

City of Stanwood



Stanwood City Council Special Workshop Packet

Thursday, May 8, 2025



CITY OF STANWOOD CITY COUNCIL WORKSHOP

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

Thursday, May 8, 2025 | 5:00 p.m.

AGENDA

1. City Council Meeting Time and Committee Structure Discussion
2. Missing Middle Housing Discussion



CITY OF STANWOOD COUNCIL AGENDA STAFF REPORT

ITEM NUMBER: 1
DATE: May 8, 2025
SUBJECT: City Council Meeting Times and Committee Structure
CONTACT PERSON: Shawn Smith, City Administrator

PURPOSE

The purpose of this agenda item is for Council to discuss committee structure.

BACKGROUND

At the December 12, 2024, city council meeting, Council directed staff to gather information and present options for changing the council meeting time from 7:00 pm to 6:00 pm. Staff provided information and options to council at the February 13, 2025, council workshop. Councilmembers and staff noted that one of the impacts to changing the council meeting start time to 6:00 pm would be the need to change the council committees, as two of them are currently held at 6:00 pm on council meeting nights.

Councilmembers discussed the time change for council meetings, and it appeared that the majority did not support the earlier time change. Councilmembers also discussed the city's standing committees, their meeting times and the potential for a move to an alternative Committee-of-the-Whole structure. There were many different options discussed, but it appeared that most, if not all, councilmembers supported the current three member committees.

SUMMARY

Since the councilmembers were not supportive of the 6:00 pm time change, it was no longer necessary to change the current committee time or structure. After several discussions with councilmembers, Mayor Roberts and staff's understanding of the councilmember's was for regular council meetings will continue to start at 7:00 pm, and the current council committees to remain unchanged, with the option of adding additional council work shops for more significant agenda items. Given that there are several council positions as well as the mayor's position on November's ballot, staff does not recommend taking action on meeting times or committee structure at this time. Council also expressed desire for staff to spend less time on their presentations during workshops, which will allow for more council discussion.



CITY OF STANWOOD COUNCIL AGENDA STAFF REPORT

ITEM NUMBER: 2

DATE: May 8, 2025

SUBJECT: Missing Middle Housing Discussion

CONTACT PERSON: Patricia Love, Community Development Director

PURPOSE

The purpose of this agenda item is for Council to discuss Missing Middle Housing Options.

BACKGROUND

The 2024–2044 Comprehensive Plan and Housing Action Plan include policies that align with Washington State’s mandate to increase the supply of missing middle housing as part of the broader effort to address the affordable housing crisis. With the Comprehensive Plan now adopted, the City is moving into the implementation phase, which involves updating development codes to allow missing middle housing in residential zones.

In February, the City Council and Planning Commission held a joint meeting to discuss housing and subdivision flexibility standards that support a range of lot sizes and housing types. Based on that discussion, staff is currently drafting proposed amendments to the subdivision and permitted use codes. These updates are designed to support the integration of missing middle housing—such as duplexes, triplexes, townhomes, and cottage housing—while also protecting critical areas. The overall goal is to encourage flexible development patterns that balance environmental stewardship with the need for diverse, attainable housing options.

The proposed amendments being considered recommend removing traditional bulk regulations—such as strict lot sizes, width, depth, and other dimensional requirements—in favor of a more adaptable framework that encourages creative site design and responds to market demand. Key components of the proposed amendments include:

- ***Missing Middle Housing:*** Update the permitted use matrix with missing middle housing types.
- ***Flexible Subdivision Design:*** Developers would have the option to pursue alternative subdivision layouts that are better suited to site conditions and housing needs.

- ***Reduced Lot Sizes and Setbacks:*** While maintaining the city's adopted residential density standards, the amendments would allow smaller lots and reduced setbacks to encourage efficient land use and more housing types.

By shifting away from rigid dimensional standards, the changes are intended to remove regulatory barriers to housing while maintaining the City's goals for livability, environmental protection, and long-term growth management.

SUMMARY

Attached for Council's review is a presentation that illustrates how the City's current development regulations can unintentionally limit a property's ability to achieve the residential densities envisioned in the Comprehensive Plan and permitted under existing zoning. It includes a comparative analysis between the Comprehensive Plan's intended densities and the actual net densities achieved after applying current development standards.

The presentation identifies specific regulatory barriers—such as minimum lot sizes, setbacks, road layout requirements, and open space provisions—that can reduce the number of units built, despite zoning that allows for higher density. By visualizing these constraints, the City aims to highlight the gap between policy intent and real-world outcomes, and to show how missing middle housing can offer lot flexibility that both preserves critical areas and supports the City's housing goals.

