

1. Agenda

Documents:

[3-9-2017 CDC AGENDA.PDF](#)

2. Meeting Materials

Documents:

[2016 2017 COMP PLAN AMENDMENTS.PDF](#)



City Council Committee Meeting Agenda

Community & Economic Development Committee

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

Thursday March 9, 2017 6:00 PM

- | | |
|--|-------------|
| 1. Elect Chair of Committee | None |
| 2. 2016 / 2017 Comprehensive Plan Amendments | Page 1 - 51 |



**CITY OF STANWOOD
COMMUNITY DEVELOPMENT COMMITTEE
AGENDA STAFF REPORT**

ITEM NUMBER:

DATE: March 9, 2017

SUBJECT: 2016 / 2017 Comprehensive Plan Amendments

CONTACT PERSON: Ryan C. Larsen, Community Development Director
Devin Tokizawa, Administrative Assistant

ATTACHMENTS: A. Land Use Element Excerpt
B. Appendix C
C. Email dated January 6, 2017 from PSRC

ISSUE

The issue before the Community Development Committee is to review and to discuss the Planning Commission proposed recommendation for the 2016 / 2017 Comprehensive Plan Amendments.

RECOMMENDATION

1. Review and discuss the proposed 2016 / 2017 Comprehensive Plan Amendments.

SUMMARY STATEMENT

Under the Growth Management Act (Chapter 36.70A RCW), the City may amend its Comprehensive Plan and Land Use Map once per year through the annual "Docket" process. The City accepts annual amendment requests until August 31st of each year for consideration.

The "Docket" is the vehicle by which the City and other public agencies, private owners, developers, community groups, or individual citizens request changes to the land use designations of property and/or propose changes to the elements, goals, and policies of the Comprehensive Plan. The amendment process may include the review of proposed expansion to the Urban Growth Area, allowing the City to evaluate the necessity for further urban expansion and growth. The amendment process affords the opportunity to refine the Comprehensive Plan based on changing conditions and community needs.

All amendments to the Comprehensive Plan shall be considered concurrently and no more than once each year except in the event of an emergency as outlined in SMC

17.157.130. The proposed plan amendments shall be considered concurrently by the Planning Commission so that their cumulative effects can be ascertained. The Community Development Department shall docket all amendment requests upon receipt to ensure that all requests receive due consideration and are available for review by the public. The Community Development Department will provide an assessment and recommendation on all proposed amendments to be included in the annual docket work program (SMC 17.157.070) and shall forward proposed work program requests with recommendations to the Planning Commission for briefing and to the City Council for decision. This assessment shall include, but not be limited to, the criteria contained in SMC 17.157.080. The City Council will review this assessment and decide which amendment request(s) will be considered. The City Council shall approve the "Docket" work program and refer it to the Planning Commission for review and processing.

The Planning Commission held a public hearing and reviewed the proposals to make a recommendation to City Council on the "Docket" at their October 24, 2016 meeting. The Commission unanimously supported moving the City proposal forward. The City Council reviewed the Commission's recommendation at their November 10, 2016 meeting and passed Resolution 2016-25 Establishing 2016/2017 Comprehensive Plan Docket.

As part of the resolution, a work plan was established to guide the Comprehensive Plan update process. Below is the established work plan.

2016/2017 WORK PLAN

- | | | |
|----|---|-------------------|
| 1. | Planning Commission Public Hearing | February 13, 2017 |
| 2. | Community Development Committee Review | March 9, 2017 |
| 3. | Council City Council Review | March 23, 2017 |
| 4. | Council Review/Discuss 1st Read Ordinance | April 13, 2017 |
| 5. | Council Final Review 2nd Read Ordinance | April 27, 2017 |
| 6. | Send approved edits to PSRC for approval | May 3, 2017 |

The Commission reviewed each of the proposals and discussed the pros and cons for each at the January 23 meeting. A public hearing was held at the Planning Commission on February 13, 2017 at which time the public had an opportunity to provide comment on each of the amendments if so desired. At the completion of the hearing the Commission made the following motions for City Council to consider:

"I move to recommend City Council approve the proposed 2016/2017 Comprehensive Plan amendments as depicted in Attachment A and Attachment B."

If the Committee supports the proposal and City Council accepts the recommendation of both the Committee and Planning Commission, then staff will draft an ordinance for first reading at the April 13, 2017 Council meeting. Staff will present the proposed changes to the full Council on March 23, 2017 for review and consideration.

DISCUSSION

When reviewing each of the proposals the Commission will need to consider code section SMC 17.157.080 Decision Criteria. This section of code will apply to the Comprehensive Plan amendments. Staff will provide a response for each of the subsection (1)-(6) at the time of the hearing to either justifying recommending approval or denial to the City Council. Section 17.157.080 states:

Section 17.157.080 Decision criteria:

The City may approve, or approve with modifications or conditions, an application for a Comprehensive Plan amendment if:

- (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.

City staff submitted its proposed amendments to PSRC on January 5, 2017 and on January 6, 2017 the City received an email from Michael Hubner at PSRC stating that these proposed amendments address the conditions for certification.

File Number: 2016-0350
Applicant: City of Stanwood

Following the adoption of the 2015 Comprehensive Plan Update, PSRC reviewed and issued a "Plan Review Report and Certification Recommendation". This report conditionally certified the City's Comprehensive Plan with a requirement to address consistency between the number of additional housing units accommodated by the plan and the population and housing targets adopted by Snohomish County.

PSRC's Plan Review Report states, "The adopted comprehensive plan references insufficient development capacity to accommodate the growth targets and assumes a lower level of growth, with the plan providing for land uses and densities that can accommodate an additional 3,370 residents and 1,355 housing units. This points to a shortfall of housing capacity of 238 units".

The City will address the issues raised in the conditional certification by PSRC through revision to the Land Use Element and Appendix C.

City staff has been working with Snohomish County to identify how this shortfall in housing may be remedied. Snohomish County Planning and Development Services' Principal Demographer, Stephen Toy, has been assisting staff with this analysis in order to close this gap for the housing unit shortage. It has been determined that the changes made to Stanwood's updated comprehensive plan in 2015 allow for adequate population, housing and employment capacity in order to accommodate the 2035 growth targets, both within the City boundaries as of December 2012 and within the unincorporated portion of the UGA. Those changes are outlined as follows:

Land Use Element

- LU-17 through LU-20: Replace the word "dwelling" with units
- LU-34: Correction to date in Table LU-8
- LU-34 through LU-37: Corrections to the Residential Land Analysis to address population and housing capacities

Appendix C

- APC-1: Correction to the number of housing units
- APC-2: Removal of Table APC-2
- APC-4 and APC-5: Revisions to Urban Growth Area summary
- APC-6: Revisions to the Demand for Residential Land summary and addition of Tables: APC-9 Stanwood UGA 2035 Population Targets/Capacity Comparison, Table APC-10 Stanwood UGA 2035 Housing Targets/Capacity Comparison and Table APC-11 Stanwood UGA 2035 Employment Target / Capacity Comparison
- APC-7 and APC-8: Revisions to the Demand for Land and Employment
- APC-8 and APC-9: Addition of table APC 12 Stanwood Population Capacity

FINANCIAL IMPACT

If the City does not receive approval from Puget Sound Regional Council for the proposed amendments, then the City will not be able to apply for specific transportation funding grants.

COMMITTEE RECOMMENDATIONS

1. Support the Planning Commission recommendations to City Council.
2. Do not support Planning Commission recommendations to City Council.
3. Provide an alternative recommendation to City Council on one or both of the proposals.

RECOMMENDED MOTION

“Move to recommend supporting Planning Commission recommendations to City Council for the 2016 / 2017 Comprehensive Plan Amendments.”

SECTION II - LAND USE ELEMENT

Purpose / Introduction

The Land Use Element of Stanwood's Comprehensive Plan specifically considers the general distribution and location of land uses, as well as the appropriate intensity and density of land uses, given current development trends and anticipated future growth.

Land Use Goals and Policies

The Land Use Element specifically considers the distribution and location of land uses within the city limits, and as growth occurs, in the Urban Growth Area. The Land Use Element describes trends, future needs, and the general character of Stanwood. The land use patterns are what determine the character of the City and the locations, type of future development and redevelopment that will occur. Land use determines where people in the City will reside, shop and work. It also affects the traffic patterns and the ability or inability to effectively alter those patterns over time.

The Growth Management Act lists planning goals that are to guide the development and adoption of a comprehensive plan and development regulations. This section of the City's comprehensive plan provides the means for achieving and maintaining desirable land use balances over a long period of time.

Future Land Uses

Goal

LUG 1 Plan current and future land uses in accordance with the Washington State Growth Management Act, Snohomish Countywide Planning Policies and the values and vision of Stanwood residents and business people.

Policies

LUP 1.1 Establish density lot size and road access standards that create incentives for infill development in urban areas that are either underdeveloped or underutilized.

LUP 1.2 Continue to participate in regional planning efforts, such as Snohomish County Tomorrow, to ensure that the values of a small community are represented and that Stanwood continues to have input into larger scale planning issues that affect the City.

LUP 1.3 Create adequate land use capacity to accommodate growth targets by zoning land with sufficient density and range of uses to allow the housing and commercial markets to attract quality development.

**Character
Goal**

LUG 2 Re-vitalize and reinforce the character of Stanwood's existing residential and commercial neighborhoods as infill and redevelopment occur.

Policies

LUP 2.1 Encourage styles representative of the building styles used through the history of Stanwood without restriction of architectural style.

LUP 2.2 Encourage American styles representing commercial buildings built from 1890 to 1920.

LUP 2.3 Encourage restoration of existing deteriorated structures built before 1950.

LUP 2.4 Re-create the following qualities of existing residential areas in remodels and residential infill development

- a. One and two story scale of single family structures
- b. Window and door trim and architectural modulation on all sides of a house visible from a street
- c. Variation in building materials
- d. Welcoming entry features such as porches
- e. Variable front setbacks
- f. Street trees
- g. Mix of rear access and front access garages plus a mix of detached and attached garages
- h. Usable private open space
- i. Open views of buildings and yards from local streets without continuous solid fencing

LUP 2.5 Reflect the height and setbacks of abutting structures in the design of infill projects proposed for a single lot.

LUP 2.6 Maintain and rehabilitate older residential neighborhoods through consistent code enforcement.

LUP 2.7 Provide information about flood proofing exemptions for designated historic structures and evaluate how preservation designations for older residential and commercial structures located in the Downtown Center may reduce costs of rehabilitation and restoration.

LUP 2.8 Recognize and continue the existing pattern of residential use at urban densities surrounded by working agriculture as a quality of life asset.

LUP 2.9 Maintain commercial centers with a sufficient range of uses

- a. To allow residents to meet their basic daily needs within town,
- b. support a network of personal and business interactions that result in a friendly hometown.

LUP 2.10 Encourage preservation of open space and recreational opportunities.

