

City of Stanwood



Stanwood City Council Special Workshop Packet

Thursday, September 12, 2024



**CITY OF STANWOOD
CITY COUNCIL SPECIAL WORKSHOP**

Stanwood-Camano School District
Administration Building Board Room
26920 Pioneer Highway, Stanwood, WA 98292

Thursday, September 12, 2024 | 5:00 p.m.

AGENDA

1. 2024-2044 Comprehensive Plan Discussion



**CITY OF STANWOOD
COUNCIL AGENDA STAFF REPORT**

ITEM NUMBER: 1

DATE: September 12, 2024

SUBJECT: 2024-2044 Comprehensive Plan

CONTACT PERSON: Patricia Love, Community Development Director

ATTACHMENTS: A – Comprehensive Plan Presentation Overview

SUMMARY STATEMENT:

Attached is the presentation slide deck summarizing the 2024-2044 Comprehensive Plan amendments. The full staff report with attachments are included in the September 12, 2024, regular agenda packet materials.

Remember Yesterday. Imagine Tomorrow.



2024 COMPREHENSIVE PLAN UPDATE

Stanwood City Council
Comprehensive Plan Public Hearing

September 12, 2024



What is a Comprehensive Plan?

Comprehensive Plan:
A long-term planning document that establishes city goals and policy to guide growth, development, community character and quality of life for 20 years into the future.





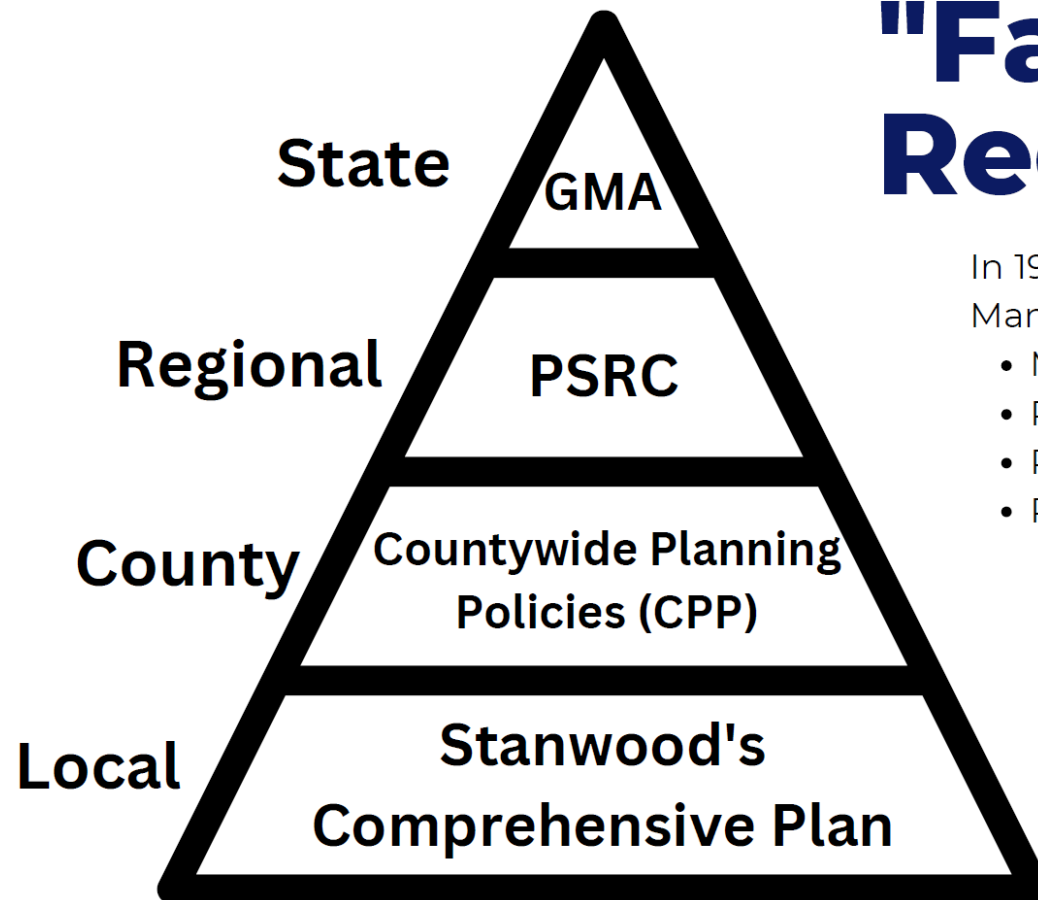
Why Plan?

Communities planning under the Washington State Growth Management Act (GMA) are required to update their comprehensive plans every 10 years.

- Population Growth
- Employment
- Housing Types & Income Levels
- Identify Infrastructure Needs
- Evaluate Service Levels

“Remember yesterday, imagine tomorrow”

Planning for Growth in WA



"Fair Share of Regional Need"

In 1990 / 1991 The State Passed The Growth Management Act (GMA) To:

- Manage Growth
- Protect Critical Areas
- Preserve Natural Resources
- Preserve Farmlands

Stanwood is expected to accommodate approx. 1.2% of Snohomish County's overall growth.



2024-2044 Comprehensive Plan

Built off the foundation of 2015 Comprehensive Plan but with a new look and “plain talk” for readability:

- Color Coded by Chapter
- Key Takeaways at the Beginning of Each Element
- Description Boxes that Explain Key Terms or Concepts
- Pictures and Graphics
- Goals and Policies Next to Relevant Topics

Vision & Mission



2044 VISION STATEMENT

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.

- + Inclusive of everyone*
- + Include the community in decision-making process*
- + Ensure a thriving local economy*
- + Provide transparent government*
- + Is responsive to the needs of the community*

The Mission of the City of Stanwood is to create and maintain a community where people can live, work and play in an environment that is safe, vibrant and aesthetically pleasing. Stanwood: is inclusive of everyone, includes the community in its decision-making process; ensures a thriving local economy, provides transparent government, and is responsive to the needs of the community.

Core Values



Sense of Community

Retain the City's strong sense of community by fostering a family friendly culture that protects the areas natural beauty, celebrates its rural roots, promotes local businesses, encourages community events, and provides spaces for people to work and play.



Livability

Continue to make Stanwood a desirable place to live by investing in the historic downtown, new uptown commercial areas, and residential neighborhoods to create an aesthetically pleasing community.



Mobility

Stanwood should provide for all forms of multi-modal transportation, including trails, sidewalks, bike lanes, transit, and private vehicles.



Growth

Apply adaptive in-fill growth management strategies to meet population and employment targets by providing a range of housing types and business opportunities that fosters a healthy community while conserving our adjacent rural lands.

Core Values Continued



Economic Development

Focus on retaining the city's role as the center of the Greater Stanwood area by pursuing new endeavors that support the downtown and leverage Stanwood's location as an urban center surrounded by world class agricultural land.



Environment

Protect the environment while promoting access and tourism to local natural features.



Parks

Develop a parks system that provides public spaces for all age ranges, that bring people together to create a more vibrant, healthy and equitable community.

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VOLUME II

APPENDICES

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PARKS IMPROVEMENT PROJECT LIST

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LAND USE CAPACITY METHODOLOGY

HOUSING CAPACITY METHODOLOGY

HOUSING DATA SUMMARY

REFERENCED PLANS

SEWER PLAN

WATER PLAN

DRAINAGE PLAN

HOUSING ACTION PLAN

TRANSPORTATION PLAN

Acknowledgement



New:
Tribal Acknowledgement
Page

stuləg^wabš (People of the River)

Recognition that the City
of Stanwood is located on
the ancestral homeland of
the Stillaguamish Indian
Tribe.

Image: A photo of a Stillaguamish woman weaving a cedar mat.



Images: Members of the Stillagumish Tribe poling the river across the years.



Image: A photo from the 2013 Stillaguamish Salmon Ceremony.



Land Use Element



COMMUNITY VALUES



SENSE OF COMMUNITY



LIVABILITY



GROWTH



ECONOMIC
DEVELOPMENT



ENVIRONMENT

Land Use Element Topics:

Introduction

Community Feedback

Growth Management

A Tale of Two Cities

Downtown District

Uptown District

Land Use Inventory

2044 Growth Targets

Historic Preservation

Annexation

Essential Public Facilities

2044 Population Growth Target



GROWTH TARGET

The City is on track to meet its 2044 population target of **10,963 people** if the growth rate continues steadily. Between 2013 to 2023, the City grew an average of 2.9% in population each year. **To meet 2044 population targets, the City would need a minimum population growth rate of 1.27% per year.**

... PRSC 2050 Growth Strategy ...