The Community Development Committee reviewed this presentation at its May 1 meeting and recommended sharing it with the full Council. It is also scheduled to be presented to the Planning Commission on May 12, 2024.



CITY OF STANWOOD

STANWOOD MUNICIPAL CODE UPDATE

Land Division Flexibility Discussion

City Council Workshop

May 8, 2025



CITY OF STANWOOD

MUNICIPAL CODE UPDATE

Land Development Flexibility Discussion



Proposal: Ground Truthing

- Test Existing Land Division Standards to:
 - Compare Adopted Comp Plan Densities Against Subdivision Regulations
 - Actual parcel within Stanwood

- Step-by-Step Analysis:
 - Apply Adopted Zoning
 - Apply Street Standards
 - Apply Development Standards

- Results Comparison: Allowed Gross Density Vs. Actual Density



Land Development Flexibility Discussion



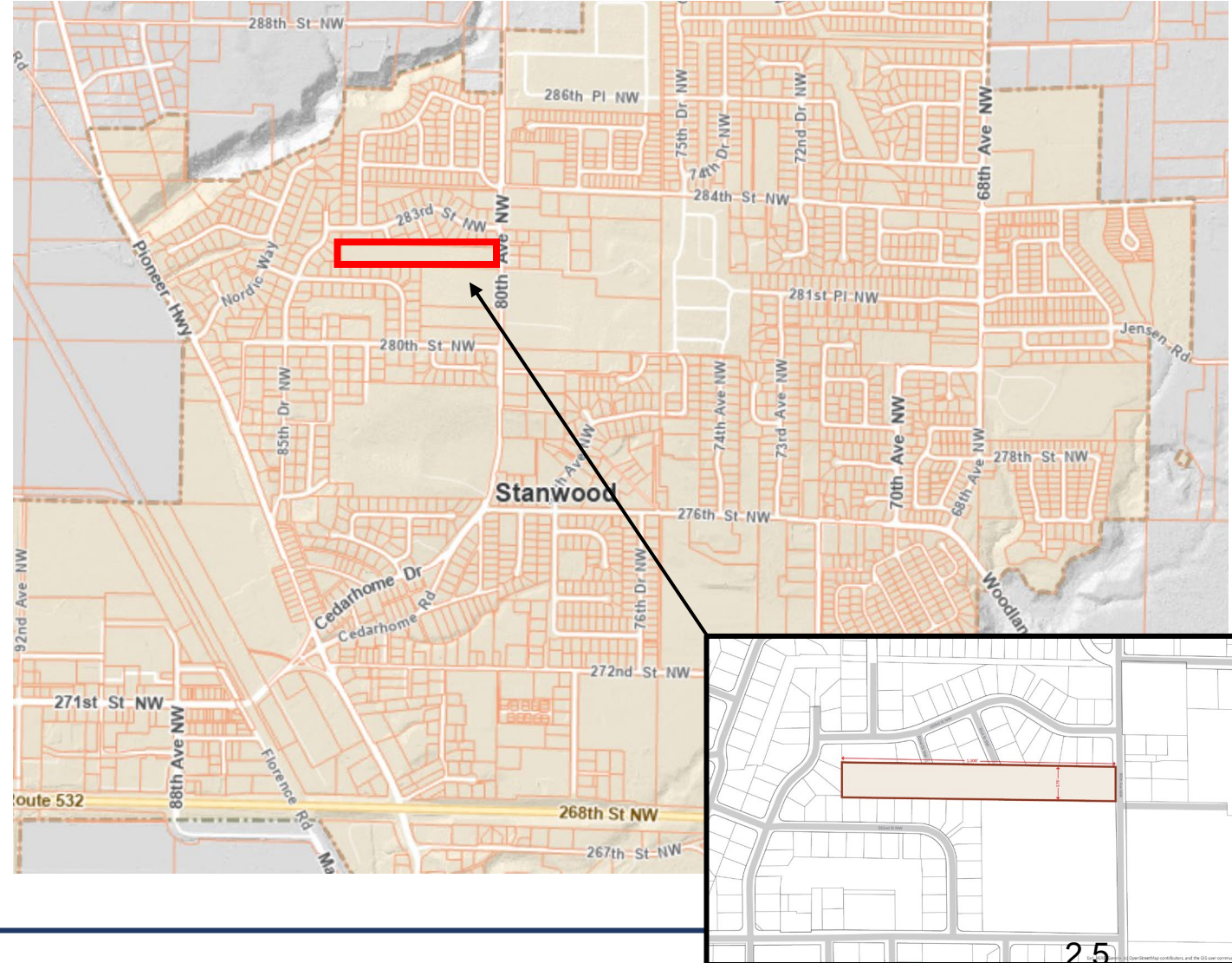
Test Parcel

Lot Area: 4.88 Acres

Zoning: SR 9.6

Allowed Density:
22 Units

Lot Dimensions:
Width: 175'
Length: 1,302'