Goal

LUG 3 Recognize Stanwood's existing character, scale, and neighborhood quality as assets that will add to the desirability of the community when incorporated into the design of new residential development.

Policies

LUP 3.1 Re-create the following qualities of existing residential areas in new development.

- a. One and two story scale of single family structures
- b. Window and door trim and architectural modulation on all sides of a house visible from a street
- c. Variation in building materials
- d. Welcoming entry features such as porches
- e. Variable front setbacks
- f. Interconnected street system
- g. Sidewalks
- h. Street trees
- i. Short walkable blocks
- j. A mix of rear access and front access garages plus a mix of detached and attached garages
- k. Usable private open space
- l. Open views of buildings and yards from local streets without continuous solid fencing

LUP 3.2 Recognize the “best” architectural qualities of desired historic and modern structures and create incentives for replication of those elements in new development.

LUP 3.3 Allow re-use of existing structures. When structures display a desired historic period, architectural character and scale, allow flexible interpretations of standards to encourage re-investment.

LUP 3.4 Preserve a predominately single family land use pattern with some multi-family development in the residential zones with proximity to Downtown, or in proximity to Uptown.

LUP 3.5 Limit new commercial and industrial development to uses and project designs that complement the small town character of Stanwood.

LUP 3.6 Encourage preservation of open space and recreational opportunities as new development occurs.

Centers

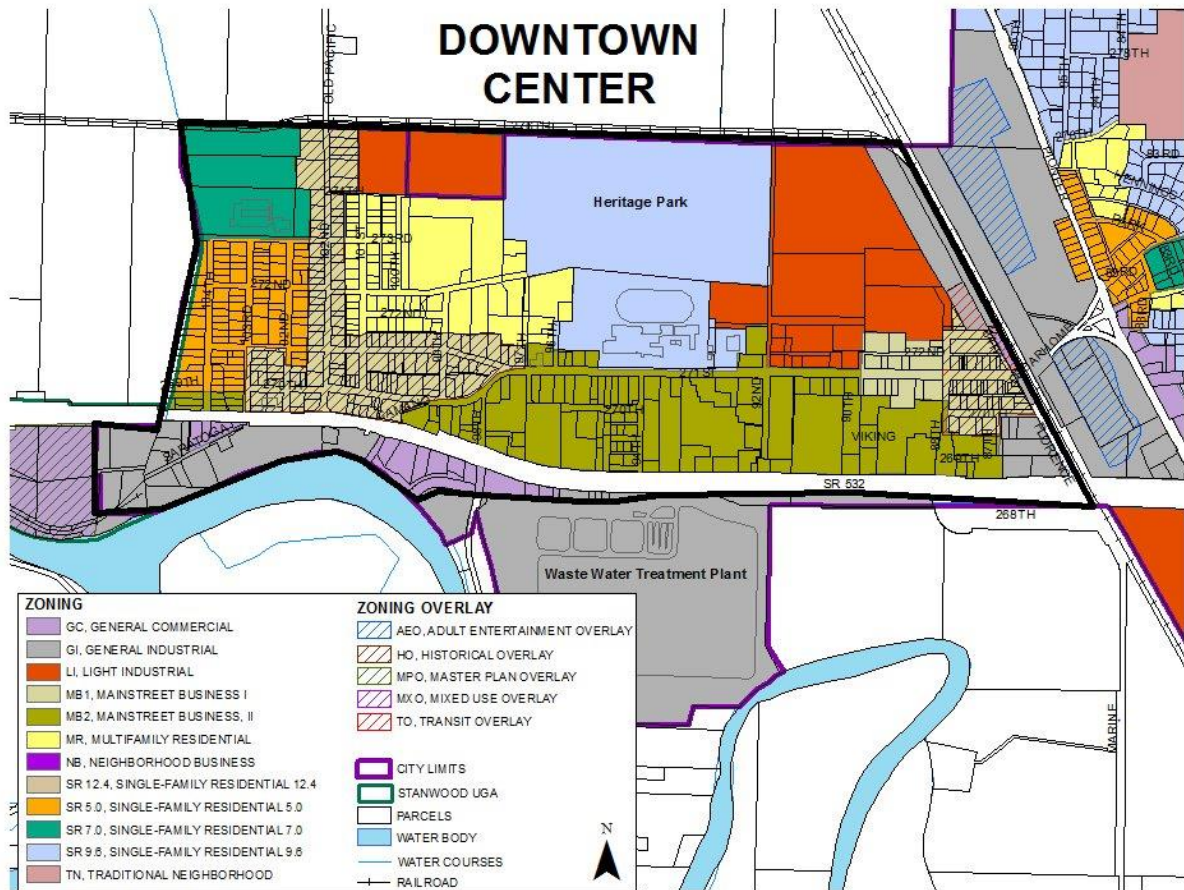
The Puget Sound Regional Council adopted Vision 2040 in April 2008 as long range policy planning document for Kitsap, King, Pierce and Snohomish Counties. Vision 2040 establishes a hierarchy of urban places and corresponding urban centers. The City of Stanwood is designated as a “Small City” in this typology. Small Cities have the authority to recognize and designate their core areas as Centers.

The historic Downtown of Stanwood and the Uptown mixed-use area are designated as local urban centers consistent with Vision 2040. Over the next twenty years Downtown Stanwood is expected to redevelop with commercial and residential development focused around the Amtrak rail station constructed in late 2008. Downtown is a historic center, and functions as a retail, service, transportation and community center for urban Stanwood, the adjacent Camano Island community and the surrounding agricultural area. The Downtown Center had a service area population of approximately 30,000 in 2007. *See also goals and policies in the Transportation Element related to downtown.*

The Uptown Center was developed in the early 1990s and provides a focal point for the rapidly developing east end of Stanwood. The Center has several vacant sites with capacity for mixed use and commercial development. Existing development includes retail, office employment, condominiums, services, senior housing and public schools.

Downtown Center Goal

LUG 4 Develop Downtown Stanwood, defined as the area incorporating East District, the 271st Corridor, and West End as a Center consistent with Vision 2040 and recognize that this Center serves the City, surrounding agricultural area and Camano Island.



Policies

LUP 4.1 Allow a mix of residential, office, retail, entertainment and service uses to serve incorporated Stanwood, unincorporated Snohomish County and Camano Island in Island County.

LUP 4.2 Support re-development of the area within the Transit Overlay for pedestrian oriented development organized around the Amtrak Station. Develop a sub-area plan for the Transit Overlay area and develop flexible parking standards within the Overlay to encourage business development.

LUP 4.3 Allow light industrial use in areas without strong access for retail or service uses.

LUP 4.4 Allow residential use on ground and upper floors.

LUP 4.5 Disallow outdoor storage as a primary use.

LUP 4.6 Establish urban rather than suburban site planning, parking, pedestrian connections, street furniture and landscaping

- a. Encourage redevelopment of property by creating flexible parking for required parking spaces.
- b. Disallow parking between the sidewalk and structures in the front of buildings.
- c. Maintain and use alleys for service delivery, garbage, and parking access.
- d. Allow hardscape consisting of decorative paving in lieu of a portion of landscape requirements.
- e. Allow window box and container planting to meet landscape requirements.
- f. Disallow solid wood fencing.

LUP 4.7 Encourage outdoor dining, outdoor street furniture and temporary outdoor displays that create interest and activity.

Goal

LUG 5 Create a connection between east and west business areas within the Downtown Center by encouraging development that adds to a critical mass of building in the 271st corridor.

Policies

LUP 5.1 Allow larger floor area ratios to encourage efficient use of land and prevent a sprawl form of development within the Center.

LUP 5.2 Reduce the visual impact of existing surface parking lots through techniques such as accessory commercial development on pads, and landscaping.

LUP 5.3 Utilize the wide right-of-way on the south side of 271st to create a green space and sidewalk/trail that unifies the frontages between the east and west ends.

LUP 5.4 Require new commercial development proposals to include the design and construction of walkways and/or sidewalks to integrate and link to commercial activities and school or other civic uses in the area such as the library.

LUP 5.5 Encourage small scale specialty retail along the front of 271st Ave. Encourage larger-scale retail and service uses between 271st Ave (behind storefronts) and SR 532.

Goal

LUG 6 Encourage and promote the development or enhancement of retail areas to achieve a balanced shopping, dining, cultural, and entertainment experience in the Downtown Center.

Policies

LUP 6.1 Encourage mixed-use structures in the Downtown Center that combine residential and commercial uses where deemed appropriate.

LUP 6.2 When appropriate, site new civic and cultural facilities, including City Hall and the Library, in the Downtown Center.

Goal

LUG 7 Develop a vital, attractively designed Downtown Center.

Policies

LUP 7.1 The City recognizes the importance of a well-designed, aesthetically pleasing built environment in attracting customers to its commercial centers. Therefore, the City supports the adoption of design/development guidelines that addresses facades, signage and site planning.

LUP 7.2 Revise downtown design guidelines to promote greater pedestrian scale and attractive façades.

LUP 7.3 Provide incentives for property owners to facilitate the improvement of deteriorated facades, signage and general outside appearance in the downtown. Base the improvements on the design characteristics of the downtown.

LUP 7.4 Develop design guidelines for sign awning design, and color schemes.

LUP 7.5 Regulate signage in downtown to address pedestrians and contribute to quality downtown atmosphere.

LUP 7.6 Promote restoration of historic buildings and encourage compatibility of new developments with historic structures.

LUP 7.7 New commercial developments may be required to provide open spaces for public gathering, seating and eating.

LUP 7.8 Incentives supporting development in the Downtown Center should be evaluated to reduce the cost of development within the floodplain. Incentives may include programs such as:

- a. Streamlined processing;
- b. Reduction in impact fees when road and park facilities are not required to serve new capacity;
- c. Regional stormwater and drainage facilities;
- d. Off-site mitigation sites for wetland, flood and stormwater mitigation.

Goal

LUG 8 Encourage pedestrian mobility in the Downtown Center

Policies

LUP 8.1 Encourage a compact Downtown Center to facilitate easy pedestrian and bicycle access between shops, buildings and surrounding neighborhoods.

LUP 8.2 Strive for an atmosphere in the Downtown in which customers are encouraged to park their cars and walk to multiple shops and services.

LUP 8.3 Reduce the proliferation of driveways by encouraging shared access.

LUP 8.4 Support increased bus service in the area around the transit center in East District serving the Amtrak railroad station.

LUP 8.5 Encourage buildings to be located close to streets and parking areas to be located behind the buildings.

Goal

LUG 9 Enhance the "quality of entry" to the city along SR 532.

Policies

LUP 9.1 Maintain a unified signage plan that establishes the gateways to both the Uptown and Downtown Centers and also directs people to districts and facilities.

LUP 9.2 Add historical street signs to existing street signs to recognize and strengthen the historical character of the Downtown Center.

LUP 9.3 Maintain design guidelines that control or direct development along SR 532 to minimize the appearance of a strip mall.