***GOAL:** The region accommodates growth in urban areas, focused in designated centers and near transit stations, to create healthy, equitable, vibrant communities well-served by infrastructure and services. Rural and resource lands continue to be vital parts of the region that retain important cultural, economic, and rural lifestyle opportunities over the long term.*

Stanwood Population:

2023 Population: 8,585

2044 Population Target: 10,963

20-Year Growth: 2,378

% of County Growth Allocation: 1.27%

Population Targets

Exceeds with
current zoning



2044 Employment Target

Employment Targets

- 251 job capacity shortfall of 2044 target
- Solution: Planned Industrial zone
 - All LI and some GI to PI
 - 80% industrial uses, 20% commercial/retail uses



Employment:

Stanwood's existing zoning falls short of providing the employment targets assigned to the City.

Light Industrial zone is proposed to be changed to a Planned Industrial zone
Creates job additional opportunities

Jobs	2019 Actual	Capacity per	2044 Target**	2035-2044	AGR
		2021 Buildable Land Report*		Capacity Surplus/ (Shortfall)	
City of Stanwood	3,865	4,822	5,073	(251)	1.1%

2044 Housing Target



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		

Housing: The Growth Management Act (GMA) added a new housing target to the 2024 Plan update.

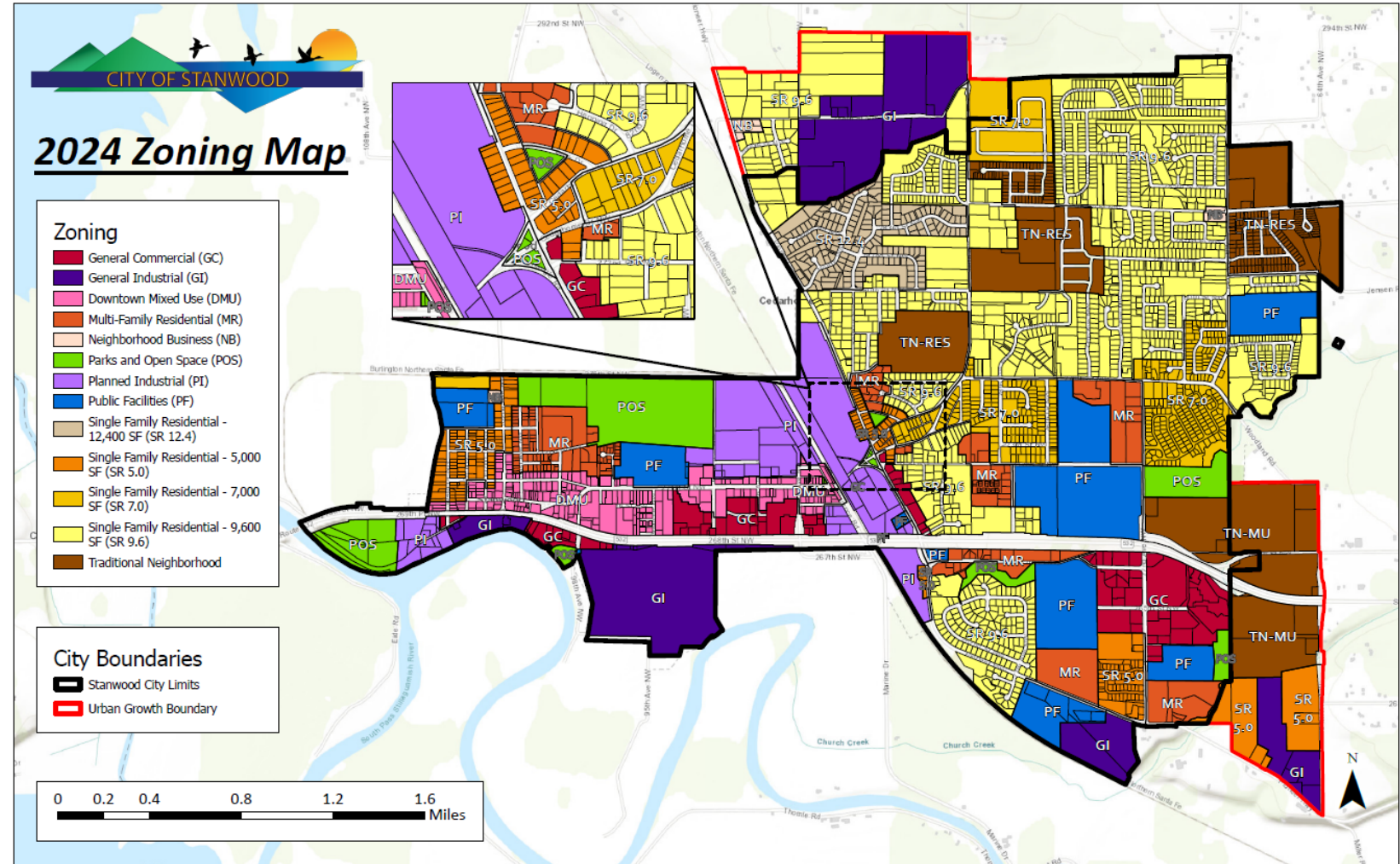
- Plan for and accommodate housing for all income levels.
- Commerce links housing types by income bands.
- These types of units are referred to as “missing middle housing”.

Land Use Designations



ZONING COMPOSITION

Despite rezones and annexations occurring since the 2015 Comprehensive Plan, **Single Family Residential zones continue to occupy the greatest acres of lands that exist within City limits.** Stanwood is comprised of 13 different zoning designations, however single-family zones make up 44% of the entire city.



Proposed Rezone: Mixed-Use



Mixed Use Rezone:

Consolidate portions of MBI and MBII along with some smaller parcels into a new single Mixed-Use zone.

Reduces confusion regarding difference between MBI and MBII zones.

Create a cohesive commercial oriented downtown.

Rezone Portions of: Main Street Business I , Main Street Business II , SR 9.6 zoned ,SR 5.0 , General Commercial, Light Industrial, and General Industrial.

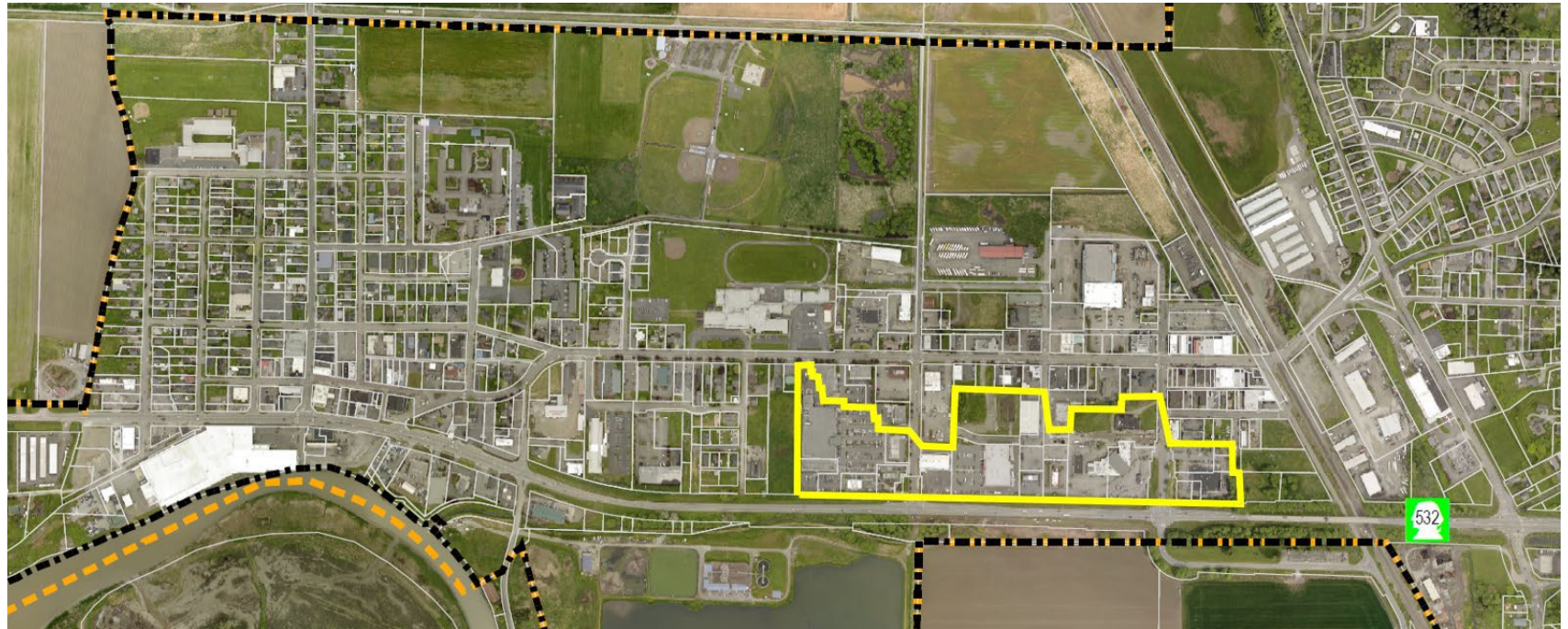


Proposed Rezone: Downtown General Commercial



Downtown General Commercial Rezone:

This Commercial zoning allows for the existing “Big Box” stores which serve the community.

