



PLANNING COMMISSION AGENDA

July 8, 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 June 10, 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



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.



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

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.
- 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.



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

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



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

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



CITY OF STANWOOD
PLANNING COMMISSION

AGENDA STAFF REPORT

MEETING DATE: July 8, 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 June 10, 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:

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”.

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. Staff Comments;
2. Planning Commissioner Questions (if any);
3. Planning Commissioner Deliberations;
4. Planning Commission Motion and Recommendations.

Draft Motion:

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

Or

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

Or

- C. I move to continue the public hearing on the 2024-2044 Comprehensive Plan to August 12, 2024.

This Page Intentionally Left Blank



Response to Public Comments

(July 2024)

Written Public Comments:

Commentor	Comment	Response
Steve Shepro Councilmember / Resident June 27, 2024	Consider adoption of a historic preservation ordinance or revising the historic overlay area to protect the city's older buildings from redevelopment.	The Land Use Element contains a section on Historic Preservation. It has seven policies that encourage the preservation of culturally significant sites and buildings. Adoption of a historic preservation ordinance or creating a historic district takes time and requires outreach to those that have property that may be affected. Staff recommends adding a policy directing the City to evaluate the options to preserve the City's historic or culturally significant buildings. New Policy: <u>LUP 10.8: Evaluate options to preserve the City's unique history and historic properties by forming a historic district, adopting a historic preservation ordinance or adopting neighborhood-specific design guidelines that support the economic vitality of downtown.</u>
Ted Vanegas WA Depart of Commerce June 24, 2024	1. Include environmental justice goals and policies in the Land Use Element.	Two new policies will be added to Land Use Goal #4, Future Planning: New LUP 4.7: Future plans, policies and regulations shall eliminate barriers that have prevented historically marginalized communities and people of color from owning and developing land in the City of Stanwood. New LUP 4.8: Reduce disparities in access to opportunities for all residents through inclusive community planning.

Commentor	Comment	Response
	2. Include wildlife preparedness and fire adaptation measures in the Land Use Element.	Land Use Goal 18 addresses wildfire risk. The following minor amendment is proposed: LUP 18.1: The City shall adopt a wildland – urban interface code in compliance with state building code regulations <u>and RCW 36.70.a.070 to reduce wildfire risks.</u>
	3. Add policies to the Housing Element to support the development of low-income housing types.	Staff proposes strengthening Housing Goal 2 – Housing Variety, by amending the following policy: HP 2.4: Encourage moderate-density development such as townhomes, duplexes, triplexes, fourplexes, <u>permanent supportive housing, apartments, condominiums,</u> or other housing types to bridge the gap between higher-density residential areas to single-family residential to promote affordable housing ownership and rental opportunities.
	4. Include policies that address the potential for Accessory Dwelling Units (ADU's) to meet the City's housing needs.	Staff recommends adding the following new policy to the Housing Goal 2 – Housing Variety: <u>HP 2.6: Encourage and support the development of a variety of housing types that effectively uses the City's remaining land supply to meet housing needs, including accessory dwelling units, cottages, manufactured homes and similar infill housing types.</u>
	5. Include emergency housing land capacity analysis in the final draft.	The land use capacity analysis (appendix) will be updated to show that emergency housing is allowed in all zones that hotels are allowed.
	6. Summarize the Housing Action Plan in the Housing Element.	A new subsection will be added to the Housing Element summarizing the Housing Action Plan. The following goal and policies will be added: <u>HG #X: Using the Housing Action Plan as guidance, respond to community growth needs by providing a variety of housing opportunities for</u>