LUP 9.4 Discourage the proliferation of backlit pole signs along SR 532.

LUP 9.5 Promote clustering of commercial development, with building setbacks along SR 532.

LUP 9.6 Maintain open space along SR 532, particularly the south side of SR 532 between 88th and 98th Streets.

LUP 9.7 Encourage the planting of street trees and work with the Washington State Department of Transportation and property owners to provide street trees on SR 532.

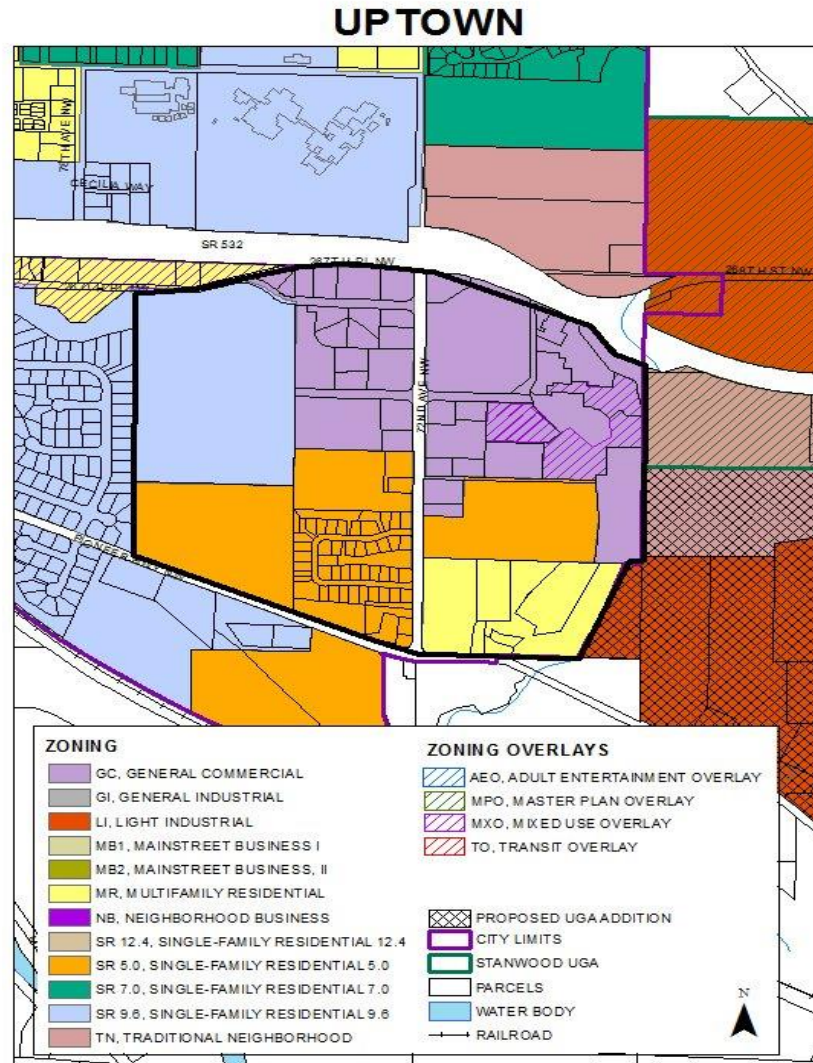
LUP 9.8 Work with WSDOT to reduce the speed limit on SR532.

LUP 9.9 Provide for pedestrian sidewalks along SR 532 from the west City limits to 98th Ave NW and connect these sidewalks to downtown sidewalk network.

Uptown Center

Goal

LUG 10 Develop a second commercial and mixed use base in the Uptown Center as a focal point for the newly developing part of the City.



Policies

LUP 10.1 Establish the Uptown Center as the area bordered by SR 532, Pt. Susan Middle School, Twin City Elementary and the City limits to the east as an area for infill retail and service commercial development.

LUP 10.2 Plan for suburban style site development within the Uptown Center with a combination of private and public street systems and large parcels many of which have access through private drive aisles in parking lots.

LUP 10.3 Allow a variety of retail, service, office, and other commercial uses as well as mixed use, senior housing and assisted living residential uses in the Uptown Center.

LUP 10.4 Allow surface parking to accommodate an auto-oriented shopping center in the Uptown Center and site planning, with no restriction on the location of parking.

LUP 10.5 Allow shared parking and off-site parking in the Uptown Center when approved by the City.

LUP 10.6 Encourage mixed use development within the Center.

LUP 10.7 Encourage provision of trails and recreation facilities connecting the Center to surrounding residential neighborhoods.

Commercial Outside Centers

Goal

LUG 11 Encourage neighborhood scale commercial nodes in the Traditional Neighborhood and Neighborhood Business designations.

Policies

LUP 11.1 Uses in the neighborhood business areas should provide goods and services generated by demand in the surrounding residential area.

LUP 11.2 Uses should exclude drive-through windows.

Views in Residential Areas *(See also Housing Element for Goals and Policies)*

Goal

LUG 12 Preserve views in residential areas.

Policies

LUP 12.1 Encourage development that does not monopolize prime views.

LUP 12.2 Maintain building height limitations as provided in the Zoning Code.

Industrial Land

Goal

LUG 13 Discourage conflicts where industrial land abuts other land uses.

Policies

LUP 13.1 Discourage industrial development that interferes with residential and commercial land uses in close proximity.

LUP 13.2 Require mitigation of any negative impacts of noise, light, glare, dust and other effects when considering the development of an industry.

LUP 13.3 Require installation of adequate landscape or structural buffers to separate differing land uses from the adverse impacts of industrial development.

LUP 13.4 Provide for sexually-oriented business to be located in an adult entertainment zoning overlay.

LUP 13.5 Protect existing industry from possible future land use conflicts.

Goal

LUG 14.1 Encourage industry to share/coordinate collective infrastructure.

Policies

LUP 14.1 Encourage local industry to share facilities such as internal roadways, parking facilities, and rail access.

LUP 14.2 Incorporate open space and recreation opportunities such as linear parks and pedestrian/bicycle trails in industrial developments.

LUP 14.3 Encourage clustering industrial land uses adjacent to existing industrial development centers.

Goal

LUG 15 Protect available industrial land from redevelopment for other uses.

Policies

LUP 15.1 To the greatest extent possible, any conversion, redevelopment, or redesignation of industrial land for other uses should be avoided. If conversion, redevelopment, or redesignation is unavoidable, impacts should be minimized and any proposal shall result in no net loss of industrial land within the City.

Goal

LUG 16 Promote additional industrial areas.

Policies

LUP 16.1 The amount of land planned and allocated for industrial use should be reasonably scaled to meet the demonstrated demand.

LUP 16.2 Ensure that the land supply necessary for 20-year employment projection is available.

Urban Growth Areas

Goal

LUG 17 Promote coordinated and efficient growth within the Stanwood Urban Growth Area (UGA).

Policies

LUP 17.1 - Major new development may only occur within the UGA to the northeast of town or to the east along existing major transportation routes outside the floodplain.

LUP 17.2 Concentrate new growth within or adjacent to existing development in the Stanwood UGA.

LUP 17.3 Consider these criteria when determining commercial land use designations in the Stanwood UGA:

1. Availability of capital facilities and utilities;
2. Relationship to the downtown;
3. Proximity to residential uses to create residential “villages” near or around small commercial nodes in the UGA;
4. Compatibility with existing and planned land uses.

LUP 17.4 Density designations for residential and mixed use land should be consistent with the vision and goals for the community of Stanwood, while still meeting Growth Management Act mandates.

LUP 17.5 Collaborate with other jurisdictions within the UGA at least once every ten years to evaluate the effectiveness of the adopted Urban Growth Boundary.

LUP 17.6 Ensure the equitable distribution of the costs of growth. Use tools such as impact fees and plant investment charges to provide funds for necessary infrastructure improvements.

Annexation

Goal

LUG 18 To provide reasonable phased annexation of the unincorporated portion of the City's adopted Urban Growth Area (UGA) consistent with the Growth Management Act.

Policies

LUP 18.1 Unincorporated areas within the UGA must annex to Stanwood to receive a full range of city-provided services.

LUP 18.2 Within the UGA, collaborate with adjacent Snohomish County and consult with affected residents in the designation of potential annexation areas.

LUP 18.3 The immediate areas for annexation to Stanwood should include the territory contiguous with boundaries of the City such as:

- a. Peninsulas and islands of unincorporated lands;
- b. Neighborhoods where municipal type services have been extended;
- c. Lands subject to development pressure;
- d. Developed areas where urban type services are needed to correct health and safety related problems.

LUP 18.4 Evaluate proposed annexations based on the following criteria:

- a. The ability of the City to provide public services at the City's adopted levels of service within the six-year timelines allowed under concurrency.
- b. The annexation would facilitate an appropriate balance between the provision of jobs and the availability of housing.
- c. The annexations would simplify governmental structure in annexing areas and the resultant City of Stanwood.
- d. The relative costs to serve the proposed annexation versus the revenue to be derived from the annexation (a negative net revenue projection by itself should not be considered grounds for disapproval).
- e. The annexation would result in future improvements to the resultant City of Stanwood services through potential enhancements of levels of service or through elimination of duplication services. Services include water, sanitary sewers, storm water drainage, utility drainage basins, transportation, park and open space, library, and public safety.

- f. The annexation would include those who already use City services or who impact City infrastructure.
- g. Annexation boundaries would facilitate the efficient delivery of emergency and public services.
- h. The annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island.
- i. The annexation would follow logical boundaries, such as streets, waterways, neighborhoods, or substantial topographic changes.
- j. The annexation would create logical city boundaries and not create unincorporated islands or irregular municipal boundaries.

LUP 18.5 Applicants for annexations are encouraged to apply jointly with other interested property owners or residents to reduce costs for the applicants and enable the City to process annexation applications more efficiently. However, individual property owners should not be precluded from pursuing annexation.

LUP 18.6 City staff should conduct an assessment report of the costs to provide service and of the tax revenues, which would be generated in the area. The City recognizes that these impacts are only a few of several criteria to be evaluated, and must be balanced with other annexation policy goals such as providing public service, governmental structure, or infrastructure.

LUP 18.7 Individual annexation areas should be part of logical, orderly growth for the City and should avoid irregular boundaries. Islands of unincorporated areas and City peninsulas should be avoided. Peninsulas should be allowed only if needed to serve other areas. Lands closest to City boundaries should annex before areas further out.

LUP 18.8 Annexation proponents requesting different zoning designation other than that shown on comprehensive land use and zoning maps should apply for a particular Comprehensive Plan Land Use Map Amendment and concurrent Zoning classification amendment concurrently with the annexation proposal. The zoning application should be processed as a regular rezone and the rezone ordinance decided concurrently with the City Council approval of the annexation. Amendments to zoning / land use classification can only be applied for during the Comprehensive Plan amendment process as outlined in Section I Introduction and Plan Background chapter.