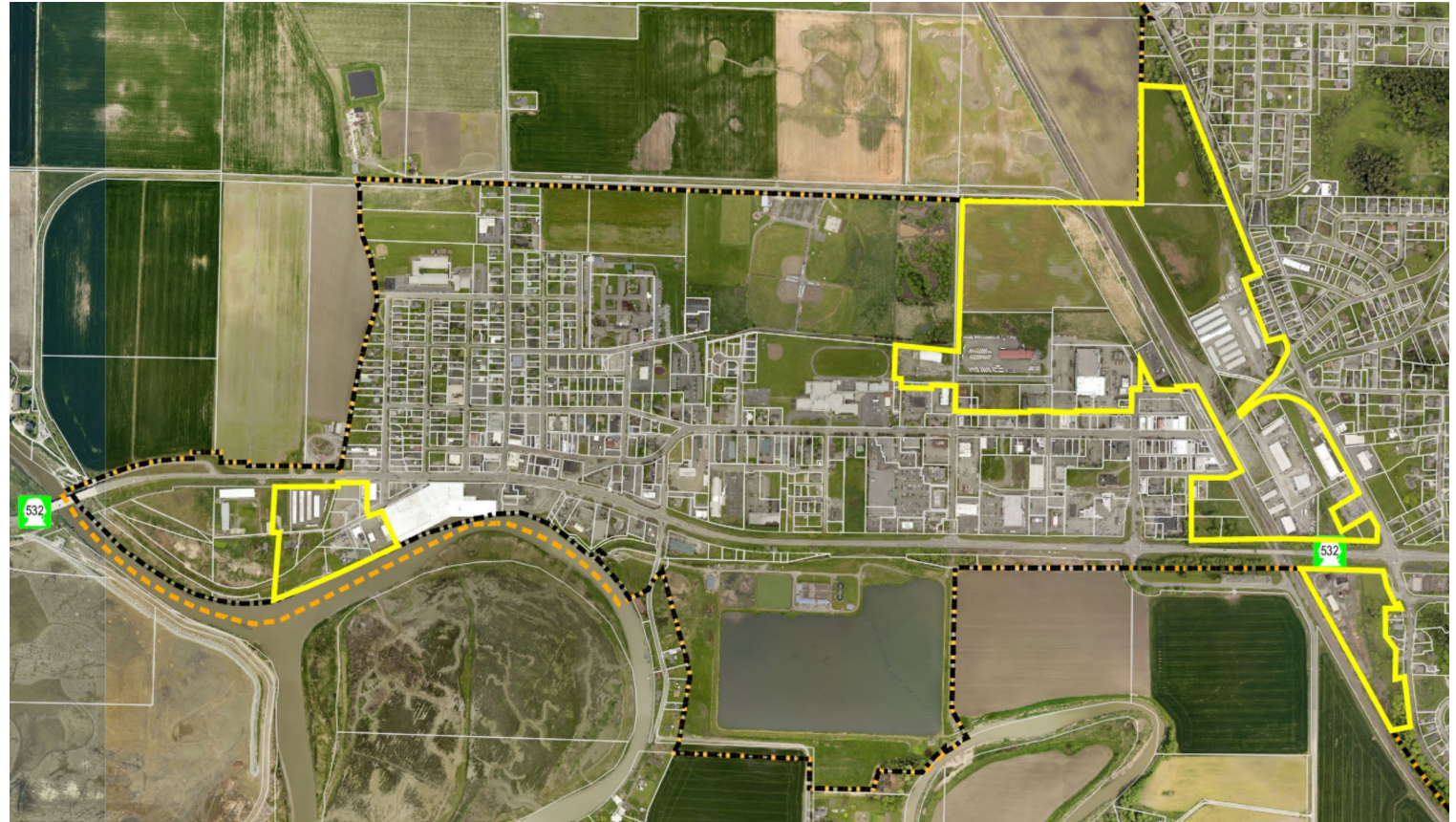


Proposed Rezone: Planned Industrial



Planned Industrial Rezone:

Rezone approximately 49.68 acres of Light Industrial zoned properties and 72.85 acres of General Industrial zoned properties to meet the City's job / employment targets.





Proposed Rezone: TN Zone

Adding TN Zoning in UGA

Encouraging commercial uses in TN zones near SR 532

Clarifying Commercial square footage allowances in TN zones near SR 532.

- Commercial uses are not required;
- 3 housing types must be provided;
- If commercial uses are proposed:
 - 3% of the gross land area;
 - 3-10% = 3 housing unit types;
 - >10% = 2 housing unit types
 - Max of 50% Commercial

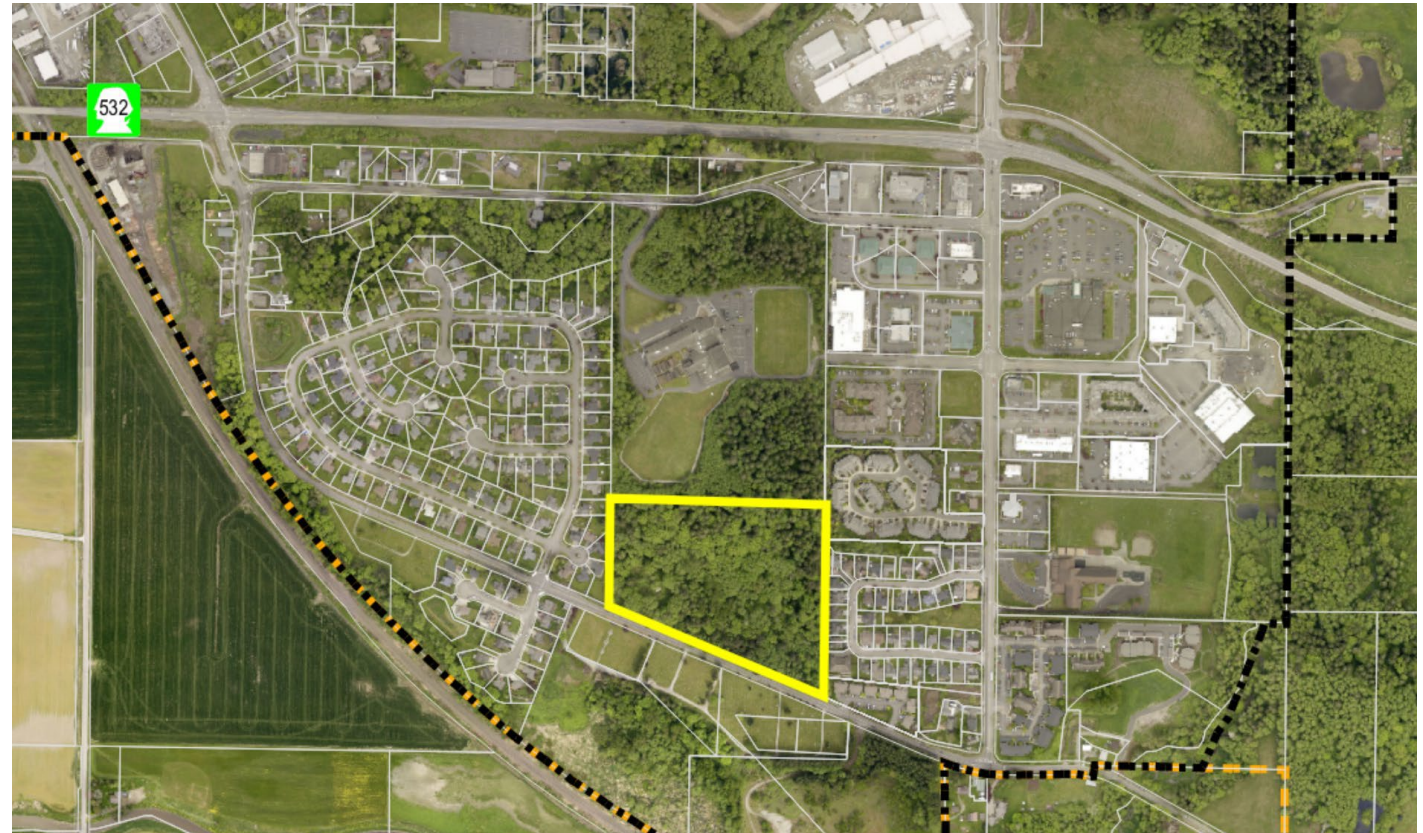


Proposed Rezone: Multifamily Zoning



SR 5.0 to MR Rezone

Rezone approximately 14.68-acre Single-Family 5.0 Residential zoned property to preserve the on-site wetlands.



