



Agenda
Community Development Committee Regular Meeting
February 5, 2026 | 5:00 PM

City Hall, 10220 270th Street NW
Stanwood, WA 98292

Members of the public may attend Stanwood Community Development Committee meetings in-person or via Zoom. The Zoom link is posted on the City's website calendar <https://www.stanwoodwa.org>.

- 1. Call to Order**
- 2. Roll Call**
 - a. Selection of 2026 Chair and Vice Chair
- 3. Unfinished Business**
 - a. SMC: Permitted Use Matrix Discussion
- 4. New Business**
 - a. Unclassified Use Amendment
 - b. Port Susan Trail Route and Wayfinding
 - c. City Beautification: Patriotic Banners
- 5. Adjourn**



City of Stanwood Community Development Committee Staff Report

Item Number: 3.a.
Date: February 5, 2026
Subject: SMC: Permitted Use Matrix Discussion
Contact Person: Patricia Love, Community Development Director
Attachments: 1. Draft Permitted Use Matrix Only v2

ISSUE

The purpose of this item is for the Council Committee to provide staff with early policy direction on the amendments to the Permitted Use Matrix contained in the Stanwood Municipal Code.

BACKGROUND

The City of Stanwood is continuing its comprehensive update of the Municipal Code, with the next phase focused on revising the Permitted Use Matrix and the accompanying Use Standards. The Permitted Use Matrix defines the land uses permitted within each zoning district, while the Use Standards establish criteria to ensure that certain uses are designed and operated in a way that minimizes potential conflicts with neighboring properties. The current Permitted Use Matrix and Use Standards were last updated in 2020, nearly five years ago. Since that time, significant changes have occurred, including the impacts of the COVID-19 pandemic, which altered how people work, live, and use space. Additionally, the City has updated its Comprehensive Plan, creating the need to reassess allowed uses for consistency with the community's long-term vision and recent state law changes.

The update will involve:

- Reviewing all permitted uses across zones to ensure consistency with the City's Comprehensive Plan and community vision.
- Revising or consolidating use categories where appropriate for clarity and efficiency.
- Developing or refining specific use standards to mitigate potential impacts (e.g., noise, traffic, light, or compatibility issues).

ANALYSIS

The proposed approach to updating the Permitted Use Matrix includes a comprehensive review of both the Permitted Use Matrix and the associated Use Standards. Specifically, this work includes identifying uses that may be outdated or no longer reflective of current community needs and identifying potential new uses that should be considered or added consistent with the City's recently updated Comprehensive Plan and long-term vision.

The matrix has been organized differently from the City's current code, which separates permitted uses by zoning category (Residential, Commercial, Industrial, and Public Facilities). The new structure integrates all zoning districts into a single, comprehensive table. This consolidated approach allows users to quickly identify where specific uses are permitted across all zones, an increasingly important feature given new state laws requiring certain uses (e.g., residential uses in commercial zones, or emergency housing in residential and commercial zones). Additionally, the City's updated online code platform provides "hover" features linking to related code sections, making the new structure more accessible and user-friendly.

The Planning Commission reviewed the proposed approach, and suggested the following:

- Support greater consolidation of the matrix; review and refine grouping categories as needed to improve clarity and efficiency.
- Reexamine the treatment of prohibited uses-particularly manufactured home parks versus mobile home parks-identify state laws and current building industry standards.
- Evaluate location requirements, development standards, and appropriate zoning for Places of Worship.
- Clarify appropriate zoning for rehabilitation facilities and distinguish how these uses differ from homeless or transitional housing facilities.
- Consider whether residential uses should have occupancy limits for unrelated individuals within a household; verify if such limits are legally permissible. Commissioners expressed concern about parking impacts but support multigenerational households.
- Review the matrix for consistency and potential conflicts with state law.
- Consider reducing the number of definitions to more closely reflect the permitted use matrix.
- Summarize legal requirements for assisted living facilities, including building and ADA compliance standards; update as needed.
- Identify non-discretionary uses required by state law versus those the City can regulate at its discretion.

COMMITTEE OPTIONS

Provide staff with comments on the permitted use matrix approach and uses.