LUP 18.9 Funding Public Facilities in Annexed Areas:

- a. The property owners of the annexation area should fund the public facility improvements necessary to serve new development. The funding requirements shall be consistent with applicable Stanwood policies and regulations.

- b. The city may annex areas that require public facility improvements to correct health and safety related problems.
- c. If an area annexing to Stanwood has public facilities that do not meet city standards and the property owners of the annexation area want to improve the facilities to meet City standards, the property owners of the annexation area will fund those improvements, or the proportion of those improvements, that do not have a citywide benefit.
- d. Public facility improvements within annexed areas that have a citywide benefit may be considered for funding through City revenues as part of the Stanwood capital facilities and improvements planning processes.

LUP 18.10 Existing development within newly annexed areas should have a full level of services (such as streets, utilities, public safety, parks) at the time of annexation or as soon as practicable thereafter.

LUP 18.11 Both sides of streets and roads, including rights-of-way should be made part of an annexation.

LUP 18.12 Explore creative ways to facilitate the transition of government services, especially public safety, transportation, parks and recreation, land use and development.

LUP 18.13 Ensure that the public is provided information and opportunities to evaluate and have input on decisions related to service delivery and boundary change associated with annexations.

Land Use Designations

Goal

LUG 19 Future land use designations shall ensure the optimum use of the land for present and future generations while minimizing the threat to the natural environment.

Policies

LUP 19.1 Plan for a balanced mix of land uses based on land availability and the capacity to provide public services.

LUP 19.2 The City shall maintain the Comprehensive Plan Future Land Use Map (FLUM) (see Figure LU-1). All zoning shall be consistent with this FLUM.

LUP 19.3 Land uses shall be categorized by the following designations. It is intended that these definitions be utilized either separately where only one type of land use is determined to be appropriate, and any combination where more than one type of land use is determined to be appropriate.

A. Low Density Residential (3.5 to 5 ~~dwelling~~ units per acre)

This designation shall provide primarily for single-family residential development at a densities of 3.5 (in existing SR 12.4 zones only), and 5 ~~dwelling~~ units per acre. Compatible uses such as other large lot single family residential, hobby farms, schools, or churches are allowed.

The Low Density Residential designation is implemented by SR 12.4 (Single Family Residential 12.4), SR 9.6 (Single Family Residential 9.6) zoning.

B. Medium Density Residential (5-10 ~~dwelling~~ units per acre)

This designation shall provide for primarily single family, duplex and townhouse residential development at a range of densities between 5 and 10 ~~dwelling~~ units per acre and compatible uses such as schools, churches and daycare centers where the full range of public facilities and services to support urban development exists. Integration of ~~dwelling~~ units in multiple family configurations may be appropriate if compatibility with nearby existing single family development can be achieved.

The Medium Density Residential designation is implemented by SR 7.0 (Single Family Residential 7.0), SR 5.0 (Single Family Residential 5.0) zoning.

C. High Density Residential (10-20 ~~dwelling~~ units per acre)

This designation shall provide for small lot single family and multi-family residential development at a range of densities between 10 and 20 ~~dwelling~~ units per acre plus compatible uses such as schools, churches, and daycare centers where a full range of public facilities and services to support urban development exists. Generally, this designation is appropriate for land which is located convenient to principal arterials and to business and commercial activity centers.

The High Density Residential designation is implemented by MR (Multi-Family Residential) zoning.

D. NB (Neighborhood Business)

This designation shall comprise retail and service businesses which serve the limited convenience shopping and personal service needs of the immediate surrounding neighborhood.

The NB designation is implemented by NB (Neighborhood Business) zoning.

E. MB (Main Street Business I)

The intent of the Main street Business I land use designation is to create a dense, mixed use, pedestrian-friendly shopping environment reminiscent in design and uses to a turn-of-the-century downtown. This designation applies to the old east and west ends of downtown Stanwood. Residential densities of 10-20 dwelling units per acre are allowed depending on unit type. Storefronts are encouraged to be located at the edge of sidewalks (adjacent to road rights-of-way). Developments should be designed so that shoppers are less dependent on the automobile. Auto-oriented uses are highly restricted. In general, zero lot line development shall be maintained with store fronts and common walls. Parking shall be located on the street or to the rear of buildings. On-street parking will be on both sides of the street, and diagonal in the east end. Public parking areas may be necessary to assist people in leaving their cars and traveling on foot.

The MB I designation is implemented by MB I (Main Street Business I) zoning.

F. MB II (Main Street Business II)

The intent of the Main Street Business II land use designation is to create an area attracting new commercial uses that may require larger land areas and more parking than available in the historic MB I designated areas of Stanwood. MB II is proposed to include high density commercial, office and other business functions to provide a full range of business activities and urban services in the Downtown Center of Stanwood. Mixed use and high density residential uses are also encouraged. This designation is intended to accommodate the automobile by providing parking to the back and side of structures, while still supporting the pedestrian scale by pulling buildings close to the street and providing a pedestrian entry at the sidewalk. The designation allows for more auto-oriented land uses and allows greater height and density than in the Main Street Business I

District. Residential densities of 30-60 ~~dwelling~~ units per acre are allowed and LEED certification level and parking allocations.

The MB II designation is implemented by MB II (Main Street Business II) zoning.

G. GC (General Commercial)

This designation comprises more intensive retail and service uses than described in the MB II designation above. General commercial uses typically require outdoor display and/or storage of merchandise that tend to generate noise as part of the operation. Such uses include, but are not limited to, auto, boat and recreational vehicle sale lots, tire and muffler shops, equipment rental, mini-warehouses and vehicle storage. Many of the businesses allowed in the MB II district are also allowed in this district.

The GC designation is implemented by GC (General Commercial) zoning.

H. LI (Light Industrial)

The intent of the Light Industrial land use designation is to create a district that permits activities involved in the manufacture, repair, or service of goods, or products that are conducted with minimal adverse impact on the environment and the general community. The LI zone is intended to accommodate a variety of light industrial uses and protect this area from other uses that may interfere with the purpose and efficient operation of the light industrial complexes. Industrial, commercial, retail business or agricultural uses desiring to locate in the LI zone must meet the architectural and performance standards for this district. The LI uses shall not adversely affect the health and safety of adjacent non-industrial and residential neighborhoods.

The LI designation is implemented by LI (Light Industrial) zoning.

I. GI (General Industrial)

This designation comprises more intensive industrial type uses which are not permitted in the Light Industrial zone and do not conform to the LI architectural and performance standards. Some activities would require equipment, devices or technology for the control of odors, dust, fumes, smoke, noise, or other wastes and/or by-products. If uncontrolled, these by-products would contaminate the environment to a degree that would

exceed the acceptable limits established by competent and recognized public and quasi-public agencies. Examples of potential GI land uses would be animal slaughtering, care of livestock, storage, manufacturing or sale of highly volatile or otherwise hazardous substances or materials. The GI uses shall not adversely affect the health and safety of adjacent non-industrial and residential neighborhoods.

The GI designation is implemented by GI (General Industrial) zoning.

J. PF (Public Facilities)

This designation is applied to lands that are used as public utilities and facilities, including parks, schools, railroad, and the waste water treatment plant.

The PF designation is implemented by SR 7.0 (Single Family Residential 7.0), SR 9.6 (Single Family Residential 9.6) and GI (General Industrial) zoning.

K. Traditional Neighborhood (TN)

The purpose of the Traditional Neighborhood land use designation is to provide an alternative to typical residential developments. Developments in the Traditional Neighborhood designation are intended to develop in a higher density, mixed-use fashion more typical of older neighborhoods. It features requirements for common open space, through streets and a mix of housing types. This designation shall provide for residential development at densities of 10-20 dwelling units per acre. An allowance for commercial development shall also be allowed.

The TN designation is implemented by TN (Traditional Neighborhood) zoning.

L. Historic Overlay (HO)

The purpose of the Historic Downtown Overlay is to recognize the historical character of site planning, street grid, architecture and building scale of structures in East District and West District commercial nodes. Within the Historic Overlay the City will allow flexible interpretations of standards to encourage re-investment in, re-use and maintenance of structures that display historic period architectural character and scale. The architectural styles representative of commercial and residential buildings that existed from 1890 through the 1920s should be maintained.

M. AEO (Adult Entertainment Overlay)

This land use designation is designed to allow uses classified as adult entertainment in an appropriate area of the city. In the area(s) allowing adult entertainment, all permitted uses established in the underlying land use designation shall be allowed (except where specified land use conflicts may arise).

N. MUO (Mixed Use Overlay)

The intent of the Mixed Use Overlay is to create areas in which a combination of residential, commercial, office and service uses are encouraged. This designation is meant to provide incentives for the development of high-density multi-family housing (a) close to transportation facilities, public services and employment centers; and (b) to encourage commercial uses serving residential populations. Mixed use developments will increase the range of housing choices available, encourage small scale commercial in residential areas, support pedestrian-oriented development, reduce automobile dependency, and improve sense of community. The mixed use overlay is implemented in combination with General Commercial and Multifamily Residential underlying zoning. Within mixed use buildings residential use may be developed at a density not to exceed 24 units per acre in the general commercial zone. Height and building coverage incentives are provided to encourage commercial uses and parking garages. Nonresidential use is required on portions of the first floor. Light industrial and service uses allowed within the underlying zoning are permissible within a mix use building in the commercial zone.

O. TO (Transit Overlay)

The Transit Overlay Designation is intended to support and re-vitalize the area surrounding the Downtown Center Amtrak Station. The existing land use pattern in this area is pre WWII and already displays an interconnected street pattern and contiguous business storefronts with many historic structures. A significant opportunity for re-vitalization of this area is anticipated as a result of new passenger service connecting Stanwood to Vancouver BC and Seattle. The intent of this land use designation is to perpetuate the existing pattern of land use, promote re-investment in the area and encourage other forms of transportation besides the automobile, including bicycles, trains, buses, para-transit, and walking to serve local businesses by providing easy pedestrian access to shopping. Carpooling is also encouraged. Uses encouraged in this zone

include public transit stations, park-and-ride lots, personal service establishments, entertainment, restaurants and small-scale retail. In the areas designated for transit-oriented development, all uses allowed in the underlying land use designation will be permitted.

P. Master Plan Overlay (MPO)

The purpose of the Master Plan Overlay is to ensure early coordination and planning for certain key gateways to the City of Stanwood and are particularly important to the city's image and future development. The intent of the overlay is to provide for an early planning process that guarantees appropriate development under the intent and regulations of the underlying zoning district as defined in the city's comprehensive plan and the city's zoning code. Properties designated with the MPO are required to annex and develop a master plan for the site prior to issuance of permits or certificates of availability for utilities.

LUP 19.4 City shall not take land for public use without just compensation.

LUP 19.5 City shall attempt to process applications for state and local permits in a timely and fair manner to ensure predictability.