Proposed Rezone: SR 9.6



TN to SR 9.6 Rezone

Rezone approximately 3.99 acres of Traditional Neighborhood zoned properties to SR 9.6.

Accommodate the community's desire not to have multifamily development on the property.

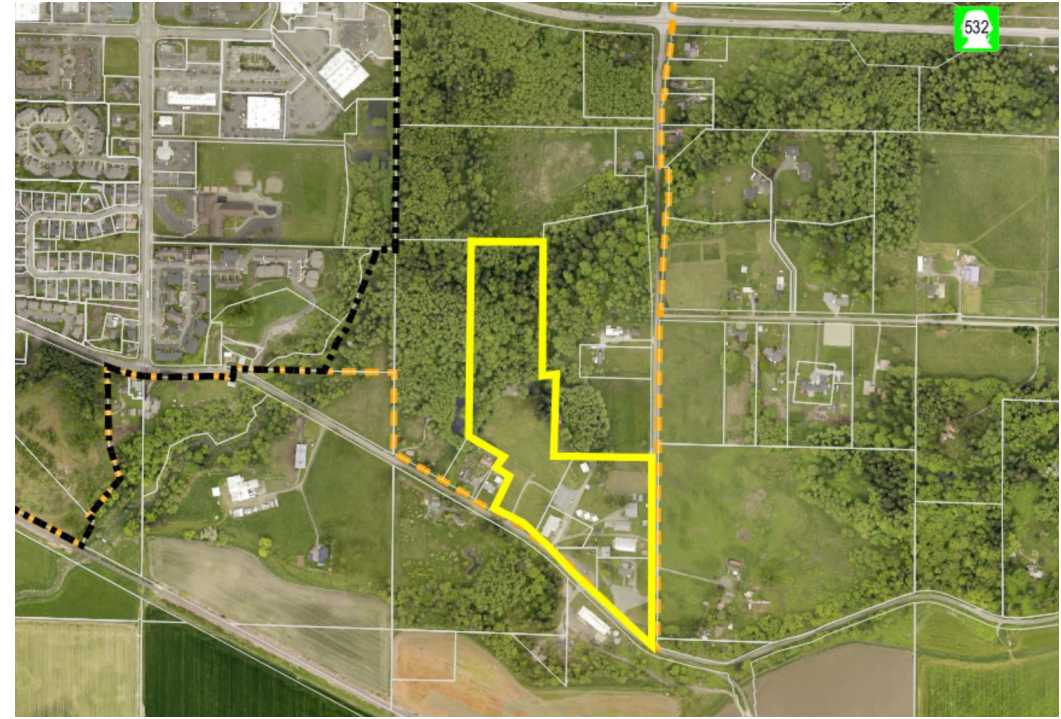
Transfers Density to the MF Rezone on Pioneer Highway – No Net Loss of Density or Housing Types.



Proposed Rezone: Eastern UGA



Rezone of approximately 32.05 acres of Light Industrial zoned properties to allow residential development.



Rezone approximately 21.36 acres of Light Industrial zoned properties to Planned Industrial to maintain industrial zoning on the fairgrounds site.

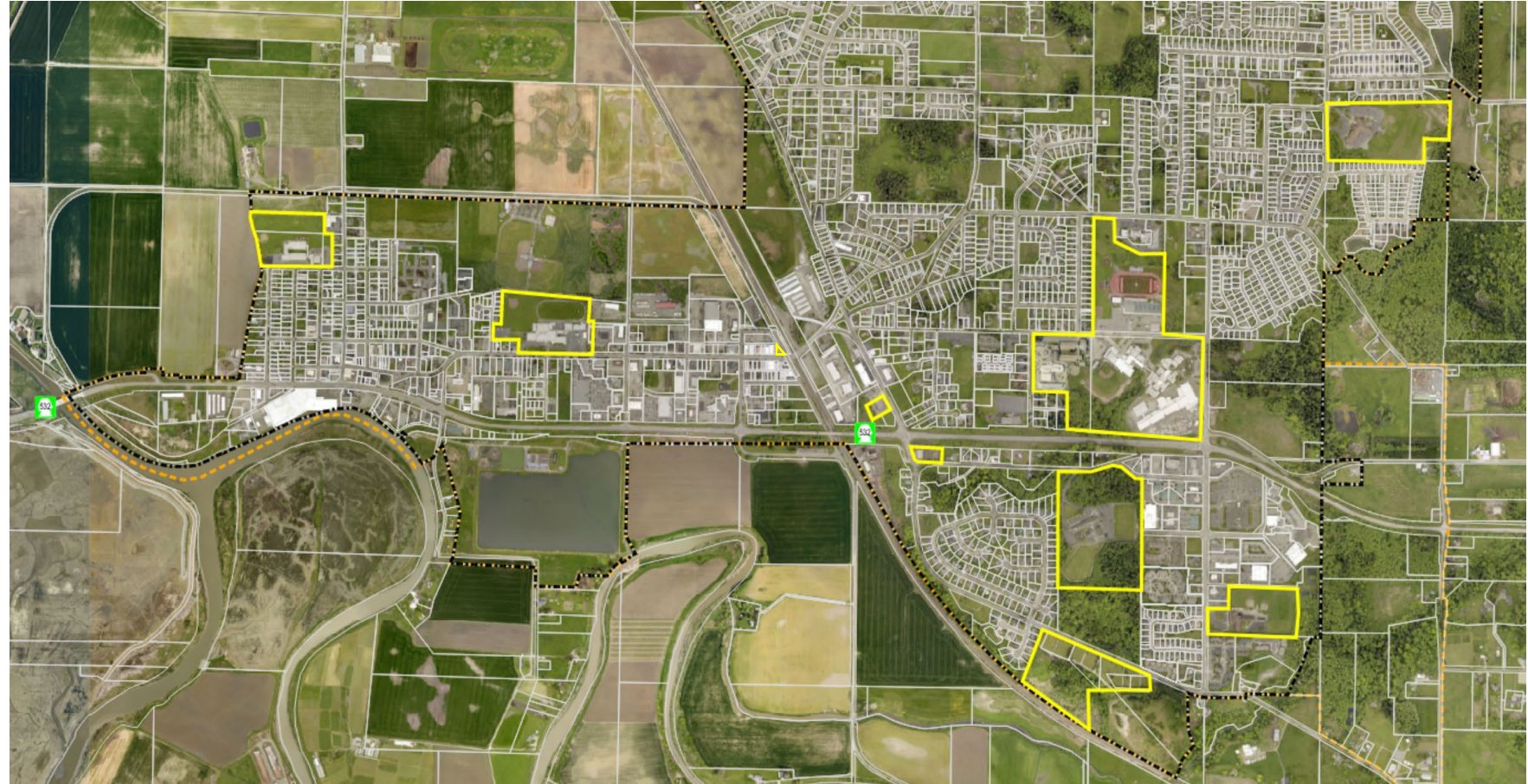
Proposed Rezone: Public Facilities



Public Facility Rezone

Rezone properties to reflect public use by:

- School District,
- North County Regional Fire Authority, and
- Cemetery.