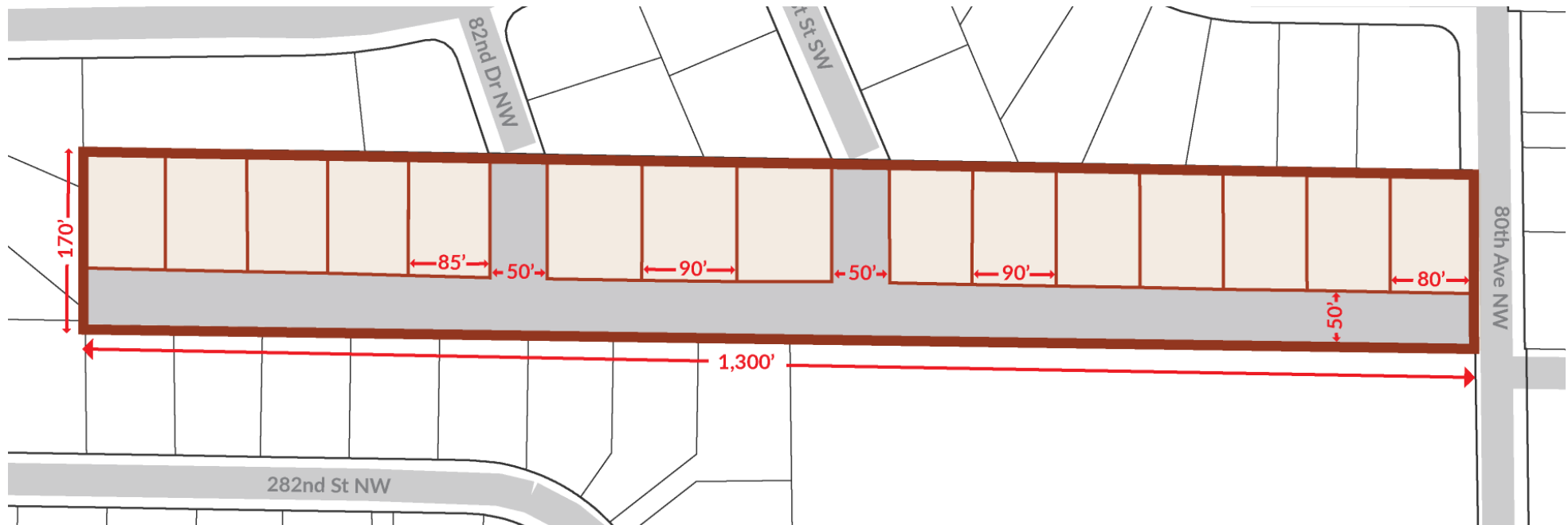
Land Development Flexibility Discussion

Step 1: Apply Base Zoning Standards

Base Density: 22 Lots
Lot Yield: 17 Lots
Difference: **-5 Lots**



New Lot Yield: **15 Lots**



Land Development Flexibility Discussion

Step 3: Applying Open Space Requirement

Revised Lot Yield: 15 Lots

OS Impact: -0 Lots

New Lot Yield: **15 Lots**

Lot Yield Did Not Change;
A Few Lots Got Smaller,
But Still Met Minimum Lot Size

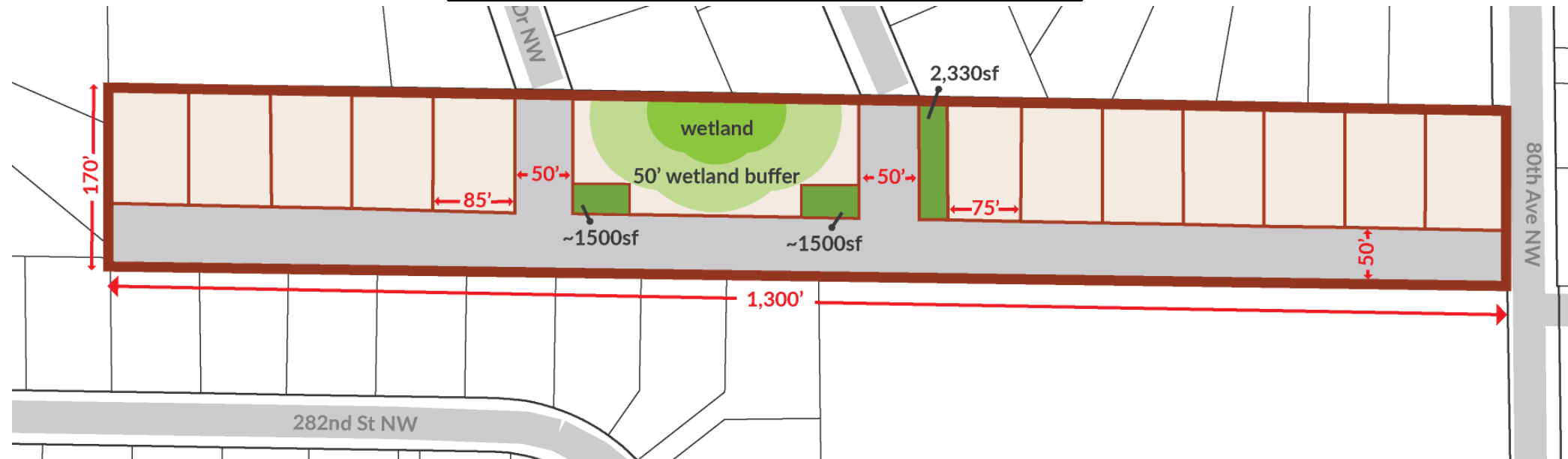


Land Development Flexibility Discussion

Step 4A: Applying Wetland Regulations

Revised Lot Yield: 15 Lots
Wetland Impact: -3 Lots
New Lot Yield: **12 Lots**

Low Category Wetland
Same Required Amount of Open
Space – However OS Is Separated &
Potentially Unusable