Commentor	Comment	Response
		<u>homeowners and renters that are affordable to everyone now and into the future.</u> <u>HPX.1: Analyze and implement the strategies contained in the Housing Action Plan when updating land use policies or updating the municipal code.</u>
	7. Add policies on racially disparate impacts, displacement and exclusion.	Consider adding the following goal and policies to the Housing Equity Section: <u>HG #X: Consider risks and the likelihood of displacement risks given current and expected market conditions and neighborhood characteristics when drafting land use regulations.</u> <u>HP X.1: Strive to prevent the displacement of historically and currently marginalized communities as well as extremely low-, very low-, low-, and moderate-income households from existing neighborhoods.</u> <u>HP X.2: Consider equitable development initiatives, inclusionary zoning, and other strategies to counter potential displacement impacts when amending the zoning code.</u>
	8. Adopt multimodal level of service standards by 2029.	Staff will participate in the Snohomish County Tomorrow Planning Advisory Committee process that will be used to discuss a regional approach to level of service standards.
	9. Adopt an Accessibility Transition Plan to identify and address deficiencies in public infrastructure by 2029.	Transportation policy 2.9 states that the City needs to prepare a citywide ADA inventory and transition plan. This will need to be budgeted in the near future.
Dean Tougas Resident June 15, 2024	The proposed zoning ordinance associated with the comprehensive plan update addresses permitted uses for mixed use and commercial, industrial and public zoning districts. However, the zoning ordinance does not address revisions to permitted	The permitted uses for the single-family zones will be updated with the subsequent municipal code update project. Staff anticipates the zoning will be revised to include the following permitted uses:

Commentor	Comment	Response
	uses for single-family zones to allow more housing types.	• Addition of townhomes, duplexes, triplexes, and fourplexes to allowed uses in the SR 5.0 and SR 7.0 zones
Jeffrey Pearce Resident June 10, 2024	Opposed to allowing permittable small-scale commercial uses for all zones in the Uptown Area along 80th Avenue, 68th Avenue, 284th Street, 276th Street, 272nd Street, 72nd Avenue, and Pioneer Highway unless appropriate restrictions are imposed. Suggested restrictions include the following: • Require owners to occupy the commercial spaces as residents • Forbid owners from renting or leasing their commercial space • Limit the commercial space to 500 square feet • Forbid the sale of goods, and allow only services (no retail stores, no gas stations, no shopping, for example) • Forbid large equipment, automotive and motorcycle repair shops • Limit parking to two commercial spaces • Limit hours to Monday-Friday, 10 a.m.-5:00 p.m., with no weekend use • Allow only one commercial enterprise per lot • Require five lots between each commercial enterprise • Do not allow variances or exceptions to the restrictions	These comments have been noted by city staff. No zoning or code changes are proposed at this time to implement uptown small-scale commercial uses. City staff will work on code changes for this proposal during the subsequent municipal code update project. Staff is keeping track of all code suggestions for this update.
Dennis Gordon Resident June 8, 2024	Is the City proposing to rezone or eliminate the Neighborhood Business (NB) zone?	No, the City is not proposing to eliminate the NB zone. The City is proposing to allow additional flexibility for small-scale commercial uses in non-commercial zones.

Commentor	Comment	Response
Steve Billieu Resident June 3, 2024	Concerns over whether or not any of the proposed amendments will affect the Twin City Sportsmen's Club which is currently located outside of city limits.	The Twin City Sportsmen's Club is located at 26933 64 th Avenue NW. This is located outside of city limits and is also located outside of the City's Urban Growth Area. The proposed changes are only applicable to lands within the city's urban growth area. As such, the proposed amendments should not affect the Twin City Sportsmen's Club.
Steve Shepro Councilmember May 30, 2024	Typos and corrections needed to specific pages of the comprehensive plan.	The noted items will be corrected in the next draft of the Comprehensive Plan.
Andrew Bernstein Resident May 27, 2024	Concerns over whether or not any of the proposed amendments will affect the Twin City Sportsmen's Club which is currently located outside of city limits.	The Twin City Sportsmen's Club is located at 26933 64 th Avenue NW. This is located outside of city limits and is also located outside of the City's Urban Growth Area. The proposed changes are only applicable to lands within the city's urban growth area. As such, the proposed amendments should not affect the Twin City Sportsmen's Club.
Donna Knight Resident May 24, 2024	It seems like Traditional Neighborhoods have more of a community feel. Are there any plans for a small public use park in the Kylie Park area? Also, what about grocery stores? Any plans for dealing with increased traffic?	The topic of a new park in the Uptown area is one that has been discussed by the city. Private developments are required to install recreational facilities and open space which help contribute to the city's parks needs. The City has also identified the uptown area for a new public park in the future when funds become available; policy PROS 2.4. The transportation element of the comprehensive plan includes 2044 traffic forecasts. The forecasts indicate that existing levels of service are not anticipated to be degraded below adopted standards with future growth. Staff is also proposing to allow additional flexibility for small-scale commercial uses which could allow for additional "mom and pop" businesses like a corner mart.
Lisa Olander Resident May 15, 2024	Questions relating to the proposed Light Industrial to Planned Industrial rezone: Are there any other density or dimensional changes, such as setbacks?	At this time, the city is proposing to change all existing code references from Light Industrial (LI) to Planned Industrial (PI). The existing industrial performance standards will still be in place to mitigate any potential detrimental effects on adjacent properties and the general