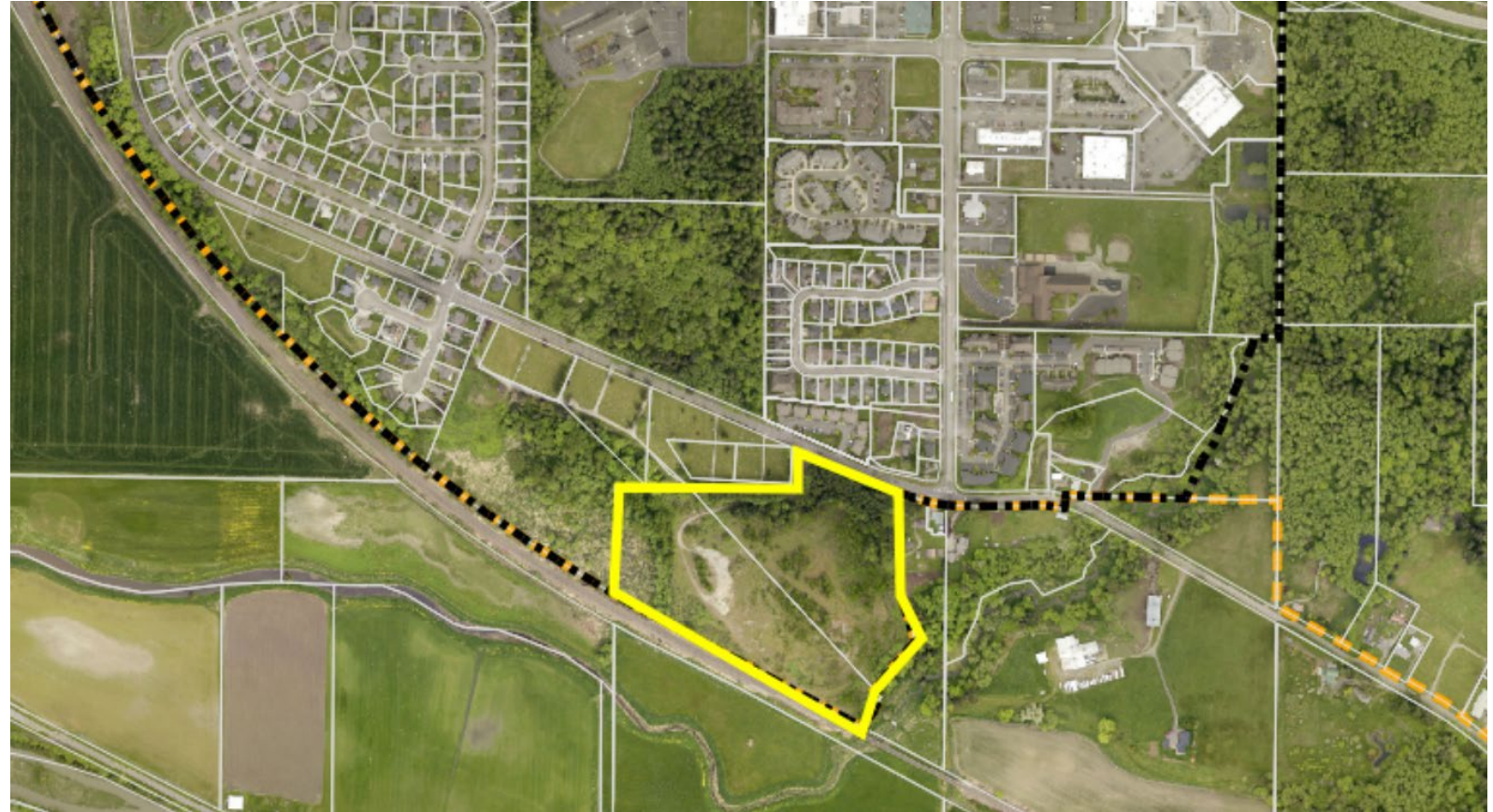


Proposed Rezone: General Industrial



General Industrial Rezone

Rezone approximately 16.8 acres of Single-Family Residential 5.0 zoned properties to General Industrial to reflect the PUD substation use.

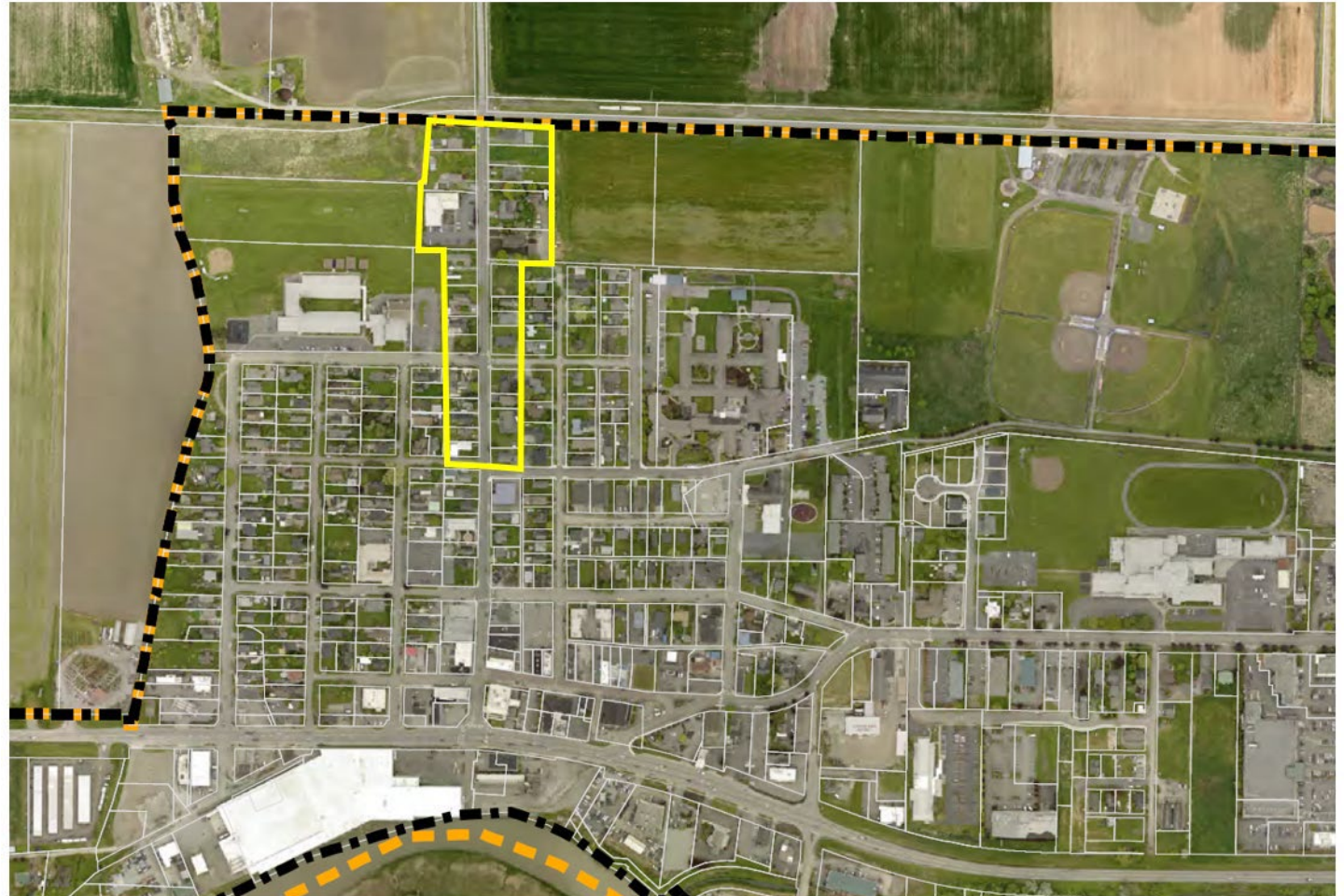


Proposed Rezone: General Industrial



North 102nd Avenue Rezones

Rezone approximately 6.47 acres of Main Street Business I zoned properties to Single-Family Residential 5.0 zoned properties and 1.01 acre of Main Street Business I zoned properties to Neighborhood Business to more accurately reflect the actual land uses.



