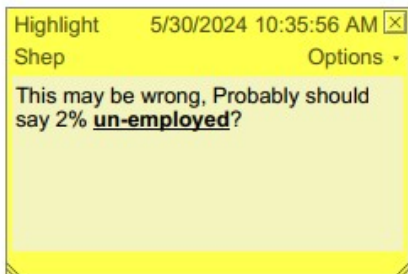
From: Steve Shepro
Sent: Thursday, May 30, 2024 1:31 PM
To: Love, Patricia; Schroeder, Tansy
Subject: My suggested minor corrections to the latest Comp Plan version.

Follow Up Flag: Follow up
Flag Status: Flagged



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Page 96 - chart is probably mis-labeled.



Employment Rate in Stanwood



Page 102 - The photo caption is wrong.

Page 144 - Paragraph #1 - Discusses SR 532 at 103rd Dr NW. Shouldn't this be 102nd Ave NW?

Page 146 - SR 532 and Marine Dr are both shown as minor arterials. Is this correct? If this is correct, should Pioneer Highway also be included?

Page 154 - First paragraph quotes 2014 data. Can we update this to something more current?

Steve Shepro
Stanwood City Council

Schroeder, Tansy

From: noreply@civicplus.com
Sent: Monday, June 3, 2024 12:55 PM
To: Schroeder, Tansy; Love, Patricia
Subject: Online Form Submittal: Comprehensive Plan Questionnaire



CAUTION. This email originated from outside of this organization. Please exercise caution with links and attachments.

Comprehensive Plan Questionnaire

The Comprehensive Plan is broken into several sections, referred to as elements. Please provide feedback on any or all of the elements by completing the form listed below. Feedback is due by May 9, 2024.

First Name	Steve
Last Name	Billieu
Address	26933 64TH Avenue NW
City	Unincorporated Stanwood
State	Washington
Zip Code	98292
Email Address	sbillieu@hotmail.com
Phone Number	360-661-4577
Introduction, History and Community Profile	Twin City Sportsmen's Club. Open since 1968.
Land Use Element	20 Acres for Trap shooting.
Housing Element	Building is from 1918. Part of Stanwood's Library.
Economic Development Element	<i>Field not completed.</i>
Transportation Element	<i>Field not completed.</i>

Parks and Recreation Element	<i>Field not completed.</i>
Natural Features Element	<i>Field not completed.</i>
Shoreline Element	<i>Field not completed.</i>
Utilities Element	<i>Field not completed.</i>
Capital Facilities Element	<i>Field not completed.</i>
Additional Comments	Twin City Sportsmen's Club was established in 1968. Building is from 1918. Moved from Stanwood's Library. We currently have the Cubs Scouts, Boy Scouts and FFA from 5 high Schools use the Trap Club facilities. We received a postcard stating that we may be located within 300' of a proposed rezone. I am concerned if this will effect Twin City Sportsmen's Club in any way. Thank You Steve Billieu President Twin City Sportsmen's Club

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