Commentor	Comment	Response
	• What is the city's interpretation of "compatibility" and do existing businesses (such as Carlson Trucking) meet this expectation? • How will the City track "livable wage jobs"? Will existing businesses have to comply with new regulations, applications, or standards? • Will taxes increase? • Will existing uses of property be allowed? Or will it be considered a legal non-conforming use? • If the use is still allowed, will there be any new regulations? • If the use will be considered legal non-conforming, what is the process or regulations for expansions of businesses? • What are the allowed uses in the new Planned Industrial zone?	public, ensuring compatibility. New or additional standards may be considered during the subsequent municipal code update project. Zoning changes can result in changes to property taxes. However, the proposed Planned Industrial zone is applicable to properties already zoned for industrial uses. As such, staff does not anticipate significant impacts to taxes. The PI zone will adopt the bulk and dimensional standards for the existing LI zone with the addition of a 10% maximum building coverage standard for accessory buildings. The city is not proposing any mandates for liveable wage jobs, but is trying to improve flexibility to allow more uses associated with liveable wage jobs. At this time the city is proposing the following changes to allowed uses for the new PI zone (based on existing uses allowed in the LI zone): • New permitted uses include bed and breakfasts, freezer plant/cold storage/food mills, health care offices, daycare centers, salons, tattoo/piercing parlors, public safety stations, bars/cocktail lounges, catering, beverage stands, and restaurants • New conditional use include hospitals • New prohibited uses include stand-alone parking lots and mini-warehouse/storage facilities It is possible that properties currently zoned General Industrial (GI) being rezoned to PI could potentially result in legally non-conforming uses. The industrial permitted use table will be revisited in the subsequent municipal code update project.
Tim Poetzl Resident May 13, 2024	Ensure there is room for centers of worship, churches, and spiritual centers. Churches are an important part of community and should be part of the city plan.	This comment is noted. At this time, the City is not proposing any changes to zoning regulations for houses of worship.

Commentor	Comment	Response
Russel Joe Master Builders Association of King and Snohomish Counties May 9, 2024	Provided suggested changes to policy language to strengthen the need for diverse housing. Suggestions include the following: • Add more provisions recognizing the city’s role in providing attainable housing and a variety of housing types • Encourage permit reform consistent with new state law • Changes should not result in increased permit fees or permit timelines • Add additional policy support for ADU’s consistent with new state legislation • Allow outright duplex, triplex, fourplex, townhomes, and cottage housing in Traditional Neighborhood and Single-Family Residential zones • Allow flexibility in the types of housing (including non-stick) allowed to create a variety of housing choices • How will the City prevent cumulative adverse environmental impacts to critical areas? • Policies should incorporate language that balances the goals of protecting the natural environment with the city’s obligations under the GMA to plan for diverse housing needs	Staff proposes strengthening housing, economic development, and natural features goals and policies with suggested language provided by MBAKS.
Jeff Storrar WSDOT May 9, 2024	Supports the draft plan addressing increased density with providing multimodal transportation options and goals to reduce commutes. Appreciates the City’s consideration of all travel modes in transportation plan, promoting alternative to single occupancy vehicles and encourages adoption of a complete streets ordinance. WSDOT looks forward to working with Stanwood on SR 532 issues.	Noted; no proposed changes. Complete Streets Ordinance adopted by City Council on June 13, 2024. Currently coordinating a follow up meeting with WSDOT to meet new staff members and discuss SR 532.