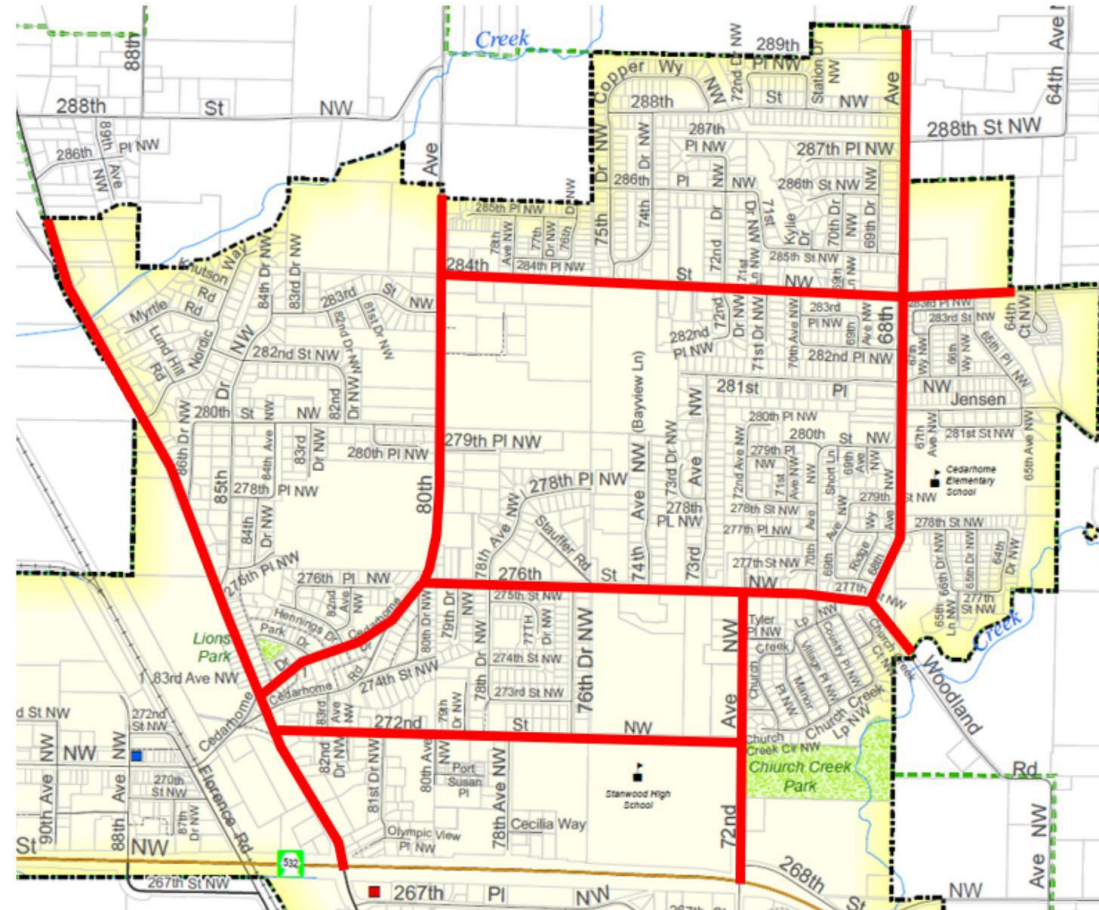
Code Amendment: Commercial Uses



Small Scale Commercial in Uptown Area:

Future Potential Municipal Code Amendment to allow permittable small-scale commercial uses and live-work units in the Uptown Area along 80th Ave; 68th Ave; 284th St; 276th St; 272nd St; 72nd Ave; and Pioneer Highway.

This would allow for commercial day cares, or small family businesses that do not qualify for home occupations.





Other Mandatory Requirements

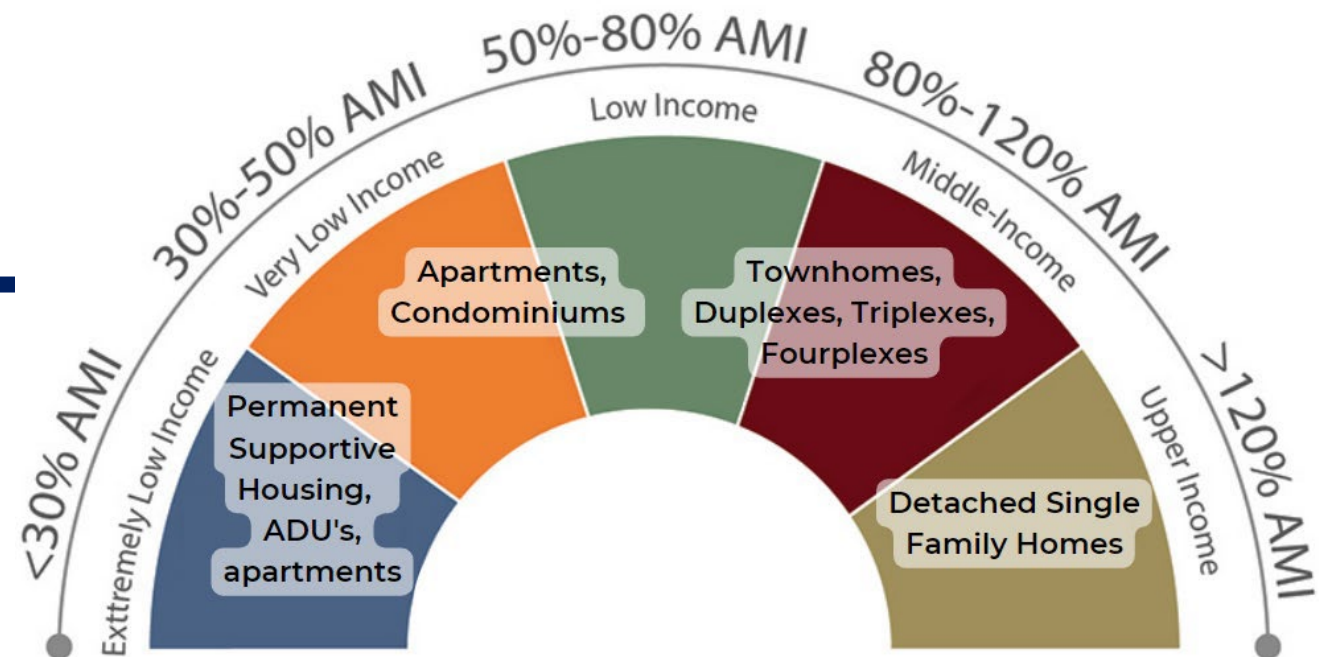
- Land Use Capacity Analysis
- A Tale of Two Downtowns
- Historic Preservation
- Annexation Areas
- Essential Public Facilities
- Flood Management
- Stormwater Management
- Public Water System



Housing Element

The housing element reflects a new requirement by the Growth Management Act to plan for *and accommodate households of all income levels.*

These types of units are referred to as “*missing middle housing*”. To meet this mandate, this Plan provides a variety of housing types by zone as shown in the adjacent chart.



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		

Housing Element



COMMUNITY VALUES



SENSE OF COMMUNITY



LIVABILITY



GROWTH



ECONOMIC
DEVELOPMENT

Other key elements of the housing element include:

- Housing and Community Vision
- Future City Growth
- Two Districts: Downtown and Uptown
- Housing Growth Overview: Past and Present
- Housing Equity
- Racially Disparate Impacts

Economic Development Element



The City has spent the last 20 years planning for the future of Stanwood and emphasizing the importance of economic survival.

Downtown Revitalization

Proposes new zoning designations to implement the economic vision

Mixed Use and Planned Industrial Zone

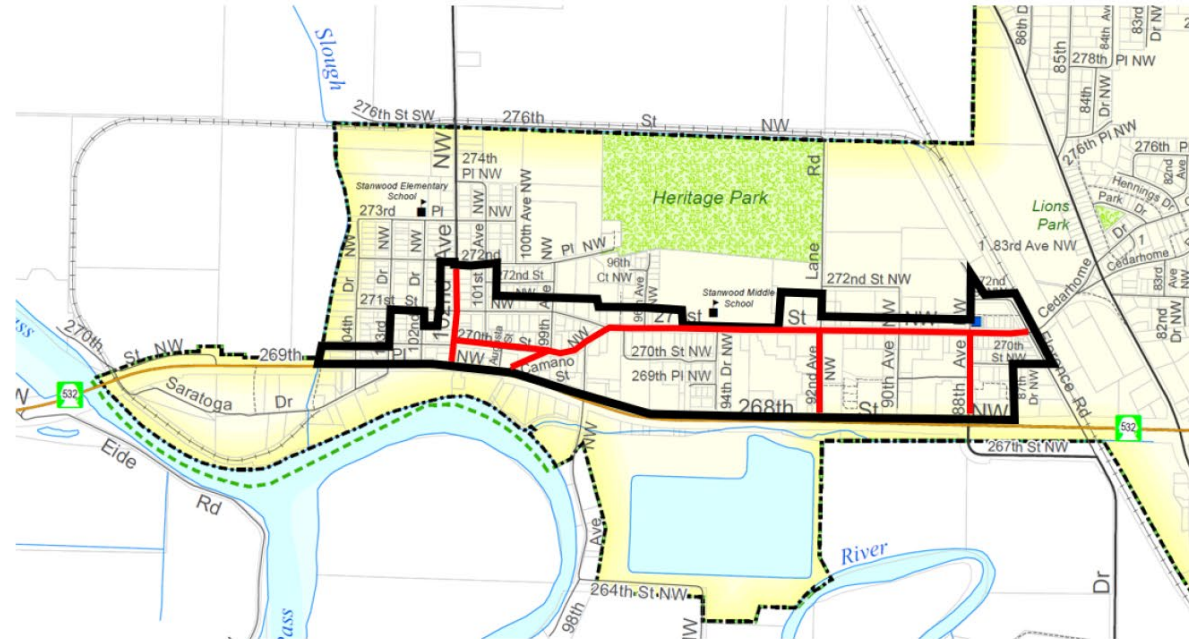
Creating a singular unifying Downtown District will replace multiple multifamily and main street business zones.