Land Development Flexibility Discussion

Step 4B: Applying Wetland Regulations



Revised Lot Yield: 15 Lots
Wetland Impact: -4 Lots
New Lot Yield: **11 Lots**

Low Category Wetland
Same Required Amount of Open
Space – Consolidated Open Space



Land Development Flexibility Discussion



Results

Adopted Density:	22 Lots
Lot Size, Width, Depth:	-5 Lots
Road Connections:	-2 Lots
Open Space:	-0 Lots
Wetland, Buffers, & Open Space:	<u>-4 Lots</u>
New Lot Yield:	11 Lots

Gross vs Net Density: 50% Reduction



Land Development Flexibility Discussion

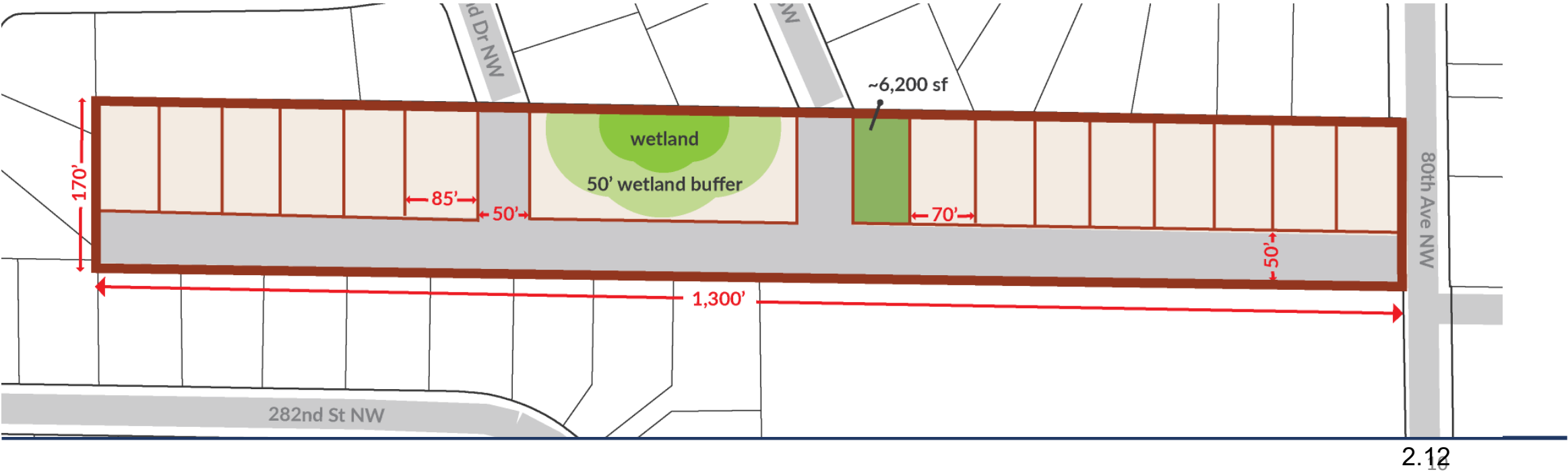


PRD Option: Applying Same Parameters

Applying Same Street,
Open Space and Wetland
Parameters

Maximum Lot Yield:	30 Lots
Regulation Requirements:	<u>-16 Lots</u>
New Lot Yield:	14 Lots