Commentor	Comment	Response
Brynn Berger Resident May 8, 2024	Concerns about inadequate storm drain and sewer on 272nd St NW resulting in unnecessary standing water and flooding in yards or driveways throughout the year whenever it rains/snows.	This item has been added to the 20-year stormwater capital improvement project list.
Denise Long Resident May 7, 2024	A corridor with “small town feel” development standards should be created around the arch. Consider a step back or tiered height regulations allowing the arch to maintain prominence. Future development should be focused on making the arch corridor more attractive. Consider not allowing houses of worship in commercial zones. The parks element needs more than a minimal effort to inventory assets and set usage policies. Measurable goals should be set for creating bike trails and identifying ideal properties to purchase for park and recreational purposes. Parks usable for non-residents to picnic and play will help bring tourism dollars into Stanwood. Consider adding public art as a way to enhance the lives of residents and attract visitors.	These comments have been noted by city staff. Staff is keeping track of all code suggestions for the subsequent municipal code update project. At this time, the City is not proposing any changes to zoning regulations for houses of worship. However, this can be revisited with the municipal code update. While the City can set levels of service for specific classifications of park facilities, it is also important to look at the entire park system cumulatively. If Stanwood is meeting its total park needs but not specific park classification needs, then the City may want to consider changes to the specific breakdown of park classification levels of service. Based on national standards, Stanwood’s cumulative park needs are met and exceeded by the existing park facilities. Goal EDG 5 emphasizes the importance of the arts in Stanwood and includes policies to support and promote the arts within the greater Stanwood community region.
Erika Harris PSRC May 7, 2024	1. Encourage the City to adopt a multimodal Level of Service (LOS) standard.	Policy TP 5.7 directs the City to develop and implement a multimodal LOS standard. Needs to be adopted by Comp Plan 5-year update check-in.
	2. Capacity analysis should clearly demonstrate available capacity in terms of people, jobs and housing.	These sections were updated with detailed capacity analysis after initial review by PSRC. Full summaries will be included in the appendix to the Plan.

Commentor	Comment	Response
	3. Essential public services and hazardous industries should be located outside the floodplain.	Land Use Policy 11.2 states that essential public facilities and hazardous industries should be located outside the floodplain.
	4. Adopt a Parks LOS to provide parks within a 10-minute walk of all residents.	Parks and recreational facilities include public parks, private homeowner association parks and shared use of school facilities. Staff will prepare a 10-minute walk radius map to see if there are any gaps. The City has also identified the uptown area for a new public park in the future when funds become available; policy PROS 2.4.
	5. Include a policy that supports safe walkable access for students to schools.	The Transportation Element includes several goals and policies that support multimodal connections between neighborhoods and the downtown, schools, parks and shopping areas. The Plan includes the following goals and policies: TG #3 regarding reducing single occupant vehicle trips, and the associated 13 policies, encourages the use and development of transit and non-motorized facilities. TG #4, community wellbeing, includes policies TP 4.5 and 4.7 which promote pedestrian mobility, connectivity and accessibility for people of all ages and abilities. To add clarity, staff proposes amending the following policy to prioritize construction of infill sidewalks to improve pedestrian mobility. TP 10.7: Prioritize funding transportation safety improvement projects, <u>including sidewalk gaps to promote pedestrian access</u>, during the annual adoption process of the Transportation Improvement Plan (TIP) and city budget.
Samuel Long Resident May 3, 2024	Stanwood should be an inclusive community that welcomes BIPOC. The Skanda emphasis does not promote diversity. Historic character should be	Staff has removed some of the references to Scandinavian culture throughout the document. Housing goals and policies have been strengthened for