Four main goals:

- Preserve Downtown Character
- Support existing "big box" stores while limiting new ones
- Create opportunities for mixed-use and residential infill
- Simplify zoning



CORE VALUES



- Require commercial along major roads (red)
- All other roads with commercial and residential infill



Transportation Element

CORE VALUES



Sense of Community



Economic Development



Mobility



Growth



Livability

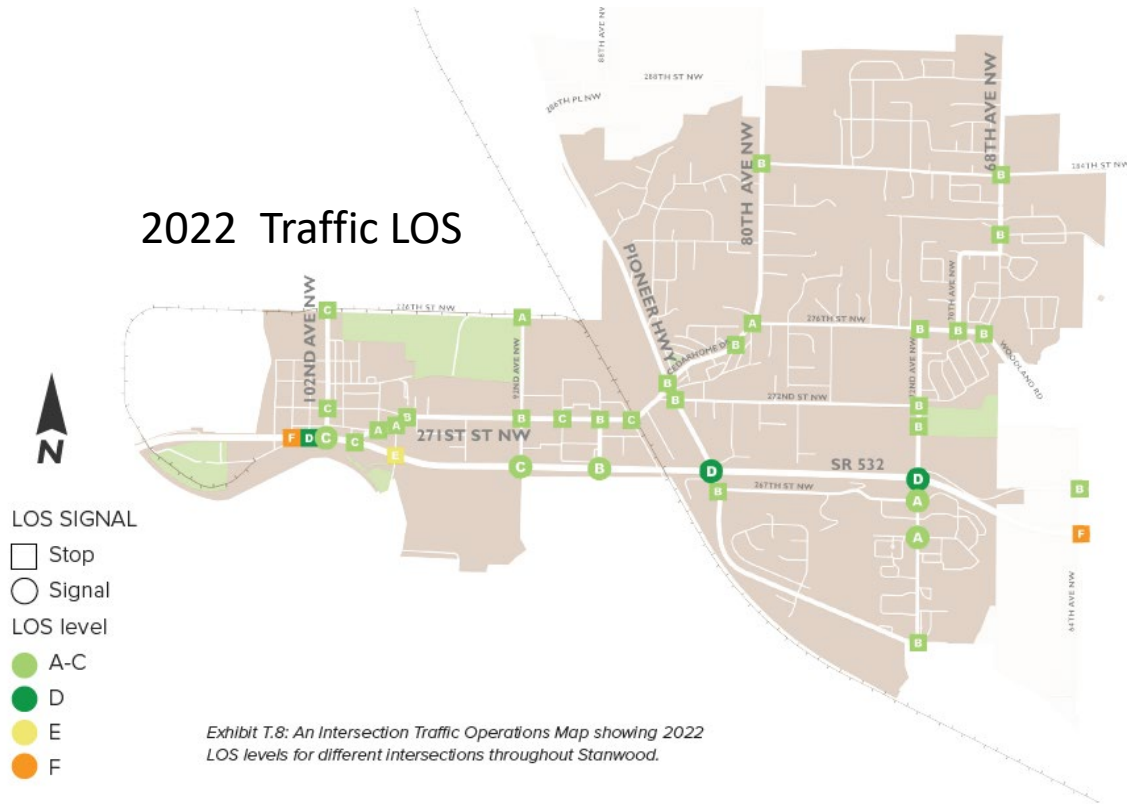
The Transportation Element provides the framework to guide the growth and development of the City's transportation infrastructure.

- Consistent with the Land Use Element
- Added emphasis on Pedestrian and Multimodal Connections
- Readopts Existing Level of Service
 - LOS D for traffic signals, roundabouts, and all-way stop controlled intersections
 - LOS E for two-way stop-controlled intersections
- Includes financing strategies and partnerships
- policies strive for a balanced, multi-modal transportation network for the City addressing the needs of vehicles and pedestrians.

Transportation Element

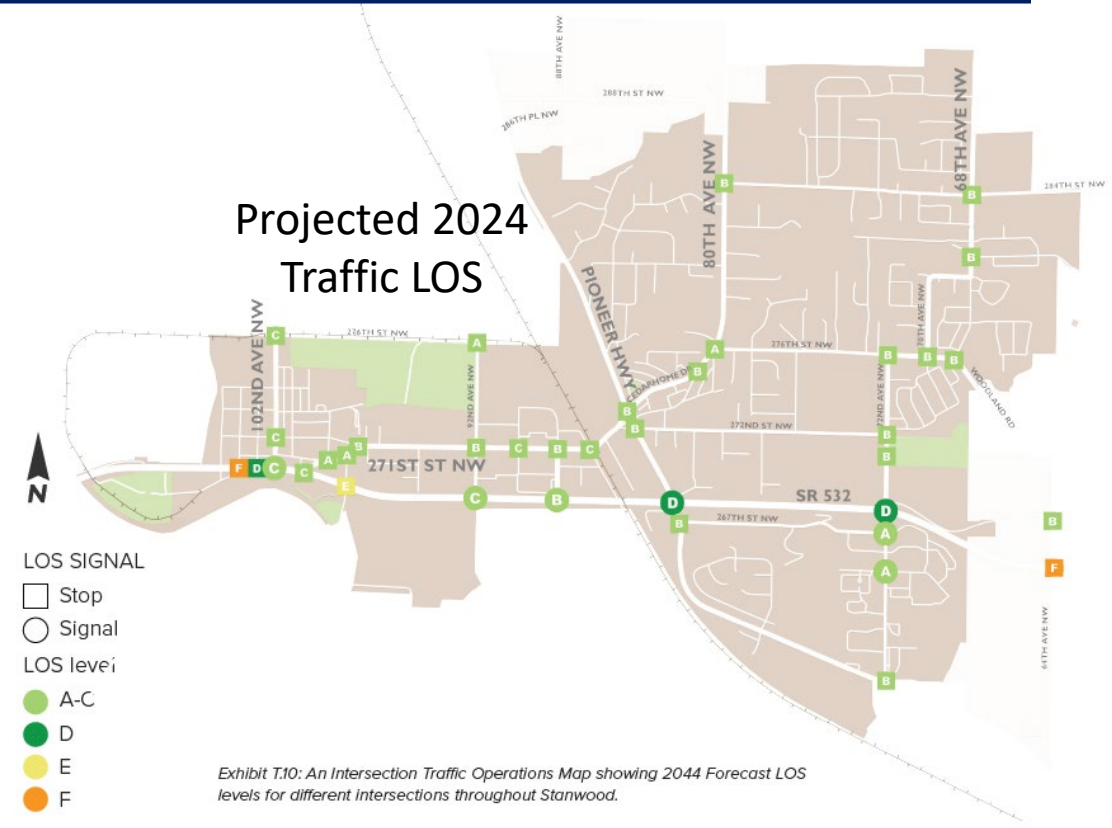


2022 Traffic LOS



=
**SAME
LOS**

Projected 2024
Traffic LOS



No Change in Projected Traffic LOS from Proposed Rezones or Meeting Housing and Employment Targets

