



Planning Commission Meeting Minutes Monday, May 12, 2025 – 6:30 pm

Call to Order: 6:30 p.m.

Roll Call

Commissioners Present:

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, Senior Planner
Audrey Rotrock, Associate Planner

Absent: Eric Warnat, Commissioner

Also known to be present: Russell Joe (MBAKS), Richard Craig

Public Requests and Comments: Russell Joe requested the Commissioners to be flexible while reviewing Missing Middle Housing. Mr. Joe also asked the Commissioners to closely examine the frontage improvement requirements. Frontage improvements could potentially be cost prohibitive to a project.

Approval of Minutes:

The minutes from the April 14, 2025, Planning Commission meeting were unanimously approved with one grammar correction.

New Business:

- None

Old Business:

Missing Middle Housing Discussion

Missing middle housing refers to a range of multi-unit or clustered housing types—such as duplexes, triplexes, townhomes, and cottage courts—that are compatible in scale with single-family neighborhoods. The purpose of missing middle housing is to fill the gap between traditional single-family homes and large apartment complexes, providing more diverse, affordable, and flexible housing options for a variety of household types and income levels. This type of housing supports walkable communities, efficient land use, and helps cities meet growing demand for housing without drastically altering neighborhood character. Staff presented multiple examples of what missing middle housing might look like on a real piece of property in Stanwood.

Commissioner Questions & Comments

- Could certain requirements, such as open space for example, be waived? The City could look in to developing a Fee in Lieu to waive requirements, but that could drive the price of the housing up. Staff will bring more information to the next meeting with examples of some other trade-offs.
- Could green space be waived if there is a park or other open space nearby? The amount of green space required is dictated by the number of units in the development. This requirement comes from the Stanwood Municipal Code (SMC), not the State. The City



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can consider revising its open space requirements, including possible amendments to include open space connectivity with that portion of the Municipal Code Update project.

- The 22 lots in the example is calculated based on the gross acreage of the property.
- Would a developer have a say in how the units can be configured on a parcel? Yes, the examples shown are a few ideas of potential configurations.
- What would entice a developer to build a cluster type configuration of units? With the clustering of units, there will be less paving, less utility and less infrastructure costs.
- In the example where half the property is open space, what would be allowed there? The open space could be left as it is or walking trails could be added, for example.
- The cluster example looks like they would become rentals. Staff commented that they could also be sold as condos.
- The cluster example would change the look of traditional Stanwood.
- Could the large open space be split up? Yes, but that would increase the infrastructure cost again.
- The cluster concept is similar to places in Europe and might be the direction that housing is going. Large lots aren't sustainable and are not affordable for the next generation. Having the large open space is good when the units have small yards.
- Staff will bring back more examples with different configurations of open space.
- The City provides the flexibility by allowing different mixes of housing and the market decides how and what to build.
- There is a large population of aging residents in Stanwood that are looking to downsize to smaller one-story homes.
- Maximize the amount of lots on infill properties. Incentivize developers to build missing middle type housing.

Miscellaneous Business:

Keller Annexation

Tyson O'Neil, representing KO Group LLC and KO2 LLC, has formally submitted a petition to annex approximately 26.75 acres of land located within the City of Stanwood's eastern Urban Growth Area (UGA). This marks the initial step in the annexation process, commonly referred to as the "10% petition."

The subject property currently carries a pre-zoning designation of *Traditional Neighborhood – Mixed Use (TN-MU)*, which requires a mix of residential and commercial uses. The owner's primary interest lies in developing senior and assisted living facilities, along with a mix of commercial and light industrial incubator spaces intended to support small and startup businesses.

To move forward with a project that focuses exclusively on senior living and incubator-style commercial/light industrial development, the applicant would need to request an amendment to the City's Comprehensive Plan and pursue a rezone as part of the annexation process. A more appropriate zoning approach would involve a combination of *Multifamily Residential (MR)* and *Planned Industrial (PI)* designations.

Any future rezones or Comprehensive Plan amendments associated with the annexation will be subject to review by the Planning Commission.



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Commissioner Questions & Comments

- No questions or comments.

Recent Council Action on Commission Items:

- Critical Areas Code Amendment

Upcoming Items:

- Multimodal Level of Service

Other:

- Richard Craig attended the meeting. Mayor Roberts will be nominating Richard as Planning Commissioner at the next City Council meeting.
- There are a couple of Open House meetings coming up about small scale commercial projects on infill lots.

Adjourn: 8:13 pm