47% of PRD Zoning Allowance



Land Development Flexibility Discussion

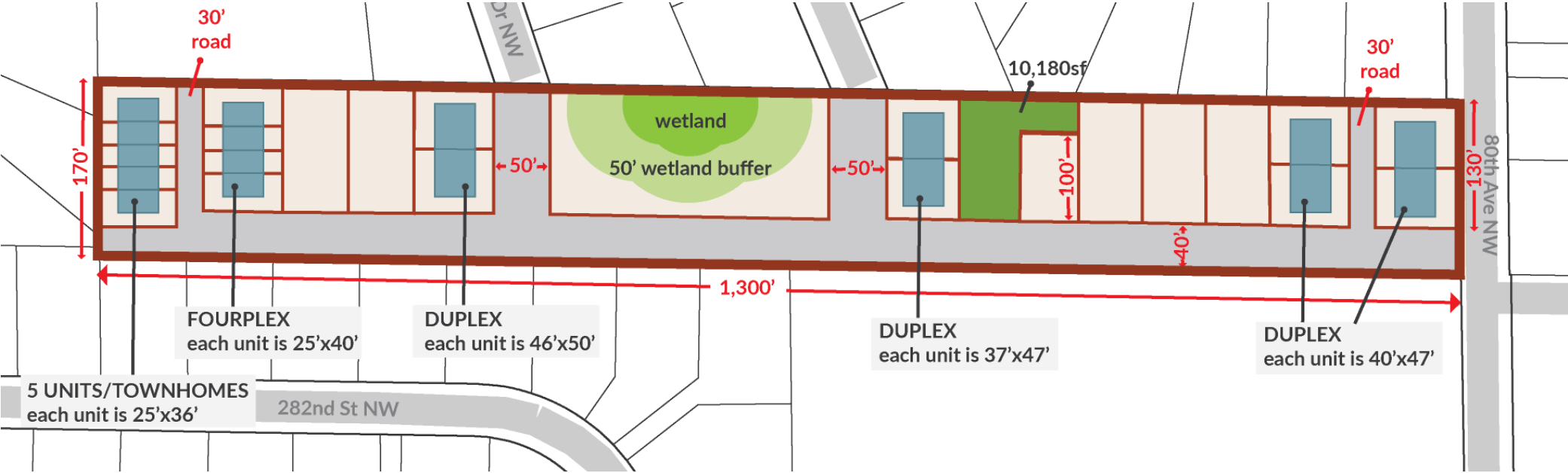


Base Option: With Missing Middle Housing

Applying Same Street,
Open Space and Wetland
Parameters

Maximum Lot Yield:	22 Lots
Flexible Requirements:	<u>23 Lots</u>
New Lot Yield:	+1 Lot

100% of PRD Zoning Allowance



Land Development Flexibility Discussion

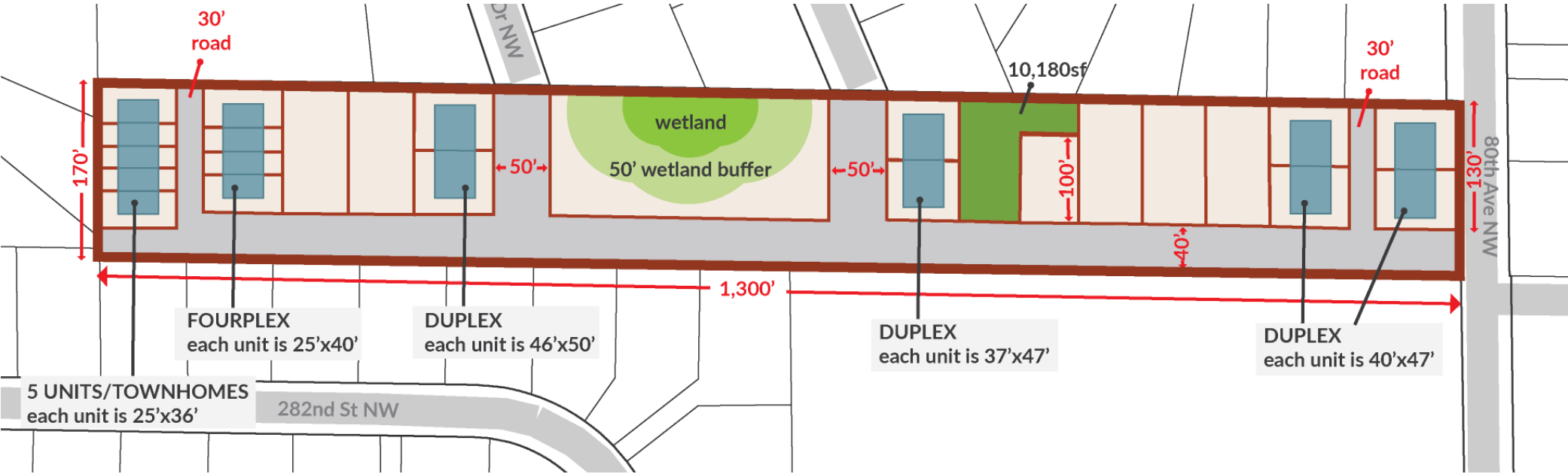


PRD Option: With Missing Middle Housing

Applying Same Street,
Open Space and Wetland
Parameters

Maximum Lot Yield:	30 Lots
Flexible Requirements:	<u>23 Lots</u>
New Lot Yield:	-7 Lots