Commentor	Comment	Response
	maintained through intentional development standards. New development should compliment the arch. The City should consider partnerships with local tribes for waterfront access.	diversity and inclusion. All elements include goals and policies on regional collaboration.
Tricia Sears WA DNR May 2, 2024	Comments that there appears to be gaps in information of the natural resource maps. Future updates to the critical area codes should make reference to state definitions. DNR has a portal and support documents that contains information that can help with future code updates.	Acknowledged. The City does not have a GIS system and this time and relies on state provided information. During the development review process applicants are required to provide detailed plans meeting the critical area codes submittal requirements. Staff will coordinate with DNR on the critical area code update as part of the Municipal Code Update project.
Robert Rapp Resident May 1, 2024	Sidewalks should be improved downtown. The City has been improving ADA ramps, but the ramps do not help if the sidewalk itself is unusable for a wheelchair user.	Transportation policy 2.9 states that the City needs to prepare a citywide ADA inventory and transition plan. This will need to be budgeted in the near future.
Cathy Wooten Resident April 30, 2024	Difficulties understanding where proposed rezones are located and what different abbreviations mean.	Noted. City staff followed up with the commentor to provide clarifications.
Stuart Heady Camano Island April 18, 2024	Long term planning should include consideration for how Stanwood could be impacted by sea level rise.	Stanwood is not required to include a climate change element at this time. Climate change, including sea level rise, will be addressed when updating the critical areas codes and when adopting a new climate change element in 2029.
Tyler Naab Resident April 15, 2024	Concerns about 101 st Avenue NW. The road needs reconstruction. Every year the street floods and then the standing water floods adjacent yards and crawl spaces due to lack of proper drainage. There are only 2 catch basins and no sidewalk/curb to direct the standing water to the 2 existing catch basins that are hundreds of feet apart.	This item has been added to the 20-year transportation capital improvement project list.

Commentor	Comment	Response
Derek Loop Resident April 15, 2024	Concerned about residential and commercial growth. Wants Stanwood to stay rural. Infrastructure is lacking.	Stanwood is an urban city subject to the Growth Management Act requiring compliance with population, housing and job growth targets. GMA as designed to protect rural lands by directing growth into cities. The challenge with any Comprehensive Plan is to balance state growth mandates with preservation of city character.
Christine Carvalho Resident April 15, 2024	There is a need for primary care physicians in Stanwood. Very few physicians are taking on new patients.	Staff has proposed adding health care offices and hospitals to permitted uses for the Planned Industrial zone to increase flexibility for new health care facilities.
Carol Kind Resident April 14, 2024	Some roads feel hazardous to drive. Roads should be widened to improve safety and comfort. Future roundabouts should be designed and sized appropriately.	The capital improvement project list includes a list of identified roadway reconstruction and widening projects. City staff can consider development of roundabout details for future updates of the street and utility standards.
Russell Joe Master Builders Association Jan 29, 2024	Early review comments: To avoid new and revised policies negatively impacting the cost of housing in the future, we ask that the following questions be analyzed at the staff level and discussed by the Stanwood City Council as policies are developed for your consideration. • How will the proposed new or revised policy be implemented? • Could implementation of the new or revised policy require additional applications, fees, or studies for housing projects? • Could implementation of the policy require additional internal review processes for permit applications? Could this increase the overall time to review permit applications for housing? • Could the proposed new or revised policy increase the cost to build and provide housing by increasing requirements related to housing projects?	These early comments were incorporated into the draft Comprehensive Plan.