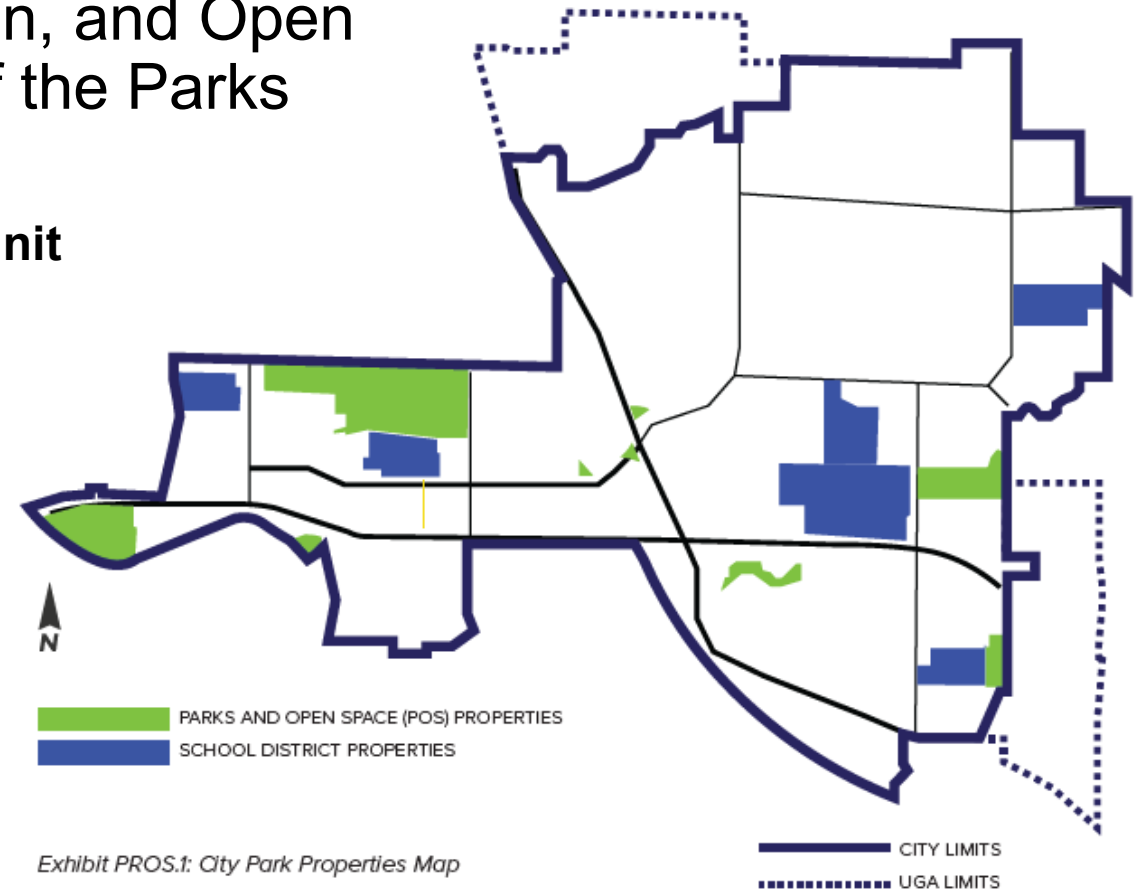
Parks Element



The recently adopted Parks, Recreation, and Open Space (PROS) Plan forms the basis of the Parks Element.

Adopted Level Of Service = 7 Acres / Dwelling Unit

<i>Facility</i>	<i>Level of Service</i>
Regional Parks	0.002 - 0.003 acres per 1,000 population
Neighborhood Parks	2.5 acres per 1,000 population
Community Parks	2.5 acres per 1,000 population
Trails	2.0 acres per 1,000 population





Natural Features Element

The Natural Features Element explores the relationship between the built and natural environments and form the basis for the City's critical area regulations.

Critical Areas Include:

- Wetlands
- Fish and wildlife Conservation Areas
- Critical Aquifer Recharge Areas
- Geologic Hazardous Areas
- Frequently Flooded Areas
- Open Space Corridors
- Water Quality
- Air Quality
- Climate Change



Shoreline Management Element



The shorelines element is formally a component of the City's Shoreline Management Plan (SMP).

Regulates land uses within 200 feet of the shoreline.

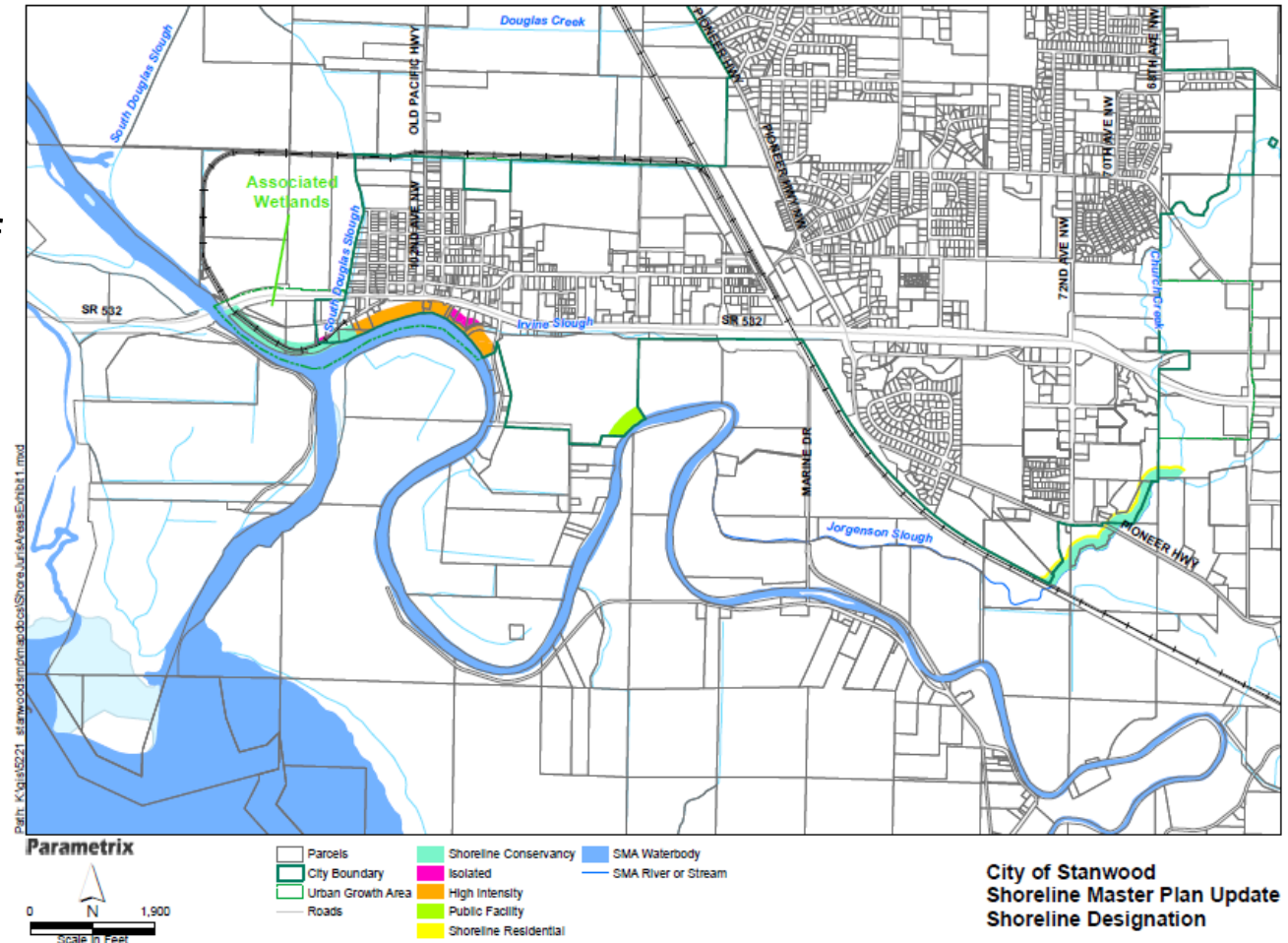
No Changes Proposed: An amendment to this element will occur in 2029 if not sooner.

This element includes:

Purpose / Introduction

Shoreline Designation Map

Goals and Policies



Utilities Element



The utilities element provides policy direction for planning and installing utilities. All providers have sufficient capacity to serve the City through the 20-year planning period.

Stanwood is served by the following utility providers:

Facility Type	Provider
Water / Sewer / Drainage	City of Stanwood
Power / Electricity	Snohomish Public Utility District #1 (PUD)
Natural Gas	Cascade Natural Gas (CNG)
Telecommunications	Varies: Ziplly Fiber, Astound, Dish
Solid Waste	Waste Management

Capital Facilities Element



Capital Facilities Element:

- Inventory and maps of existing capital facilities owned by the city and other agencies;
- Level of Service standards for facilities and services provided by the city;
- Adoption of a 6-year and 20-year project list;
- Identification of financing strategy and funding sources for projects;
- Guidance on moving projects from the 20-year project list to the 6-year project list; and
- Prioritizing maintenance of aging infrastructure.



CRITERIA FOR CAPITAL PROJECTS

The following criteria form the basis for decision-making concerning new and proposed continuing capital budget items for the City:

- **PUBLIC SAFETY:** The project is required to address a vital safety risk; the benefit to the environment, or safety of the community should be evaluated.
- **PUBLIC HEALTH:** The benefit to the environment and community's public health is of primary concern.
- **CONFORMANCE WITH ADOPTED LEVEL OF SERVICE STANDARDS:** Consistency with the City's Comprehensive Plan level of service standards to facilitate implementation of the twenty-year plan.
- **LEGAL REQUIREMENT:** State or Federal mandates often times require that a particular project be implemented.
- **RELATED PROJECTS:** Frequently projects in one category are critical to the success of capital projects in other categories. Related projects that could result in a savings to a separate project which should be pursued.
- **NET IMPACT ON FUTURE OPERATING BUDGETS:** The cost impact of ongoing operations and maintenance of a facility.

Appendix – Volume 2



Acronyms

Definitions

Zoning / Land Use Designations

Summary of Public Outreach

Capital Facilities Lists

6-Year and 20-Year

Housing Data Summary

Land Use Capacity Methodology

Housing Capacity Methodology

Document Reference List:

Sewer, Water, Drainage,
Housing Action Plan, PROS
Plan, Transportation Plan, &
Non-Motorized
Transportation Plan

County and State Plans:

2021 Buildable Lands
PSRC Vision 2050

Additional Information



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Community Development / Adopted Plans and
Policies / Comprehensive Plan