LUP 19.6 Promote retention of open space and recreational opportunities.

Historic Preservation

Goal

LUG 20 Encourage preservation of lands, sites and structures of historic significance.

Policies

LUP 20.1 Inventory and document historical and cultural sites.

LUP 20.2 Encourage property owners to engage in restoration of historic properties and buildings.

Agricultural and Resource Lands

Goal

LUG 21 Allow protection of existing agricultural lands within the city.

Policies

LUP 21.1 Allow for the preservation of existing agricultural lands and the establishment of new agricultural lands in the SR 12.4 zone.

LUP 21.2 Limit incompatible land uses adjacent to registered agricultural lands within the city limits.

Goal

LUG 22 Allow protection of existing forest lands within the city.

Policy

LUP 22.1 Limit incompatible land uses adjacent to registered forest lands within the city limits.

Amendments

Goal

LUG 23 Provide an amendment process that allows for annual updates of this Comprehensive Plan.

Policies

LUP 23.1 Provide application and procedures for amending the Comprehensive Plan in the Stanwood Municipal Code.

LUP 23.2 Approve amendments that meet the following criteria:

- A. The amendment bears a substantial relation to the public health, safety, or welfare;
- B. 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;
- C. The subject property is suitable for development in conformance with standards under the proposed Comprehensive Plan designation;
- D. The amendment will not be materially detrimental to uses or property in the immediate vicinity of the subject property;
- E. The proposed Comprehensive Plan amendment has merit and value for the community as a whole; and

- F. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan.

LUP 23.3 Approve only those zoning text and/or map amendments that are consistent with and implement this Comprehensive Plan.

LUP 23.4 All amendments to the City's Comprehensive Plan and development regulations shall ensure early and continuous public participation as formalized in a public participation program, per RCW 36.70A.140.

LUP 23.5 The City shall ensure coordination of Comprehensive Plans by requesting input from other agencies with jurisdiction during the drafting process, or at a minimum, by requesting comments during the state and public review periods.

Essential Public Facilities

Goal

LUG 24 Provide for the siting of essential public facilities, as dictated by GMA. (An interlocal agreement was executed between the City of Stanwood and Snohomish County on June 27, 2001. The purpose of this document is to develop a common siting process for essential public facilities. This document is adopted by reference.) The following Snohomish County Goals and Policies are applicable.

GOAL CF 11 Facilitate the siting of essential public facilities sponsored by public or private entities and whose location within unincorporated areas may be appropriate.

Objective CF 11.A Secure a consensus of Snohomish County jurisdictions on a design for a common siting process.

CF Policy 11.A.1 The County shall follow the Process for Siting Essential Public Facilities of a Countywide or Statewide Nature in Snohomish County, as adopted by Snohomish County Tomorrow, and as presented in Appendix D of the Interlocal Agreement.

Objective CF 11.A.2 Snohomish County will review and modify its code provisions and administrative procedures as necessary to fully implement the common siting process within its areas of land use jurisdiction.

Objective CF 11.B Identify and secure sites for county facilities that are consistent with the plans of the host community.

Planning for an Institution of Higher Education

Goal

LUG 25 Encourage the development of an institution of higher education within the Stanwood UGA.

Policies

LUP 25.1 Develop a land use framework that supports the development of a college in the Stanwood UGA.

LUP 25.2 Study the costs and impacts of locating a college in the Stanwood area.

LUP 25.3 Amend the Stanwood Capital Improvement Program to include needed improvements to support the college.

LUP 25.4 Coordinate with adjacent jurisdictions and service providers to support the development of the college.

Figure LU-1: FLUM

EDIT THIS MAP WITH NEW ZONING LAYER if rezone occurs

Land Use Inventory and Analysis

Within the city limits of Stanwood there are 1,773¹ zoned acres or 2.77² square miles of land. There are approximately 381 acres of rights-of-way within Stanwood. Table LU-1 describes acres being utilized and vacant acreage within the City.

**Table LU-1
Summary of Zoned Acreage in Stanwood (2012)**

Zone	Acres in Zone	Acres in Use	Acres Vacant
Single Family Residential	1,318	1,151.78 (87%)	166.66 (13%)
Multi-Family	97.82	74 (76%)	23.74 (24%)
Commercial	177.92	161.16 (80%)	16.75 (20%)
Industrial	302.5	244.88 (83%)	58.56 (17%)
Total	1,896.24	1,631.82 (86%)	265.71 (14%)

1. Vacant land data based on Snohomish County Tomorrow 2012 Growth Buildable Lands Report, City of Stanwood
2. Zoned acreage is based on data provided by Snohomish County
3. Vacant land calculations do not include vacant building lots recently subdivided or approved, partially used parcels or Redevelopable parcels.

Residential Lands

Typically, housing on the west side of town is older while housing on the east side consists of a mix of old and new homes. All new subdivisions have occurred on the higher ground in the eastern portion of the City. The western low-lying areas simply do not have any available acreage which can be utilized for new home construction, although small amounts of infill occur regularly. The lot sizes for homes in the west end of Stanwood are generally smaller than those in the eastern part of Stanwood. The western portion of the City is also in the floodplain.

Since the publication of the Comprehensive Plan in 1995, the area commonly referred to as "Uptown" has been developing. While the majority of this area is comprised of commercial uses, there are a few residential units made up of a mix of senior/assisted living housing and various forms of other multifamily developments, including apartments and condominiums. In addition 120-150 mixed-use units are planned for this area.

¹ Source: RH2 City Limits Boundary Shapefile, May, 2009

² 1,773 acres/640 acres (640 ac = 1 sq. mile) = 2.77 sq. miles

FIGURE LU-2: LAND USE INVENTORY

Table LU-2
Summary of Residential Acreage Combined
(2012)

Zoning	Acres in Zone	Acres in Use	Acres Vacant
All SFR	1,318	1,151.78 (87%)	166.66(13%)
All MFR	97.82	74 (76%)	23.74 (24%)
Total	1,415.82	1,225.78 (87%)	190.4 (13%)

1. Vacant land data based on Snohomish County Tomorrow 2012 Growth Monitoring/Buildable Lands Report, City of Stanwood
2. Zoned acreage is based on data provided by Snohomish County
3. SFR is Single Family Residential; MFR is Multi-Family Residential.
4. Vacant residential land calculations do not include vacant building lots recently subdivided or approved, partially used parcels or re-developable parcels.

Commercial Lands

The majority of businesses in Stanwood are located along the main arterials in Downtown Center and Uptown Center along SR 532 and 72nd Avenue. The Uptown Center contains a significant amount of newer commercial development. The commercial uses in this area of town contain the Haggen Grocery store, numerous fast food restaurants, and automobile service stations, as well as other service-oriented businesses including banks, medical offices, and other professional offices.

The following matrix summarizes the different commercial areas and zoning in the commercial areas of Stanwood:

Table LU-3
Commercial Zoning Acreage
(2012)

Zoning	Acres in Zone	Acres in Use	Acres Vacant
Mainstreet Business I, II and Mixed Use Overlay	92.49	81.19 (88%)	11.30 (12%)
General Commercial	81.95	76.50 (93%)	5.45 (7%)
Neighborhood Business	3.47	3.47 (100%)	0 (0%)
Total	177.92	161.16 (91%)	16.75 (9%)

1. Vacant land data based on Snohomish County Tomorrow 2012 Growth Monitoring/Buildable Lands Report, City of Stanwood
2. Zoned acreage is based on data provided by Snohomish County
3. Vacant residential land calculations do not include vacant building lots recently subdivided or approved, partially used parcels or re-developable parcels.

Industrial Lands

Stanwood's main industrial areas are located in West District, south of Route 532 (Twin City Foods), and in East District along a north-south corridor parallel to the Burlington Northern Railroad tracks. There is one large industrial/high-tech user (Process Solutions) in Uptown Stanwood.

**Table LU-4
Industrial Zoning Acreage
March 2003**

Zoning	Acres in Zone	Acres in Use	Acres Vacant
General Industrial	190	161.87 (85%)	29.05 (15%)
Light Industrial	112.5	83.01 (74%)	29.51 (26%)
Totals	302.5	244.88 (81%)	58.56 (19%)

1. Vacant land data based on Snohomish County Tomorrow 2012 Growth Monitoring/Buildable Lands Report City of Stanwood
2. Zoned acreage is based on data provided by Snohomish County
3. Vacant residential land calculations do not include vacant building lots recently subdivided or approved, partially used parcels or re-developable parcels.
4. Light Industrial land calculation includes 25 acres of land designated Light Industrial Overlay

Recreation

At the present time, there are a number of smaller park facilities located in Stanwood. Most of these are located on or adjacent to school grounds. The City of Stanwood also maintains two larger parks - Church Creek and Heritage Park, which total 58 acres. (See the Capital Facilities Element of this study for a detailed recreational facility inventory.)

Heritage Park is the City's newest park. It is approximately 43 acres and provides both active and passive recreation opportunities. There are 3 baseball/softball fields with backstops, a skateboard park, bike/walking trail, soccer fields, a tot lot, and other recreational opportunities.

In total, Stanwood has 64 acres of existing parklands.

Public Facilities and Utilities

Stanwood has 121.06 devoted to public purpose and utilities (City office space, maintenance, fire/police, parks/recreation, library, schools, power, water, waste water, etc.).

City of Stanwood Comprehensive Plan

**Table LU-5
Public Facilities and Utilities Acreage**

Facility and Utility	Square Feet in Use	Acres in Use	Total Acres in Use
City Office	5,192	-	0.12
Maintenance Shop	3,600	-	0.08
Fire Station	14,843	-	0.34
Police Facilities	4,560	-	0.1
Parks/Recreation	-	63.97	63.97
Trails	-	2.4	0.2.4
Sewer Treatment	-	40.0	40.0
Library	5,400	-	0.1
Schools	607,834	-	13.95
Totals	-	-	121.06

Source: Figures taken from Capital Facilities Element

Natural Resource Lands

Natural resource lands include lands devoted to agricultural, forestry, or mineral extraction. Based on criteria provided in RCW 36.70A.020 (8) and WAC 365-190, the

City does not have any of these lands designated in the City. Snohomish County has not designated any of the UGA for protection of these natural resources, though small hobby farms do exist. One defunct gravel pit exists in the City's southeast UGA; this land is being prepared for conversion to urban land use.

Vacant and Partially Utilized Lands

There are currently 623.99³ acres of land in Stanwood, including the unincorporated UGA, that are vacant, partially utilized or redevelopable parcels. This figure does not include lands classified as "pending" in the 2012 Buildable Lands Report. Pending lands are vacant building lots recently subdivided or approved (80.53 acres). See Appendix C for the land capacity analysis associated with this plan.

Physical Description

(See the Natural Features Element for a complete physical description of the City and the UGA, including drainage. Drainage is also detailed in the Capital Facilities Element).