18.502.040 Prohibited uses.

i This section is based on SMC 17.30.050

i Some prohibited uses may conflict with state law or other sections of code. We removed “orphanage” from the list, as this is an outdated term and could be confused with group homes, which are permitted.

i “New enhanced treatment facilities” and “recovery homes” have been deleted, because these are both classified as essential public facilities and the city must have a process in their code for citing these. (RCW 36.70A.200)

i “Manufactured home parks” is an allowed use in the code, so we deleted this from the list, though we maintained mobile home parks.

! “Guy and lattice towers” are prohibited in Residential table footnote 19, but they are not on the list of prohibited uses here. Recommend that this should be dealt with in the Sign Code (if at all)

The following activities and uses are prohibited throughout the city of Stanwood due to their impactful nature on adjacent land uses or the community at large:

- (1) Aggregate extraction.
- (2) The disassembly, dismantling, or storage of more than five wrecked vehicles as defined in RCW [46.80.010\(6\)](#) at any one time unless completely contained within an enclosed building.
- (3) Manufacture of explosives.
- (4) Stockyards, slaughterhouses, or rendering plants; with the exception of existing legal nonconforming uses or those established prior to November 8, 2018.
- (5) Petroleum refineries.
- (6) Fertilizer manufacture.
- (7) Sanitary landfills.
- (8) Waste-to-energy facilities.
- (9) Casinos and card rooms with two or more card tables.
- (10) Auctions or sale of livestock or similar animals in the planned industrial or general industrial zones as noted in Chapter [17.50](#) SMC.
- (11) Storage, manufacturing or sales of highly volatile or otherwise extremely hazardous substances or materials.
- (12) Incineration or reduction of garbage, sewage, dead animals or refuse.
- (13) Crematoriums including the cremation of human and animal remains.
- (14) Septage treatment plants.
- (15) Uses that cannot meet and/or exceed the performance standards listed in SMC [17.50.020](#), Planned industrial and general industrial district performance standards.
- (16) Use of an automobile, travel trailer, motor home, or other recreational vehicle for living purposes for more than two consecutive weeks at a time and more than four weeks per year.

(17) Temporary or permanent homeless encampments except as allowed by RCW [35A.21.360](#).

18.502.030 Permitted Land Use Table.

- i** This section is based on existing land use tables (SMC 17.30.060-.090), but the tables have been reformatted, some use categories have been combined, and the Permit Types column has been removed.
- i** In the Permitted Land Use Table below, the individual residential, commercial, industrial, and parks and open space use tables have all been combined into one permitted use table.
- i** Permissions that have been added have been bolded and highlighted in yellow; permissions that have been removed are shown in strikethrough and highlighted.
- i** Uses that have been edited or combined with other uses are shown in bold.
- i** Uses that have been removed from the table (either outright removed or combined under other uses) are shown in bolded strikethrough.
- i** Please refer to the corresponding “Use Changes” document for specific edits that have been made to the uses or permissions.
- i** The permit types columns were removed, and the Code Cross Reference column was added to reference where footnotes from the old permitted use tables have been incorporated into Division 6.

- (1) The following table establishes which land uses are permitted to be developed in Stanwood’s zones. The table establishes permission based on the following categories:
 - (a) The letter “P” means that the use is permitted in that zone.
 - (b) The letters “AC” mean that the use is permissible as an accessory use to a primary use on the same property.
 - (c) The letter “C” means that the use is permissible with a conditional use permit approved by the hearing examiner after holding a public hearing.
 - (d) No letter in the cell means the use is unclassified. See SMC 18.502.020.
- (2) Where additional use standards exist for a specific land use, a cross reference is included in the lefthand column.

