



Planning Commission Meeting Minutes Monday, November 18, 2024 – 6:30 pm

Call to Order: 6:30 p.m.

Roll Call

Commissioners Present:

Eric Warnat, 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

Absent: Kathy Moe, Commissioner

Also known to be present: Nate Jones (Transpo Group – online)

Public Requests and Comments: None

Approval of Minutes:

The minutes from the October 14, 2024, Planning Commission meeting were unanimously approved.

Special Presentation:

Transpo Group -Land Use Economic Analysis (Supplement to Permitted Use Discussion)

As part of the permitted use code amendments discussion, the City needs to plan for missing middle housing which includes cottages, duplexes, townhouses, small apartments, and mixed-use developments. Missing middle housing can help address housing shortages, create more affordable housing options, and provide options for people wanting to downsize from traditional larger detached single-family homes.

One of the common complaints that the City hears about mixing housing types in traditional single-family neighborhoods is the negative impact on property values. To evaluate how missing middle housing affects property values and city tax revenue, the City is working with TranspoGroup to analyze the differences in land values for various uses such as residential, mixed-use, multifamily, or commercial developments. Using existing Snohomish County data, we can compare property valuations to land use types as a prediction of how zoning changes could affect property values.

Nate Jones from Transpo Group gave a presentation on determining how the taxation values of parcels change based on their zoning code.

Commissioner Questions & Comments

- This maps in the presentation analyze individual property value. Is there a correlation to adding mixed use or multi-family zoning areas next to single family homes, and do the values of the SFR's increase or decrease? If so by what percentage? This is something that staff and Transpo will look into as they continue to analyze the data.
- Is there a way to project (every 5 years) on how this data relates to the Comprehensive Plan in 25 years? Once the permitted use matrix is done, we can run another analysis to look at this topic as well.



Planning Commission Meeting Minutes Monday, November 18, 2024 – 6:30 pm

Old Business:

Approval of Findings of Facts and Conclusions for the Unified Development Code Structure and Permitting Procedures

At the October 14, 2024 Planning Commission meeting, the Commission held a public hearing on the draft of the new Unified Development Code outline and permit procedures code. This code amendment merges Title 17, Zoning with Title 16, Subdivisions into a new Title 18 to be referred as the Unified Development Code (UDC). A UDC combines traditional zoning codes with subdivisions, design standards, utility and engineering regulations into a single document to provide a comprehensive set of development standards and to avoid overlapping regulations. Staff discussed a few minor changes from the previous version the Planning Commissioners have seen.

Commissioner Questions & Comments

- Is there an expedited process for reviews for an additional fee? That was not written into this draft. The City does have a process to send out reviews to a consultant if staff has a high workload. This allows staff to stay within the specified review timelines.
- Who verifies that the RCW's listed are accurate? Our consultants and staff both verify that the citations are correct.
- Did the City receive any comments from the Department of Commerce and their 60-day review period? No, but the City did receive comments on Critical Areas that are reflected in the staff report.
- Commissioner Wheatley motioned and Commissioner Warnat seconded Motion 1: Findings of Fact; to Approve the Findings of Fact and Conclusions for the Unified Development Code Ordinance 1543 as Presented on November 18, 2024. All Commissioners were in favor.
- Commissioner Warnat motioned and Commissioner Wheatley seconded Motion 2: City Council Recommendation; to Recommend Approval of the Unified Development and Procedures Code Ordinance 1543 to the Stanwood City Council as Presented on November 18, 2024. All Commissioners were in favor.

New Business:

Conceptual Approach for the Updated permitted Use Zoning Matrix

Work continues on the Municipal Code Update project by merging Title 16, Subdivisions and Title 17, Zoning into a new Title 18 titled Unified Development Code. A major component of a UDC includes evaluating what uses should be allowed in each zone and the building site dimensional standards. Prior to preparing the first draft of permitted use matrix and site dimensional standards, it is important to identify key issues of importance to the community and state mandates that need to be addressed. Responses to the following topics will set the foundation for the first draft. Staff discussed how the permitted use matrix was restructured for ease of use.

Commissioner Questions & Comments

- The Commissioners would like to see examples what other Cities who have different adjacent uses that are less savory (e.g., airports, prisons, etc.) and what they're zoning rules require.



Planning Commission Meeting Minutes Monday, November 18, 2024 – 6:30 pm

- The Commissioners would like to learn more about homeless housing since it will be allowed in all zones.
- Commissioners approve of the approach for the Updated Permitted Use Zoning Matrix.
- Staff asked Commissioners to look over the matrix and let staff know what hot topics they would like to have more information on.

Draft Subdivision Code Approach

Staff and the consultants are in the process of preparing the outline and approach for the land division portion of Title 18, Unified Development Code. The land division portion of the UDC covers the different ways land can be subdivided and alteration of lot lines can occur.

Commissioner Questions & Comments

- Commissioners would like to learn more on the new Accessory Dwelling Unit (ADU) legislation, and how the rules will be applied to individual lots.
- Adult entertainment zones are required by the State. The City can't disallow this use.
- If the City is meeting the Comprehensive Plan, some Commissioners would like to see the lot sizes become larger not smaller than what they currently are. The City will be able to meet the standard, so it is unlikely that the lot sizes will be mandated to be smaller.
- The majority of the remaining developable residential land is in the 9.6 zone, which the minimum lot size is 9,600 square feet.
- Open space is a hot topic. Make open spaces more usable/interactive. Use detention ponds with added urban trails, benches, and wildlife viewing for open space instead of vaults. Or, if vaults are considered open space, require additional open space beyond just the vault.
- Staff asked Commissioners to look over the Subdivision Code Approach and let staff know what hot topics they would like to have more information on or add to the list.

Miscellaneous Business:

December Meeting Canceled

Recent Council Action on Commission Items:

- None

Upcoming Items:

- Staff is preparing the Critical Areas Code for a Public Hearing in January.

Adjourn: 8:14 p.m.