³ Snohomish County, Buildable Lands Report, 2012⁴ 6,340 people / 2,187 acres = 2.9 people/acre (as of 2013)

Population Structure and Characteristics

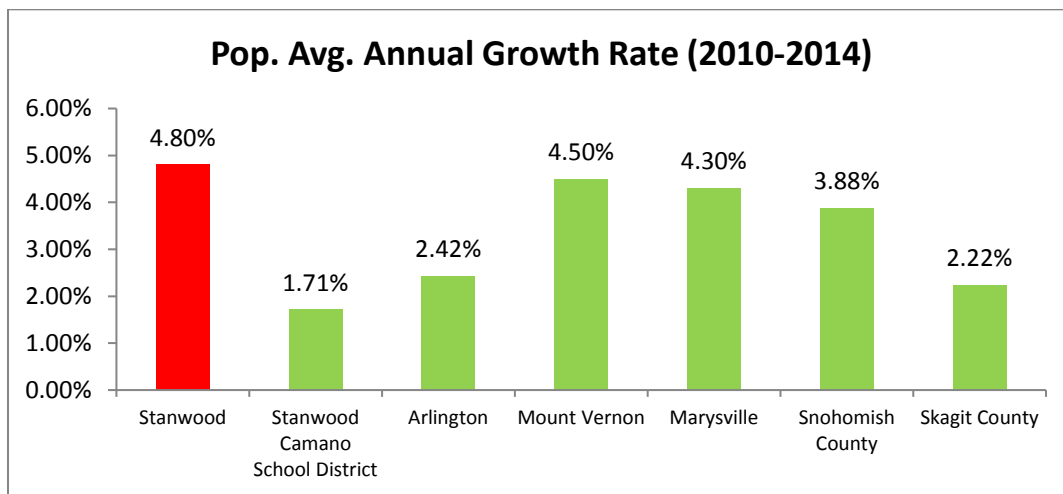
The population of Stanwood has grown steadily over the last three decades. Stanwood's population has increased by approximately 47% in the past 10 years (2003-2013), i.e. from 4,323 to 6,340. See Table LU-6 for historic population figures.

Table LU-6
City of Stanwood Historical Population

Year	Total Population	Annual Rate of Population Increase
1990	1,961	
1995	2,910	
2000	3,923	
2005	4,858	
2010	6,231	2.60%
2011	6,220	-0.17%
2012	6,300	1.28%
2013	6,340	0.63%

Average annual rate of growth over 23 years: 4.93%

Source: 2000 U.S. Census Data 1990 -2000
2010 - 2014 WA State OFM Population Data
* P



	Stanwood	Stanwood Camano School District	Arlington	Mount Vernon	Marysville	Snohomish County	Skagit County
Pop. Avg. Annual Growth Rate (2010-2014)	4.80%	1.71%	2.42%	4.50%	4.30%	3.88%	2.22%
Pop. 2010 (Census)	6,231	32,907	17,926	31,743	60,020	713,335	116,901
Pop. 2014 (OFM Est.)	6,530	33,470	18,360	33,170	62,600	741,000	119,500

City of Stanwood Comprehensive Plan

- Stanwood has added population since 2010. Population growth mainly coming from development of new residential subdivisions within the community.

The population density of Stanwood is approximately 2.9⁴ persons per acre. The main concentration of Stanwood's population is split between the residential area in West District and the residential area located just to the east of the Pioneer Highway. The concentration of single-family homes is greatly reduced beyond 84th St. to the east.

Population Targets

Snohomish County Tomorrow has issued a projected 2035 Population Growth Target for the City of Stanwood of 10,116 people within the City of Stanwood – not including the UGA. This represents roughly a 59.5 % increase over the current population or an annual growth rate of approximately 2.7% over the next 22 years. The projected number is significantly lower than Stanwood's historical average annual growth rate of 4.93%, but higher than any single year's increase since 2010.

Snohomish County historically has developed population and employment growth distributions using low, medium and high countywide growth scenarios. However, for the 2035 forecasts, the County decided to focus its subcounty distribution efforts on a single countywide growth projection that was consistent with the OFM's medium projection. Pursuing a single countywide target, it was stressed, was appropriate at a time of reduced local resources. Focusing solely on the OFM medium projection also made sense as it is termed OFM's "most likely" under the GMA, and past and current growth rates did not indicate that this approach should be changed. It was also noted that previous growth allocation efforts in Snohomish County had not departed significantly from OFM's medium countywide projection.

The Countywide Planning Policies for Snohomish County, Appendix B, Table 1, identifies the population targets for Stanwood as follows:

Table LU-7
2035 Population Growth Targets

Stanwood City/UGA	Existing (2013)	Target (2035)
City	6,340	10,116
UGA	167	969
TOTAL	6,507	11,085

Employment Targets

⁴ 6,340 people / 2,187 acres = 2.9 people/acre (as of 2013)

Employment targets will affect the need for land zoned non-residentially. The Countywide Planning Policies for Snohomish County, Appendix B, Table 3, identifies the employment targets for Stanwood as follows:

Table LU-8
2035 Employment Growth Targets

Stanwood City/UGA	Existing (2011 2013)	Target
City	3,258	4,688
UGA	198	1,035
TOTAL	3,456	5,723

Future Needs Assessment

Land Analysis

The land supply analysis for the City of Stanwood has been compiled to aid in the land use decision-making process. The purpose of this analysis is to determine the amount of land which is needed to satisfy the anticipated growth over the next 20 years, in the City of Stanwood and the UGA.

A joint agreement between the City of Stanwood and Snohomish County has set an Urban Growth Area (UGA) boundary where the amount of land needed for future growth for the City of Stanwood has been jointly determined by both the City and Snohomish County.

Snohomish County Tomorrow provided cities within the County with population and employment growth targets. For 2035 the City of Stanwood was allocated 10,116 people within the city and 969 within the UGA for a total population target of 11,085. Based on these population targets an assessment was conducted to determine if the current city boundaries have sufficient land capacity to accommodate the projected growth. This analysis also serves as a tool to determine whether or not future growth will need to be located outside the city limits within the UGA.

Residential Land Analysis⁵

In order to meet the projected 2035 targeted growth ~~the City needs an of 3,869 additional residents (Table LU-9),~~ the City needs an additional 1,593 new housing (Table LU-10) ~~1,832⁶ dwelling units.~~

⁵ Appendix C, Land Supply Analysis, includes a detailed breakdown of residential land capacity

⁶ ~~11,085 (2035 target population) - 6,340 (2013 population) = 4,745 people / 2.59 (2010 US Census avg. household size) = 1,832 dwelling units~~

City of Stanwood Comprehensive Plan

The total net buildable acres inside the City limits of Stanwood that are vacant, partially used or redevelopable is 268 acres. ~~Applying reductions factors As described in Appendix C, Land Supply Analysis, the available residential acreage is reduced to 198 acres. a~~ available residential land within the City limits could provide an estimated ~~1,355~~ 1,593 additional ~~housing dwelling~~ units (Table APC-10 in Appendix C).

~~The total net acreage within the City's UGA that is vacant, partially used or re-developable that can be used for residential uses is 201 acres. Applying reduction factors reduces this number to 149 acres. Therefore, the UGA could provide an estimated 723 additional dwelling units.~~

~~The combination of available buildable land within the City limits and the UGA of 347 acres could accommodate an estimated 2,0778 dwelling units. Thus there is sufficient residential land to meet the City's 20 year housing needs.~~

Based on Tables LU-9 and LU-10 below, Snohomish County Planning and Development Services have provided an overview of the population and housing capacities in Stanwood, showing sufficient population and housing capacity to accommodate 2035 growth targets both within the City and in its UGA boundaries.

Table LU-9*
2035 Population Capacity

Stanwood UGA 2035 Target/Capacity Comparison

NOTE: City boundaries are as of Dec 13, 2012

	<u>Population -</u>			<u>2011 - 2025 Additional Population Capacity</u>			<u>2011 - 2035 Additional Population Capacity (based on City's 2015 Comprehensive Plan Update)</u>		
	<u>CPP 2035 Targets</u>			<u>(2012 BLR)</u>					
			<u>2011-2035</u>	<u>2025</u>	<u>2011-2025</u>	<u>Surplus/</u>	<u>2035</u>	<u>2011-2035</u>	<u>Surplus/</u>
							<u>Total</u>	<u>Addtl</u>	<u>Deficit</u>
	<u>2011</u>	<u>2035</u>	<u>Change</u>	<u>Total Cap</u>	<u>Addtl Cap</u>	<u>Deficit Cap:</u>	<u>Cap</u>	<u>Cap</u>	<u>Cap:</u>
<u>Stanwood UGA</u>	<u>6,353</u>	<u>11,085</u>	<u>4,732</u>	<u>11,452</u>	<u>5,099</u>	<u>367</u>	<u>13,070</u>	<u>6,717</u>	<u>1,985</u>
<u>Stanwood City</u>	<u>6,220</u>	<u>10,116</u>	<u>3,896</u>	<u>9,926</u>	<u>3,706</u>	<u>(190)</u>	<u>10,825</u>	<u>4,605</u>	<u>709</u>
<u>Unincorporated</u>	<u>133</u>	<u>969</u>	<u>836</u>	<u>1,526</u>	<u>1,393</u>	<u>557</u>	<u>2,245</u>	<u>2,112</u>	<u>1,276</u>

*Table LU-9 provided by Snohomish County

Table LU-10*
2035 Housing Capacity

	<u>Housing Units -</u>			<u>2011 – 2035 Additional Housing Unit Capacity</u>			<u>2011 – 2035 Additional Housing Unit Capacity (based on City's 2015 Comprehensive Plan Update)</u>		
	<u>CPP 2035 Targets</u>			<u>(2012 BLR)</u>					
			<u>2011-2035</u>	<u>2025</u>	<u>2011-2025 Addtl Cap</u>	<u>Surplus/ Deficit Cap:</u>	<u>2025 Total Cap</u>	<u>2011-2035 Addtl Cap</u>	<u>Surplus/ Deficit Cap:</u>
	<u>2011</u>	<u>2035</u>	<u>Change</u>	<u>Total Cap</u>	<u>Cap</u>		<u>Cap</u>	<u>Cap</u>	
<u>Stanwood UGA</u>	<u>2,634</u>	<u>4,577</u>	<u>1,943</u>	<u>4,825</u>	<u>2,191</u>	<u>248</u>	<u>5,538</u>	<u>2,904</u>	<u>961</u>
<u>Stanwood City</u>	<u>2,586</u>	<u>4,179</u>	<u>1,593</u>	<u>4,216</u>	<u>1,630</u>	<u>37</u>	<u>4,617</u>	<u>2,031</u>	<u>438</u>
<u>Unincorporated</u>	<u>48</u>	<u>398</u>	<u>350</u>	<u>609</u>	<u>561</u>	<u>211</u>	<u>921</u>	<u>873</u>	<u>523</u>

*Table LU-10 provided by Snohomish County

Commercial/Industrial Land Analysis

The City of Stanwood 2035 employment target is 5,723 (Table LU-11). Stanwood's planning area currently provides approximately 3,456⁷ jobs. To meet its target employment for 2035 the City needs an additional 2,267⁸ jobs.

