



Planning Commission Meeting Minutes Monday, June 10, 2024 – 6:30 pm

Call to Order: 6:32 pm

Roll Call

Commissioners Present:

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

Staff Present:

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

Absent: N/A

Also known to be present: Stanwood Residents: Sue Mancer, Denice & Sam Long, Dennis Gordon, Greg Stewart, Jeffrey D. Pearce, Tim Pearce, Ramona Snowden, Shannon Kyle, Arne Wennerberg, Dennis Higgins, Garrett Williams, Mellisa Williams, Ron & Patt Post, Tony & Nichale Bennett, Chris Castner, Carrie Richardson, Lisa Olander, Gina Wright, Rebecca Lewinski, Robin Carmichael

Public Requests and Comments: None

Approval of Minutes:

The minutes from the May 13, 2024 Planning Commission meeting were unanimously approved.

New Business:

None

Old Business:

Continuation of 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.



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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:

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

- The Public Facility zone refers to uses such as City Hall, schools, and police and fire departments. Public facilities such as public restrooms and parks would be covered under capital facilities projects and are allowed in other zones.
- Add language to include schools, police, and fire services for clarity to 17.47.040 Mix and Location of Uses (3)(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.”
- Adding uses that are not permitted to the Permitted Use Table would cause confusion.
- Some Commissioners are not supportive of a ban on future storage units in town.
- Will there be a stricter noise ordinance applied in areas of mixed use of commercial with residential behind it? This will be addressed with municipal code update.
- It is the City’s responsibility to allow for multiple types of housing to comply with the state mandate.
- Will small businesses be allowed in homes? There will be a limited amount of compatible business types allowed through future zoning regulations along major roads such as 80th Avenue, 284th Street, and 68th Avenue.



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Public Questions & Comments

- Will Schenk Packing Co. be annexed into city limits? What is the purpose of the industrial zoning in that area? Schenk Packing Co. has not approached the city about annexing. The area was pre-zoned as industrial, if they decided to annex, the zoning would not change.
- There was once a property zoned multi-family (MF) near 284th Street and 80th Avenue, with apartments planned to be built. What happened to that development? The owner of the property decided not to move forward with the project, and the density (MF) was moved near Port Susan Middle School.
- Compatibility in the Planned Industrial zones means there may be light industrial businesses alongside office spaces, for example, which will increase job opportunities.
- How do road improvements occur in areas of higher development? Developers are required to install frontage improvements in addition to paying impact fees to the city. Those fees collected go towards road, sidewalk, and curb improvements. They are also used on projects listed on the Capital Improvements Plan.
- Farm property owners near the Stanwood Camano Fairgrounds are concerned that allowing 5000 square foot lots with single family homes will impact their businesses. Consider adding a buffer zone between residential and planned industrial zones in that area. Increased traffic and runoff from developments could be detrimental to the farms.
- Allowing mixed use along Pioneer Highway would take away from the historic charm of homes on that road.
- Mixed use along Pioneer Highway is not required, but it would be allowed if an owner wanted to apply such a use on their property.
- There is no way to disallow any person or group from buying any property.
- The types of uses allowed in neighborhood businesses will be addresses with the Stanwood Municipal Code update. It will be important for the uses to be viable and compatible with the surrounding neighborhoods.
- Which proposed changes are staff driven, developer driven, or community driven? Many changes proposed are staff driven to facilitate employment needs, and many are community driven by what is needed in the City.
- Concerns were raised about removing the Historic Overlay. Removing the Historic Overlay is just removing a designation. There will still be design standards in the code.
- There is potential that there are endangered species living in the UGA. Consider talking to Snohomish County biologists before any work is done there.
- Allowing small businesses along 80th Avenue would be a benefit to the community. Residents encouraged Planning Commissioners to allow this use.
- Consider allowing home businesses to keep equipment on their property.
- The Neighborhood Business zone allows for small commercial businesses, whereas the Traditional Neighborhood zone allows residential businesses.
- Stormwater drainage near the train tracks on Cedarhome Drive is a problem. There needs to be dredging in the drains to allow water to flow.
- The Adult Entertainment Overlay is defined by specific road boundaries.

Miscellaneous Business:

None



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Recent Council Action on Commission Items:

- Titles 7 & 8 were approved.
- Second reading of the Complete Streets ordinance on June 13, 2024

Upcoming Items:

Adjourn: 9:06 pm