Table 18.502.030(1) Permitted Land Use Table

| | Residential Zones | | | | | | Commercial Zones | | | | Industrial Zones | | Parks and Open Space and Public Facilities | | |
|---|-------------------|--------|--------|--------|------|--------|------------------|------|----|-----|------------------|----|--|----|--|
| Land Use | SR 12.4 | SR 9.6 | SR 7.0 | SR 5.0 | MR | TN-RES | TN-MU | DMU | NB | GC | PI | GI | POS | PF | Code Cross Reference |
| Agriculture | | | | | | | | | | | | | | | |
| Farms | P | P | P | P | P | | | | | | | | | | SMC 18.618 Farming and Agricultural Uses |
| Animal Services | | | | | | | | | | | | | | | |
| Animal Daycare/Grooming | | | | | | | P | P | P | P | | | | | SMC 8.70 Animal Welfare |
| Kennel, Commercial | | | | | | | | AC/C | | | P | | | | SMC 8.20 Hobby Kennels and Catteries |
| Kennel, Hobby | AC/C | AC/C | AC/C | AC/C | AC/C | | | | | | | | | | SMC 8.20 Hobby Kennels and Catteries |
| Veterinarian Hospital or Clinic | | | | | | | | P | | P | P | | | | SMC 8.20 Hobby Kennels and Catteries |
| Automotive Services | | | | | | | | | | | | | | | |
| Automotive Sales | | | | | | | | | | P/C | P | P | | | SMC 18.608 Automotive Services |
| Automotive Rentals | | | | | | | | | | P | | | | | SMC 18.608 Automotive Services |
| Automotive Fueling | | | | | | | | P | | | P | | | | SMC 18.608 Automotive Services |
| Automotive Minor Repair and Services | | | | | | | | | | P | P | P | | | SMC 18.608 Automotive Services |
| Automotive Major Repair and Services | | | | | | | | | | | P | P | | | SMC 18.608 Automotive Services |
| Automotive High Intensity | | | | | | | | | | | | P | | | SMC 18.608 Automotive Services |
| Parking Structure | | | | | | | | | | | P | P | | | SMC 18.608 Automotive Services |
| Parking Lot | | | | | | | AC | P/AC | AC | AC | AC | AC | | | SMC 18.608 Automotive Services |
| Automotive Display Lot | | | | | | | | | | AC | AC | AC | | | SMC 18.608 Automotive Services |
| Automotive Storage Lot | | | | | | | | | | | AC | AC | | | SMC 18.608 Automotive Services |
| Cultural and Entertainment | | | | | | | | | | | | | | | |
| Adult Entertainment Facility | | | | | | | | | | | | P | | | SMC 18.606 Adult Entertainment Uses |

| | Residential Zones | | | | | | Commercial Zones | | | | Industrial Zones | | Parks and Open Space and Public Facilities | | |
|---|-------------------|--------|--------|--------|----|--------|------------------|-----|----|----|------------------|----|--|----|---|
| Land Use | SR 12.4 | SR 9.6 | SR 7.0 | SR 5.0 | MR | TN-RES | TN-MU | DMU | NB | GC | PI | GI | POS | PF | Code Cross Reference |
| Cultural or Entertainment Facility | | | | | | | | P | | P | | | | | SMC 18.610 Culture and Entertainment |
| Live Entertainment | | | | | | | | AC | AC | AC | AC | AC | | | SMC 18.610 Culture and Entertainment |
| Lodging | | | | | | | | | | | | | | | |
| Bed and Breakfast | C | C | C | C | C | | | P | | C | P | P | | | SMC 18.624.020 Bed and breakfast conditions of approval |
| Hotel | | | | | | | | P/C | | P | P | | | | SMC 18.624.030 Hotel and Resort Standards |
| Resort | | | | | | | | | | | P | | | | SMC 18.624.030 Hotel and Resort Standards |
| Industrial | | | | | | | | | | | | | | | |
| Building Construction Yard | | | | | | | | | | | | P | | | SMC 18.632.040 Industrial Uses Standards |
| Food and Beverage Processing | | | | | | | | | | C | P | P | | | SMC 18.632.040 Industrial Uses Standards |
| Freezer Plant/Cold Storage/Food Mill | | | | | | | | | | | C | P | | | SMC 18.632.040 Industrial Uses Standards |
| Laboratory | | | | | | | | | | | P | P | | | SMC 18.632.040 Industrial Uses Standards |
| Laundry Plant | | | | | | | | | | | | P | | | SMC 18.632.040 Industrial Uses Standards |
| Lumber and Wood Products Processing | | | | | | | | | | | | P | | | SMC 18.632.040 Industrial Uses Standards |
| Manufacturing, Heavy | | | | | | | | | | | | P | | | SMC 18.632.040 Industrial Uses Standards |
| Small Appliance and Tool Repair | | | | | | | | | | | P | | | | SMC 18.632.040 Industrial Uses Standards SMC. 18.608 Automotive Services |
| Manufacturing, Light | | | | | | | P | | | P | P | P | | | SMC 18.632.040 Industrial uses standards. |
| Communication Technology | | | | | | | | | | P | P | | | | SMC 18.632.040 Industrial Uses Standards |
| Printing, Publishing, or Allied Industry | | | | | | | | | | | P | P | | | SMC 18.632.040 Industrial Uses Standards |
| Office | | | | | | | | | | | | | | | |
| Professional Office | | | | | | | P | P | P | P | P | P | | | |