Commentor	Comment	Response
Stuart Heady Camano Island Nov 14, 2023	Stanwood, with a downtown that is at present sea level, ought to be putting more public emphasis on establishing a permanent study of the latest and best science so as to keep local government up to speed and to inform the public.	Stanwood is not required to include a climate change element at this time. Climate change, including sea level rise, will be addressed when updating the critical areas codes and when adopting a new climate change element in 2029.
Morgan Krueger WDFW June 29, 2023	Suggest policy edits to the Natural Resource Element encouraging fish barrier removal as a city priority. Update critical area codes to most recent guidance for “no net loss” principals and monitoring requirements. WDFW and Department of Commerce have additional resources for addressing climate change.	Natural Resource policy 5.5 promote removal of fish barriers to promote wildlife habitat and fish passage. Critical area code will be updated as part of the Municipal Code Update project in 2025. Stanwood is not required to include a climate change element at this time. These resources will be used when updating the critical areas codes and when adopting a new climate change element in 2029.
Katherine Velasco PSE Aug 10, 2023	Various concerns about growth, changing Stanwood character, loss of rural farmlands, and lack of affordable housing. Appears to be a personal comment versus formal agency comments.	Stanwood is an urban city subject to the Growth Management Act requiring compliance with population, housing and job growth targets. GMA as designed to protect rural lands by directing growth into cities. The challenge with any Comprehensive Plan is to balance state growth mandates with preservation of city character.
Erika Harris PSRC June 29, 2023	Early review comments: Supportive of transportation goals and policies with suggestions to strengthen policies by removing “consider” from the policy language; delete repetitive policies; and include a specific policy addressing stormwater retrofits as a critical strategy supporting Puget Sound Recovery.	These early comments were incorporated into the draft Comprehensive Plan.
Jeff Storrar WSDOT June 26, 2023	Early review comments: Supported policies to mitigation traffic impacts of SR 532 and adoption of a complete streets ordinance.	Noted; Complete Streets ordinance adopted by Council on June 13, 2024.
Alec Kearns Resident June 22, 2023	Desires improvements to public softball/baseball facilities. Demand exceeds the available field facilities making field reservations and scheduling difficult. Stanwood teams have had to relocate “home games” away from Stanwood due to inadequate facilities including lack of available fields,	The capital improvement project list includes a list of identified park improvement projects including upgrades of existing facilities and construction of new facilities.

Commentor	Comment	Response
	field lighting, artificial turf surfacing, and improved drainage. At Church Creek and Heritage, bullpens and fenced batting cages adjacent to the softball/baseball fields should be installed. Proper construction and maintenance of roofed dugouts at every softball/baseball field in the city. A concession building and more parking is needed at Heritage Park.	
Stuart Heady Camano Island April 2, 2023	Stanwood should plan for sea level rise.	Stanwood is not required to include a climate change element at this time. Climate change, including sea level rise, will be addressed when updating the critical areas codes and when adopting a new climate change element in 2029.
Meagen Watne Resident April 24, 2023	Consideration should be given to removing restrictions for neighborhood based businesses and mixed use development. Additions of commercial zones in the uptown area, and increased density of mixed use of undeveloped or redeveloped downtown plots to encourage missing housing and missing commercial.	The City is proposing to allow additional flexibility for small-scale commercial uses in non-commercial zones. City staff will work on code changes for this proposal during the subsequent municipal code update project. Staff is keeping track of all code suggestions for this update.
Stuart Heady Camano Island Nov 14, 2022	Zoning should include and publicly display a “zone of study focused on sea level rise,” based on a yearly assessment. Stanwood could participate as an officially recognized liaison with the University of Washington climate science program. Stanwood should represent sea level Puget Sound communities at international conferences.	Stanwood is not required to include a climate change element at this time. Climate change, including sea level rise, will be addressed when updating the critical areas codes and when adopting a new climate change element in 2029.
Jeff Storrar WSDOT Oct 25, 2022	Initial WSDOT comment letter offering assistance and staff contacts during the Comp Plan update process.	Noted; no changes needed.

Commentor	Comment	Response
John Haarlow PUD Oct 21, 2022	Initial PUD comment letter offering assistance and staff contacts during the Comp Plan update process.	Noted; information was incorporated into the Utilities Element of the Comp Plan. No changes needed at this time. The City will coordinate with PUD as needed as projects arise.

Planning Commission Public Hearing Public Testimony (June 10, 2024)

Public Attendees: 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 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.

Planning Commission Public Hearing Public Testimony (May 13, 2024)

Public Attendees: Ronald Moe, Harvey Stackhouse, Lynette Stackhouse, Christi M. Bell, Casey Wright, Lisa Olander, Tom Little, David Pelletier

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.