The total net acres of buildable commercial land inside the City limits of Stanwood that is vacant, partially used or re-developable is 45.66 acres. Applying reduction factors reduces this number to 34.02 acres. Conversely, the total net acres of buildable industrial land within the City limits of Stanwood that is vacant, partially used or re-developable is 44.45 acres. Reduction factors reduce this number to 35.71 acres. ~~To calculate the number of employees that commercial and industrial land could support is based on historic averages regarding the number of employees per acre. These averages can be found in Appendix C, Land Supply Analysis.~~ The total employment capacity for commercial and industrial land within the City limits is approximately 1,640.

The total net acres of commercial and industrial land within the City's UGA is 75.82 acres. This number is reduced to 53.33 acres when reduction factors are applied. The

⁷ Countywide Planning Policies for Snohomish County Adopted June 1, 2011, and amended through June 4, 2014.

⁸ 5,723 – 3,456 = 2,267 additional jobs.

City of Stanwood Comprehensive Plan

total employment capacity for commercial and industrial land within the UGA is approximately 1,146.

Therefore, available land within the City limits and the UGA ~~could~~ can support an additional 2,786 jobs, which exceeds the 2,267 needed jobs to meet the 2035 employment target (Table LU-11).

Table LU-11
2035 Employment Capacity

	<u>Employment -</u> <u>CPP 2035 Targets</u>			<u>2011 - 2025 Additional</u> <u>Employment Capacity</u> <u>(2012 BLR)</u>			<u>2011 - 2035 Additional</u> <u>Employment Capacity</u> <u>(based on City's 2015</u> <u>Comprehensive Plan Update)</u>		
	<u>2011-</u> <u>2035</u>	<u>2011-</u> <u>2035</u>	<u>2011-</u> <u>2035</u>	<u>2011-</u> <u>2035</u>	<u>2011-</u> <u>2035</u>	<u>Surplus/</u> <u>Deficit</u>	<u>2011-</u> <u>2035</u>	<u>2011-</u> <u>2035</u>	<u>Surplus/</u> <u>Deficit</u>
	<u>2011</u>	<u>2035</u>	<u>Change</u>	<u>Total</u> <u>Cap</u>	<u>Addtl</u> <u>Cap</u>	<u>Cap:</u>	<u>Total Cap</u>	<u>Addtl</u> <u>Cap</u>	<u>Deficit Cap:</u>
<u>Stanwood UGA</u>		<u>5,723</u>	<u>2,267</u>	<u>6,434</u>	<u>2,978</u>	<u>711</u>	<u>7,423</u>	<u>3,967</u>	<u>1,700</u>
<u>Stanwood City</u>	<u>3,258</u>	<u>4,688</u>	<u>1,430</u>	<u>4,986</u>	<u>1,728</u>	<u>298</u>	<u>5,080</u>	<u>1,822</u>	<u>392</u>
<u>Unincorporated</u>	<u>198</u>	<u>1,035</u>	<u>837</u>	<u>1,448</u>	<u>1,250</u>	<u>413</u>	<u>2,343</u>	<u>2,145</u>	<u>1,308</u>

*Table LU-11 provided by Snohomish County

Appendix C: Land Use Capacity Analysis

This appendix is intended to provide additional technical detail to support the Comprehensive Plan Land Use Element. Relevant data and formulas used to calculate residential, commercial and industrial capacities are outlined below for Comprehensive Plan users who desire more in depth information on both City and Urban Growth Area (UGA) population and employment forecasts. Both historic and current figures are included in an attempt to generate accurate predictions based on previous development patterns as well as current circumstances. It is important that this information and analysis be updated regularly to reflect land use changes occurring within the City and UGA.

Land Supply Analysis

Land Supply

Supply is the amount of land available for future growth. If the amount of land available for future growth is insufficient or is the wrong kind of land, (ie flood area, wetlands), the resulting increased prices for land discourage growth. If too much land is available, then the City may be burdened with providing expensive infrastructure and little revenue. Creating the right balance is the goal of the decision making process.

Residential Capacity within the City

The total residential net acres inside the city limits of Stanwood that are vacant, partially used or re-developable is 197.61 acres. Vacant land recently subdivided or approved for development was not included in the net acreage calculation. The *Snohomish County Buildable Lands Data* accounted for unbuildable areas, which included critical areas and utility easements. This allows for an additional ~~1,355 dwelling~~ 2,031 housing units which exceeds our housing unit target for 2035.

Table APC-1 Residential Land Availability within the City

Market Availability Reduction Factor	Vacant Land	Partially Used Parcels	Redevelopable Parcels	Total Net Acres
15% for Vacant Land	65.6 ac (55.76 ac)	--	--	55.76 ac
30% for Partially Used and Redevelopable Parcels	--	80.8 ac (56.56 ac)	121.84 ac (85.29 ac)	141.85 ac
				197.61 ac

1. Market availability reduction factors following the Snohomish County Tomorrow, 2012 Buildable Lands Report methodology.
2. Calculations do not include "pending" vacant building lots recently subdivided or approved. The pending classification includes an additional 53.74 net buildable acres.
3. Data is based on the Snohomish County Tomorrow, Buildable Lands Report, 2012.
4. Calculations use "buildable acres" or net acres, which excludes critical areas and utility easements.

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Table APC-2 Residential Land Capacity within the City

Net Acres	20% Reduction	Net DU/Acre	Dwelling Units	96% Occupancy Reduction	Persons Per Dwelling Unit	Total Persons
197.61	158.09	8.57	1,355	1,301	2.59	3,370

1. Net acres is further reduced by 20 percent for infrastructure.
2. Dwelling units per acre is a net average of historic zoning densities for MR and SR zones.
3. Based on 2010 U.S. Census, average household size of 2.59 persons per dwelling unit.
4. A 96 percent occupancy rate is applied to the number of dwelling units before total persons is calculated.

Commercial Capacity within the City

The total commercial net buildable acres inside the city limits of Stanwood that is vacant, partially used or re-developable is 45.66 acres. This number is reduced to 34.02 net buildable acres once market availability factors are applied.

Table APC-23 Commercial Land Availability within the City

Market Availability Reduction Factor	Vacant Land	Partially Used Parcels	Redevelopable Parcels	Total Net Acres
15% for Vacant Land	13.77ac (11.70 ac)	--	--	11.70 ac
30% for Partially Used and Redevelopable Parcels	--	3.57 ac (2.5 ac)	28.32ac (19.82ac)	22.32 ac
				34.02 ac

1. Data is based on the Snohomish County Tomorrow, Buildable Lands Report 2012.
2. Market availability factors following the Snohomish County Tomorrow, 2012 Buildable Lands Report, methodology
3. Calculations use "buildable acres" or net acres, which does not include critical areas or utility easements.

Industrial Land Availability within the City

The total industrial net acres inside the city limits of Stanwood that are vacant, partially used or re-developable is 45.45 acres. This number is reduced to 35.71 net buildable acres once market availability factors are applied.

Table APC-34 Industrial Land Availability within the City

Market Availability Reduction Factor	Vacant Land	Partially Used Parcels	Redevelopable Parcels	Total Net Acres
15% for Vacant Land	30.64ac (26.04 ac)	--	--	26.04 ac
30% for Partially Used and Redevelopable Parcels	--	10.44 ac (7.31 ac)	3.37 ac (2.36 ac)	9.67 ac
				35.71 ac

1. Data is based on the Snohomish County Tomorrow, Buildable Lands Report, 2012.
2. Market availability factors following the Snohomish County Tomorrow, 2012 Buildable Lands Report methodology
3. Calculations use “buildable acres” or net acres, which does not include critical areas or utility easements.

Commercial and Industrial Land Capacity within the City

Because most of the factors cannot be known with certainty, it is necessary to make certain assumptions and generalizations that will represent a reasonable estimate. For the purposes of these calculations, the following average employees per net acre based on historical averages will be used:

Table APC-45- Averages for Employees Per Net Acre

Stanwood Zoning	Avg. Employees per Net Acre
MBI	21
MBII	18
NB	21
GC	16
GI	34
LI	23

Table APC-56- Commercial and Industrial Land Capacity within the City

Net Acres	Zone	Avg. Employees per Acre	Total Employment Capacity
7.07	MBI	21	148
19.26	MBII	18	347
.92	NB	21	19
6.76	GC	16	108
17.86	GI	34	607
17.85	LI	23	411
			1,640

1. Data based on Snohomish County Tomorrow, Buildable Lands Report, 2012.
2. General Industrial (GI) includes 4.032 acres for AEO.
3. Acreage is based on “buildable acres” or net acres.

Urban Growth Area

The total net acres within the City's UGA that is vacant, partially used or re-developable that can be used for residential uses is 149.42 acres. Based on Table APC-14, available land within the City limits and the UGA can support an additional 2,786 jobs which exceeds the 2,267 needed jobs to meet the 2035 employment target.

Based on City staff working with Snohomish County to update its Buildable Lands (BLR) data to be consistent with zoning, Table APC-7 represents residential land available within the City's Urban Growth Area (UGA), showing that the City meets residential capacity within its UGA boundary.

Table APC-67 Residential Land Availability within the UGA

Market Availability Reduction Factor	Vacant Land	Partially Used Parcels	Redevelopable Parcels	Total Net Acres
15% for Vacant Land	59.21 ac (50.33 ac)	--	--	50.33 ac
30% for Partially Used and Redevelopable Parcels	--	46.83 ac (32.78 ac)	94.73 ac (66.31 ac)	99.09 ac
				149.42 ac

1. Data based on Snohomish County Tomorrow, Buildable Lands Report, 2012.
2. Market availability reduction factors following the Buildable Lands methodology.
3. Calculations are based on "buildable acres" which does not include critical areas or utility easements.
4. City staff worked with Snohomish County to update the Buildable Lands (BLR) data to be consistent with zoning Table APC-13 representing residential land available within the City, and showing that the City meets residential capacity within the City boundary.

Existing residential land in the UGA will house a total of 1,797 additional population, as shown below.

Table APC-8 Residential Land Capacity within the UGA

Net Acres	20% Reduction	Net DU/Acre	Dwelling Units	96% Occupancy Reduction	Persons Per Dwelling Unit	Total Persons
149.42	119.54	6.05	723	694	2.59	1,797

1. ~~Net acres is further reduced by 20 percent for infrastructure.~~
2. ~~Dwelling units per acre is the average of all SR-zones historical net density.~~
3. ~~A 96 percent occupancy rate is applied to the number of dwelling units before total persons is calculated.~~

Based on 2010 U.S. Census, average household size of 2.59 persons per dwelling unit.