| Land Use | Residential Zones | | | | | | Commercial Zones | | | | Industrial Zones | | Parks and Open Space and Public Facilities | | Code Cross Reference |
|---|-------------------|--------|--------|--------|----|--------|------------------|-----|----|-----|------------------|----|--|----|--|
| | SR 12.4 | SR 9.6 | SR 7.0 | SR 5.0 | MR | TN-RES | TN-MU | DMU | NB | GC | PI | GI | POS | PF | |
| Health Care Office | | | | | | | P | P | P | P | P | | | | |
| Hospital | | | | | | | C | C | C | C | C | | | | SMC 18.620 Health Services |
| Personal Services | | | | | | | | | | | | | | | |
| Equipment Rental | | | | | | | | P | | P | P | P | | | |
| Health Club | | | | | | | | P | | P | P | | | | |
| Janitorial Services | | | | | | | | P | | | P | P | | | |
| Laundromat/Dry Cleaner | | | | | | | P | P | P | P | P | P | | | SMC 18.630.040 Mixed-use development standards |
| Private Clubs | | | | | | | | P | | P | | | | | |
| Salon | | | | | | | P | P | P | P | P | P | | | |
| Tattoo Parlors | | | | | | | | P | | P | P | P | | | |
| Public Facilities | | | | | | | | | | | | | | | |
| Courthouse | | | | | | | | | | | P | | | | |
| Essential Public Facilities | | | | | | | | | | | | | | P | SMC 18.616 Essential Public Facilities |
| Government Use | | | | | P | | P | P | | P | | | | P | |
| Park and Ride Facility | | | | | | | | | | | | | | | |
| Post Office | | | | | | | | P | | P | P | | | | |
| Public Safety Station | P | P | P | P | P | | P/C | P/C | | P/C | P | P | | P | SMC 18.632.020 Public Safety Station Standards |
| Public Transit Storage and Maintenance Facility | | | | | | | | | | P | | P | | | |
| Public Transit Terminal | | | | | | | | P | | | P | P | | | |
| Quasi-Public | | | | | | | | | | | | | | | |
| Cemetery | | P | | | | | | | | | | | | C | SMC 18.634 Quasi-Public Uses |

| | Residential Zones | | | | | | Commercial Zones | | | | Industrial Zones | | Parks and Open Space and Public Facilities | | |
|--|-------------------|--------|--------|--------|----|--------|------------------|-----|-----|-----|------------------|----|--|----|---|
| Land Use | SR 12.4 | SR 9.6 | SR 7.0 | SR 5.0 | MR | TN-RES | TN-MU | DMU | NB | GC | PI | GI | POS | PF | Code Cross Reference |
| Community Center | C | C | C | C | P | | | | | | | | | | SMC 18.634 Quasi-Public Uses |
| Funeral Home | | | | | | | | P | | | P | | | | SMC 18.634 Quasi-Public Uses |
| Religious Institution | C | C | C | C | P | | C | P/C | P/C | P/C | | | | | SMC 18.634 Quasi-Public Uses |
| Meeting Hall | C | C | C | C | P | | P/C | P | | | P | | | | SMC 18.634 Quasi-Public Uses |
| Recreation Areas and Sports Facilities | | | | | | | | | | | | | | | |
| Amusement Center | | | | | | | | | | P | | | P | | SMC 18.636 Recreation Areas and Sports Facilities |
| Athletic Facility | | | | | | | | | | | | | P | | SMC 18.636 Recreation Areas and Sports Facilities |
| Batting Cage | | | | | | | | | | | | | P | | |
| Bowling Alley | | | | | | | | P | | | P | | | | SMC 18.636 Recreation Areas and Sports Facilities |
| Community Garden | | | | | | | P | P | | P | | | P | | SMC 18.636 Recreation Areas and Sports Facilities |
| Go-Kart Track | | | | | | | | | | | P | | | | |
| Golf Course | | | | | | | | | | | | | P | | SMC 18.636 Recreation Areas and Sports Facilities |
| Parks, Trails, and Open Space | P | P | P | P | P | | P | P | P | P | P | P | P | | SMC 18.636 Recreation Areas and Sports Facilities |
| Private/HOA Parks | P | P | P | P | P | | P | P | | P | | | | | SMC 18.636 Recreation Areas and Sports Facilities |
| Play Cafe | | | | | | | | P | | P | P | | | | |
| Skating Rink | | | | | | | | | | | P | | | | |
| Swimming Pool | | | | | | | | | | | P | | P | | SMC 18.636 Recreation Areas and Sports Facilities |
| Repair Services | | | | | | | | | | | | | | | |