76% of PRD Zoning Allowance



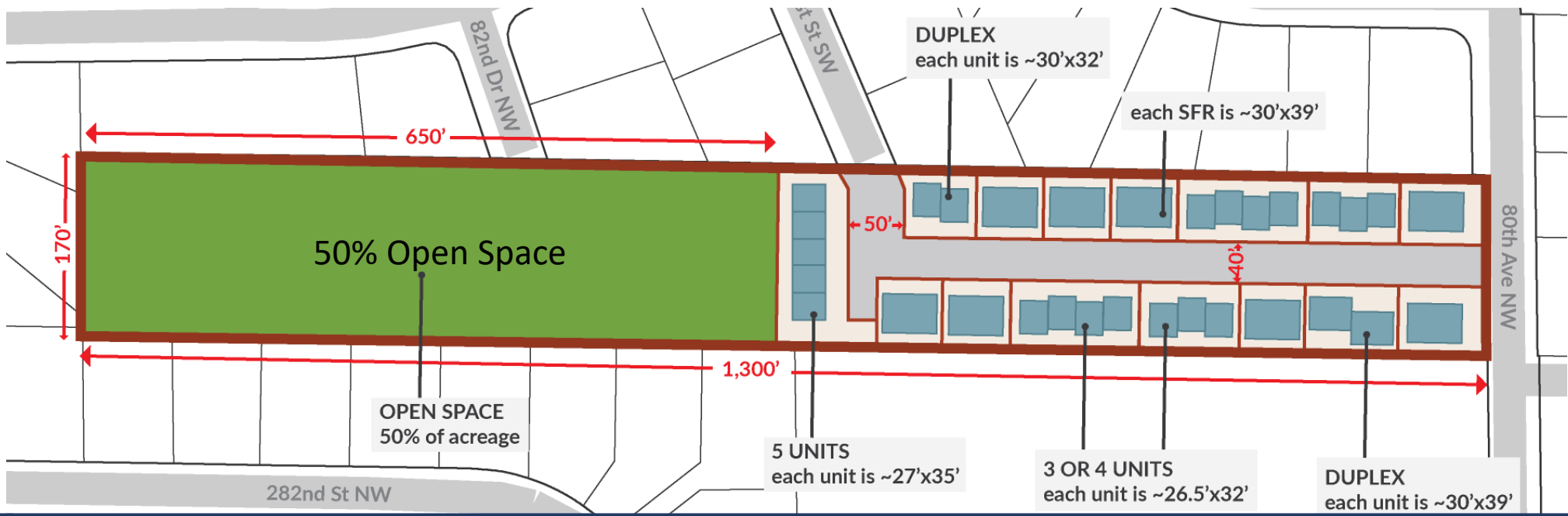
Land Development Flexibility Discussion



PRD Option: Cluster Housing Option

Maximum Lot Yield:	30 Lots
Flexible Requirements:	<u>32 Lots</u>
New Lot Yield:	+2 Lots