The preferred land use alternative provides for minor changes to the Comprehensive Plan and Zoning Maps in order to assist the City in meeting the County's 2035 population and employment projections. These changes allow for slightly less residential capacity and greatly improves the employment capacity within the City.

Table APC-9 Residential Land Capacity areas Analysis of Preferred Alternative

Area/Zone	Net Acres (gain or loss)	Existing Residential Capacity	Expected Residential Capacity	Existing Employment Capacity	Expected Employment Capacity					
Commercial	40.84			158	656					
Residential	-40.84	373	343							
Total	0		-30		498					

Commercial and industrial land within the UGA is 75.82 acres of buildable land. This has a capacity for 1,146 employees.

Table APC-710 Commercial and Industrial Land Availability within the UGA

Market Availability Reduction Factor	Vacant Land	Partially Used Parcels	Redevelopable Parcels	Total Net Acres
15% for Vacant Land	1.67 ac (1.42 ac)	--	--	1.42 ac
30% for Partially Used and Redevelopable Parcels	--	13.25 ac (9.28 ac)	--60.90 ac (42.63 ac)	51.91 ac
				53.33 ac

1. Data based on Snohomish County Tomorrow, Buildable Lands Report, 2012.
2. Market availability reduction factors following the 2012 Buildable Lands methodology.
3. Calculations are based on "buildable acres" which does not include critical areas or utility easements.

Table APC-811 Commercial and Industrial Land Capacity within the UGA

Net Acres	Zone	Avg. Employees per AC	Total Employment Capacity
1.36	NB	21	29
9.31	GC	16	149
12.63	Urban Industrial (to be GI)	22	278
30.02	LI	23	690
		Total:	1,146

1. Data based on Snohomish County Tomorrow, Buildable Lands Report, 2012.
2. Average employees per acre based on historical data.

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Demand for Residential Land

Demand is the City's future requirement for land to satisfy its need for balanced growth. Within the City of Stanwood and the UGA, the population is expected to increase by ~~4,732~~ 4,745 persons for a total population of 11,085 by 2035. Based on these growth targets, the City needs to provide ~~an~~ additional ~~1,832~~ 1,593 housing units. Current land capacity within the City and the UGA provides for ~~5,167~~ an additional 5,065 people and is sufficient to meet targeted growth goals for 2035. ~~The minor changes in the preferred alternative land use map reducing residential capacity by 30 units still allow the City to more than meet the required target.~~

Table APC-9 Stanwood UGA 2035 Population Target / Capacity Comparison

NOTE: City boundaries are as of Dec 13, 2012

	<u>Population -</u>			<u>2011 - 2025 Additional Population Capacity</u>			<u>2011 - 2035 Additional Population Capacity (based on City's 2015 Comprehensive Plan Update)</u>		
	<u>CPP 2035 Targets</u>			<u>(2012 BLR)</u>					
			<u>2011-2035</u>		<u>2011-2025</u>	<u>Surplus/Deficit</u>			
	<u>2011</u>	<u>2035</u>	<u>Change</u>	<u>2025 Total Cap</u>	<u>Addtl Cap</u>	<u>Cap:</u>	<u>2035 Total Cap</u>	<u>2011-2035 Addtl Cap</u>	<u>Surplus/Deficit Cap:</u>
<u>Stanwood UGA</u>	<u>6,353</u>	<u>11,085</u>	<u>4,732</u>	<u>11,452</u>	<u>5,099</u>	<u>367</u>	<u>13,070</u>	<u>6,717</u>	<u>1,985</u>
<u>Stanwood City</u>	<u>6,220</u>	<u>10,116</u>	<u>3,896</u>	<u>9,926</u>	<u>3,706</u>	<u>(190)</u>	<u>10,825</u>	<u>4,605</u>	<u>709</u>
<u>Unincorporated</u>	<u>133</u>	<u>969</u>	<u>836</u>	<u>1,526</u>	<u>1,393</u>	<u>557</u>	<u>2,245</u>	<u>2,112</u>	<u>1,276</u>

1. See Table AC-12 for more details
2. Table APC-9 provided by Snohomish County

Table APC-10 Stanwood UGA 2035 Housing Target / Capacity Comparison

	<u>Housing Units -</u>			<u>2011 - 2025 Additional Housing Unit Capacity</u>			<u>2011 - 2035 Additional Housing Unit Capacity (based on City's 2015 Comprehensive Plan Update)</u>		
	<u>CPP 2035 Targets</u>			<u>(2012 BLR)</u>					
			<u>2011-2035</u>		<u>2011-2025</u>	<u>Surplus/Deficit</u>			
	<u>2011</u>	<u>2035</u>	<u>Change</u>	<u>2025 Total Cap</u>	<u>Addtl Cap</u>	<u>Cap:</u>	<u>2035 Total Cap</u>	<u>2011-2035 Addtl Cap</u>	<u>Deficit Cap:</u>
<u>Stanwood UGA</u>	<u>2,634</u>	<u>4,577</u>	<u>1,943</u>	<u>4,825</u>	<u>2,191</u>	<u>248</u>	<u>5,538</u>	<u>2,904</u>	<u>961</u>
<u>Stanwood City</u>	<u>2,586</u>	<u>4,179</u>	<u>1,593</u>	<u>4,216</u>	<u>1,630</u>	<u>37</u>	<u>4,617</u>	<u>2,031</u>	<u>438</u>
<u>Unincorporated</u>	<u>48</u>	<u>398</u>	<u>350</u>	<u>609</u>	<u>561</u>	<u>211</u>	<u>921</u>	<u>873</u>	<u>523</u>

1. Table APC-10 provided by Snohomish County

Demand for Land and Employment

The City of Stanwood employment target for 2035 is 5,723 jobs. The City's planning area currently provides 3,456¹ jobs. To meet its 2035 targeted employment number the City needs an additional 2,267² jobs. Land that is vacant, partially used or re-developable within the City could support an additional 1,640 jobs over the 20 year planning horizon. The City's UGA could support an additional 1,146 new jobs over 20 years. The combination of land with the City and UGA could provide a total of 2,786 additional jobs by 2035. ~~The preferred alternative Comprehensive Plan map shows the addition of approximately 498 jobs.~~

Table APC-11 Stanwood UGA 2035 Employment Target / Capacity Comparison

	<u>Employment -</u>			<u>2011 - 2035 Additional</u> <u>Employment Capacity</u>			<u>2011 - 2035 Additional</u> <u>Employment Capacity</u> <u>(based on City's 2015</u> <u>Comprehensive Plan Update)</u>		
	<u>CPP 2035 Targets</u>			<u>(2012 BLR)</u>					
	-	-	-	-	-	-	-	-	-
	-	-	<u>2011-</u>	-	<u>2011-</u>	-	-	<u>2011-</u>	-
	-	-	<u>2035</u>	<u>2025</u>	<u>2025</u>	<u>Surplus/</u>	<u>2035</u>	<u>2035</u>	<u>Surplus/</u>
	<u>2011</u>	<u>2035</u>	<u>Change</u>	<u>Total Cap</u>	<u>Addtl</u>	<u>Deficit</u>	<u>Total Cap</u>	<u>Addtl</u>	<u>Deficit</u>
					<u>Cap</u>	<u>Cap:</u>		<u>Cap</u>	<u>Cap:</u>
<u>Stanwood UGA</u>		<u>5,723</u>	<u>2,267</u>	<u>6,434</u>	<u>2,978</u>	<u>711</u>	<u>7,423</u>	<u>3,967</u>	<u>1,700</u>
- <u>Stanwood City</u>	<u>3,258</u>	<u>4,688</u>	<u>1,430</u>	<u>4,986</u>	<u>1,728</u>	<u>298</u>	<u>5,080</u>	<u>1,822</u>	<u>392</u>
- <u>Unincorporated</u>	<u>198</u>	<u>1,035</u>	<u>837</u>	<u>1,448</u>	<u>1,250</u>	<u>413</u>	<u>2,343</u>	<u>2,145</u>	<u>1,308</u>

Residential Assumptions

1. Future population numbers are based on the targeted growth for 2035 as established by Snohomish County Tomorrow (11,085 City and UGA);
2. Based on the 2010 U.S. Census the average household size is 2.59;
3. ~~The net densities are based on historical development within the city and are applied as follows:~~ Residential numbers based on Snohomish County Buildable Lands (BLR) data.
4. Table APC-11 provided by Snohomish County

<u>Zone</u>	<u>DU/acre</u>
<u>MR</u>	<u>18.74</u>
<u>SR-12.4</u>	<u>4.02</u>
<u>SR-9.6</u>	<u>4.11</u>
<u>SR-7.0</u>	<u>6.22</u>
<u>SR-5.0</u>	<u>9.84</u>

5. ~~Market availability factors included 15% for vacant land and 30% for partially used or Redevelopable parcels;~~

¹ Source: Countywide Planning Policies for Snohomish County, Appendix B, Table 3

² Future employment needs is based on the 2035 employment target (5,723) minus the current number of jobs within Stanwood (3,456) equals additional employment needs (2,267).

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6. ~~Vacant land recently subdivided or approved for development was not included in the calculations, because it is either developed or in the process of being developed.~~
7. ~~A 20 percent reduction is applied to residential lands for public uses and infrastructure, including roads, drainage, and recreation/open space.~~

Commercial and Industrial Assumptions

1. Available land for commercial and industrial land uses is based on Snohomish County Buildable Lands Report data for the City of Stanwood, 2012.
2. ~~Market availability factors included 15% for vacant land and 30% for partially used or Redevelopable parcels;~~
3. ~~calculate the average employees per acre, figures based on historical averages are used. For Urban Industrial land in the currently unincorporated area, 22 employees are used, per Snohomish County Tomorrow Buildable Lands Report, 2003.~~

Larsen, Ryan

From: Michael Hubner <MHubner@psrc.org>
Sent: Friday, January 06, 2017 9:57 AM
To: Larsen, Ryan
Cc: Tokizawa, Devin
Subject: RE: CITY OF STANWOOD - Conditional Certification

Ryan,

Thank you for submitting these materials for review prior to final adoption. Consistent with the work that was expected the city would do with the county, and documented in these amendments, this does indeed address the conditions for regional certification. Please provide us with an adopted set of plan amendments when available. We will review those and prepare a staff report and recommendation for our board, a draft of which we will share with you for comment. Thanks for your good work on this.

Michael

From: Larsen, Ryan [mailto:ryan.larsen@ci.stanwood.wa.us]
Sent: Thursday, January 5, 2017 4:28 PM
To: Michael Hubner <MHubner@psrc.org>
Cc: Tokizawa, Devin <Devin.Tokizawa@ci.stanwood.wa.us>
Subject: CITY OF STANWOOD - Conditional Certification

Michael

Here are our proposed changes to our Comprehensive Plan that we are moving forward with. Please let know if you have any questions.

Thanks

Ryan C. Larsen
Community Development Director

Community Development
City of Stanwood
10220 270th St NW, Stanwood, WA 98292
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