| | Residential Zones | | | | | | Commercial Zones | | | | Industrial Zones | | Parks and Open Space and Public Facilities | | |
|---|-------------------|--------|--------|--------|----|--------|------------------|-----|----|----|------------------|----|--|----|--|
| Land Use | SR 12.4 | SR 9.6 | SR 7.0 | SR 5.0 | MR | TN-RES | TN-MU | DMU | NB | GC | PI | GI | POS | PF | Code Cross Reference |
| Automobile Repair Establishment – Minor Repair | | | | | | | P | P | P | P | P | | | | |
| Small Engines | | | | | | | | | | | P | P | | | |
| Residential | | | | | | | | | | | | | | | |
| Adult Family Home | P | P | P | P | P | P | P | P | P | P | | | | | |
| Assisted Living/Independent Living | | C | | | P | | | | | P | | | | | |
| Boarding House | | | | | | | | P | | | | | | | |
| Caretaker’s House | | | | | | | | | | | P | P | | | SMC 18.632.040 Industrial Uses Standards |
| Co-living Housing | | | | | P | P | P | P | | P | | | | | SMC 18.630.020 Co-living Standards |
| Congregate Care Facility | | | | | C | C | C | P/C | | P | | | | | SMC 18.616 Essential Public Facilities |
| Dwelling, Accessory | P | P | P | P | P | P | AC | P | | | | | | | SMC 18.602 Accessory Dwelling Units (ADUs) |
| Dwelling, Cottage | P | P | P | P | P | P | P | P | | P | | | | | SMC 18.402.130 <i>[proposed]</i> |
| Dwelling, Duplex | | P | P | P | P | P | P | P | | P | | | | | |
| Dwelling, Multiple Family | | | | | P | | P | P | | P | | | | | SMC 18.630.050 Mixed-use Development Standards |
| Dwelling, Single-Family | P | P | P | P | P | P | P | | | | | | | | |
| Dwelling, Townhouse | | P | P | P | P | P | P | P | | P | | | | | SMC 18.630.040 Townhouse standards |
| Emergency Housing | | | | | | | | P | | P | P | | | | |
| Emergency Shelter | | | | | | | | P | | P | P | | | | SMC 18.616.050 |
| Indoor Emergency Shelters | | | | | | | P | P | P | P | P | | | | |
| Indoor Emergency Housing | | | | | | | | P | P | P | P | | | | |
| Enhanced Service Facility Category 1 – Nursing Home Type | | | | | C | C | C | P | | P | | | | | SMC 18.616 Essential Public Facilities |

| | Residential Zones | | | | | | Commercial Zones | | | | Industrial Zones | | Parks and Open Space and Public Facilities | | |
|--|-------------------|--------|--------|--------|----|--------|------------------|-----|----|----|------------------|----|--|----|--|
| Land Use | SR 12.4 | SR 9.6 | SR 7.0 | SR 5.0 | MR | TN-RES | TN-MU | DMU | NB | GC | PI | GI | POS | PF | Code Cross Reference |
| Enhanced Service Facility Category 2 –Assisted Living Type | | | | | P | C | C | P | | P | | | | | SMC 18.616 Essential Public Facilities |
| Enhanced Service Facility Category 3 –Adult Family Home Type | P | P | P | P | P | P | P | | | | | | | | SMC 18.616 Essential Public Facilities |
| Group Care Facilities | | | | | | P | P | P | | | | | | | |
| Group Home | P | P | P | P | P | P | P | P | | P | | | | | SMC 18.616 Essential Public Facilities |
| Home Businesses | AC | AC | AC | AC | AC | AC | AC | AC | | AC | | | | | SMC 18.622 Home Businesses |
| Homeless Housing | P | P | P | P | P | | | | | | | | | | |
| Live/Work Units | | | | | | | P | P | | P | | | | | SMC 18.630.040 Mixed-use development standards |
| Manufactured/Mobile Home | P | P | P | P | | | | | | | | | | | SMC 18.610 Manufactured Housing |
| Mixed Use | | | | | | | P | P | | P | P | | | | SMC 18.630.050 Mixed-use development standards |
| Permanent Supportive Housing | P | P | P | P | P | P | P | P | | P | P | | | | |
| Transitional Housing | P | P | P | P | P | P | P | P | | P | P | | | | |
| Retail Trade Establishments | | | | | | | | | | | | | | | |
| Small Retail | | | | | | | | P | P | | P | | | | SMC 18.640 Retail Trade Uses |
| Medium Retail | | | | | | | P | P | | P | P | P | | | SMC 18.640 Retail Trade Uses |
| Strip Mall or Big Box Retail | | | | | | | | | | P | C | C | | | SMC 18.640 Retail Trade Uses |
| Agricultural Produce Stand | | | | | | | P | P | P | P | | | | | |
| Farmer’s Market | | | | | | | P | P | P | P | P | | | | |
| Kiosk/Vending Machine | | | | | | | AC | AC | AC | AC | AC | AC | | | |
| Mail/Small Shipping Store | | | | | | | | P | | P | P | | | | |
| Marijuana Retailer | | | | | | | | C | | | | | | | SMC 17.100.045 |