107% of PRD Zoning Allowance



Note: Max Site Buildout; Following Underlying PRD Zoning Would Maintain 30 Units

Land Development Flexibility Discussion

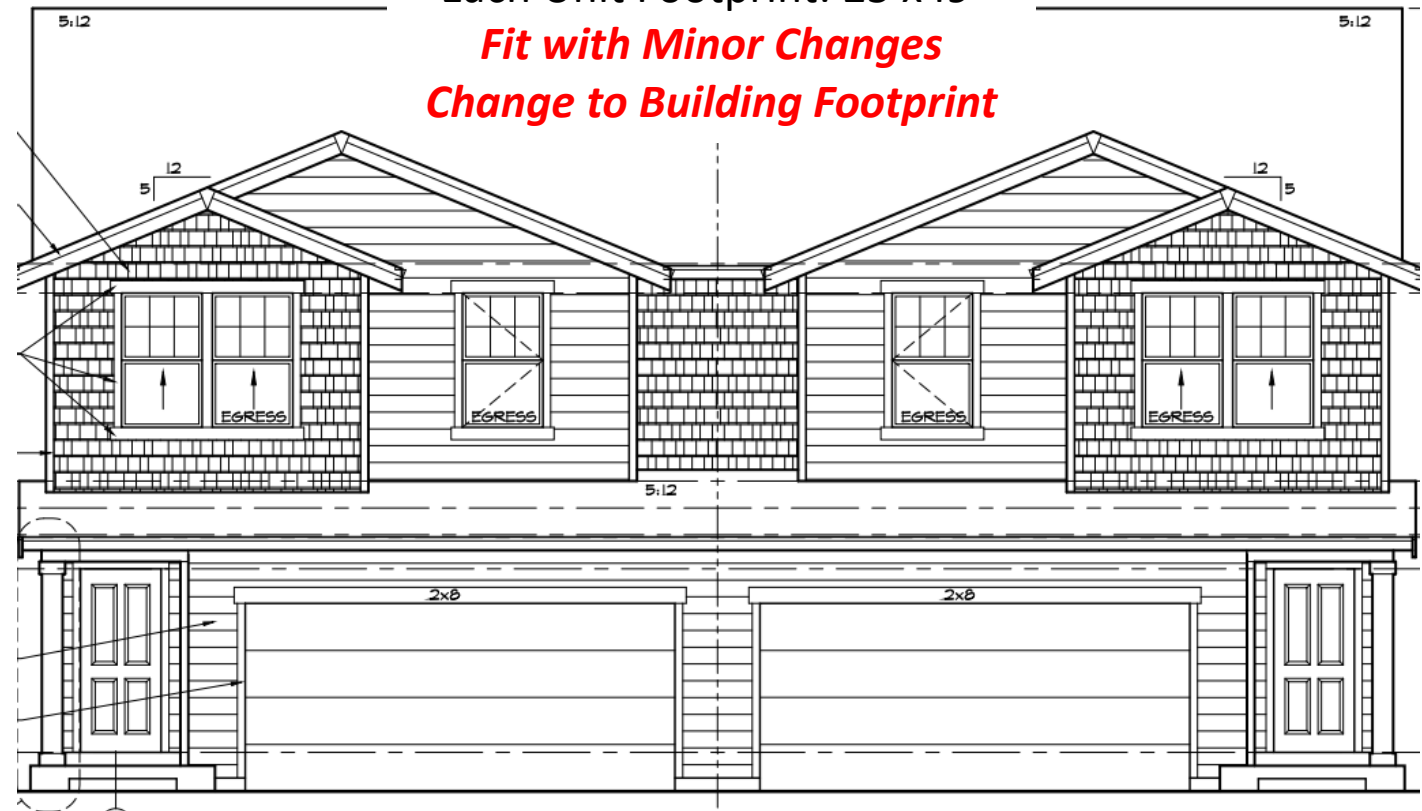
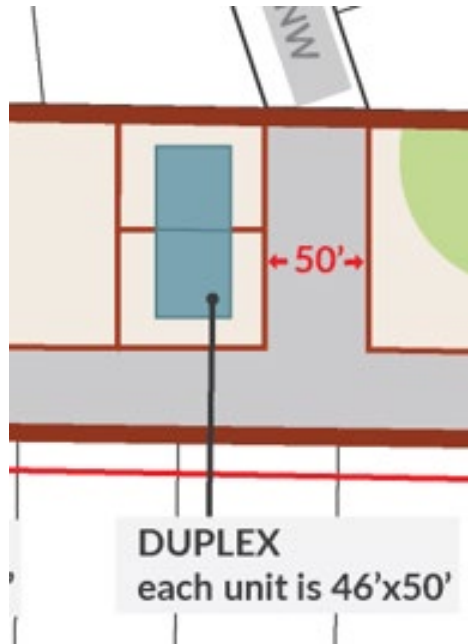
Duplex: Lot Area to Building Design Test

Actual Stanwood Development

DR Horton Design

Each Unit Footprint: 25'x49'

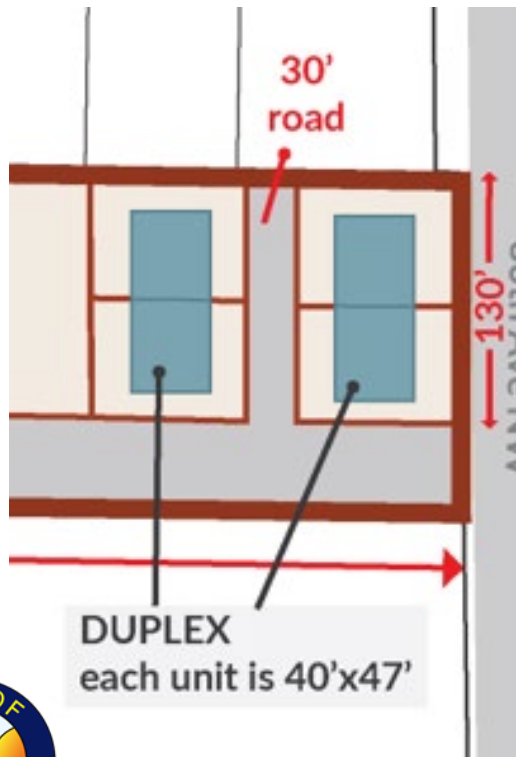
*Fit with Minor Changes
Change to Building Footprint*



Each Unit: 1,829 sf of Living Space; 395 sf of Garage Space

Land Development Flexibility Discussion

Duplex: Lot Area to Building Design Test



Actual Stanwood
Development
Robinett Design
Each Unit Footprint: 20'x49'

1,672 sf of Living Space
912 sf of garage

***Fit with Minor Changes
Setback Reduction***

Land Development Flexibility Discussion

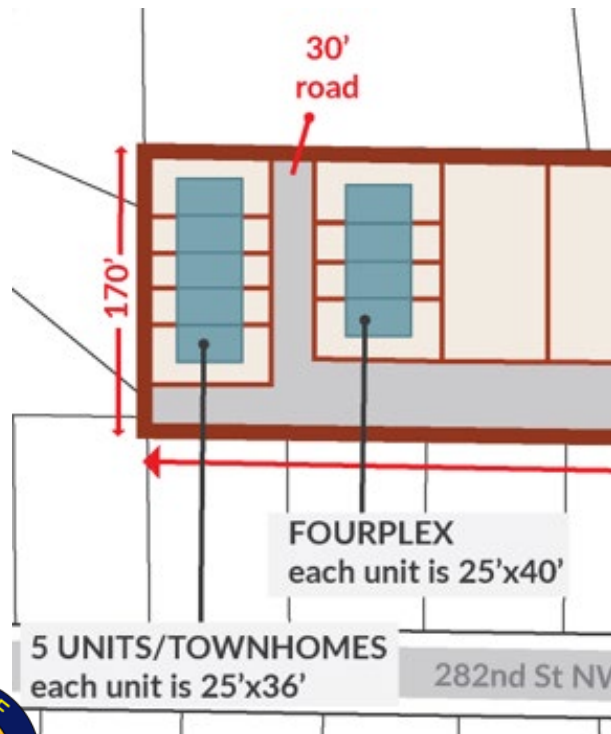
Townhouse: Lot Area to Building Design Test

Actual Stanwood Development

Hennings Design

Each Unit Footprint: 20'x44'

Fit with Minor Changes – Setback or Lot Loss



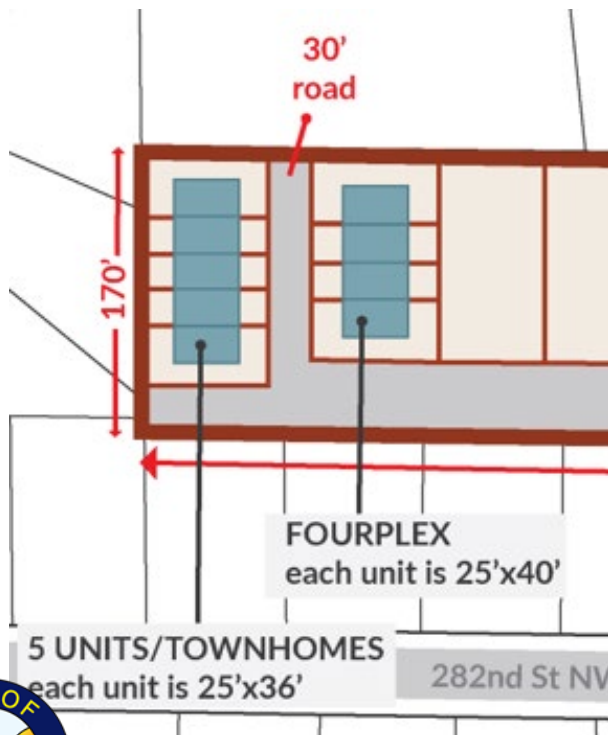
FRONT ELEVATION

SCALE: 1/4" = 1' - 0"

Each Unit: 1,422 sf of Living Space; 217 sf of Garage Space

Land Development Flexibility Discussion

Townhouse: Lot Area to Building Design Test



Actual Stanwood
Development
Brunner Design
Each Unit Footprint:
30'x36'

***Fit with Minor Changes –
Setback Reduction or
Lose a Lot***

Each Unit:
1,620 sf of Living Space;
689 sf of Garage Space