| | Residential Zones | | | | | | Commercial Zones | | | | Industrial Zones | | Parks and Open Space and Public Facilities | | |
|---|-------------------|--------|--------|--------|----|--------|------------------|-----|----|----|------------------|----|--|----|-----------------------------|
| Land Use | SR 12.4 | SR 9.6 | SR 7.0 | SR 5.0 | MR | TN-RES | TN-MU | DMU | NB | GC | PI | GI | POS | PF | Code Cross Reference |
| Plant Nursery | | | | | | | | P | | | P | | | | |
| Retail Food & Drink Establishments | | | | | | | | | | | | | | | |
| Food Establishment | | | | | | | P | P | P | P | P | P | | | SMC 18.638 Retail Food Uses |
| Drinking Establishment | | | | | | | | P | | P | P | P | | | SMC 18.638 Retail Food Uses |
| Bars | | | | | | | | P | | P | P | P | | | |
| Catering | | | | | | | P | P | P | P | P | P | | | |
| Beverage Stand | | | | | | | P | P | P | P | P | P | | | |
| Restaurant | | | | | | | P | P | P | P | P | P | | | |
| Tavern | | | | | | | | P | | P | | | | | |
| Schools | | | | | | | | | | | | | | | |
| Bus Transportation and Maintenance Facility | | | | | | | | | | | P | P | | | |
| Daycare, Home | AC | AC | AC | AC | AC | AC | P | P | | | | | | | SMC 18.612 Daycares |
| Daycare, Family | | | | | | | P | P | P | | | | | | |
| Daycare, Mini | | | | P | P | | | | | | | | | | |
| Daycare Center | P | P | P | P | P | P | P | P | P | P | P | P | | AC | SMC 18.612 Daycares |
| Preschool Facility | C | C | C | P | P | | | P | | | P | P | | | |
| Elementary School | C | C | C | C | | | C | | | | | | | | |
| Middle School | C | C | C | C | | | | | | | | P | | | |
| High School | C | C | C | C | | | | | | | | | | | |
| Other Schools | | | | | | | | P | | | P | | | | |
| Post-Secondary School | | | | | | | | | | | P | | | | |

| | Residential Zones | | | | | | Commercial Zones | | | | Industrial Zones | | Parks and Open Space and Public Facilities | | |
|--|-------------------|--------|--------|--------|----|--------|------------------|-----|----|----|------------------|----|--|----|---|
| Land Use | SR 12.4 | SR 9.6 | SR 7.0 | SR 5.0 | MR | TN-RES | TN-MU | DMU | NB | GC | PI | GI | POS | PF | Code Cross Reference |
| Preschool Facility | C | C | C | P | P | | | P | | | P | P | | | |
| Public School | | | | | | | | | | | | | | P | |
| School Administration Buildings | | | | | | | | | | | | | | P | |
| Seminary | | | C | | | | | | | | | | | | |
| Wholesale Storage/Distribution Facilities | | | | | | | | | | | | | | | |
| Detached Commercial Accessory Storage | | | | | | | | C | C | C | C | C | | | SMC 18.604 Accessory Structures and Uses |
| Equipment and Machinery Storage | | | | | | | | | | | | P | | | |
| Freight Distribution Center | | | | | | | | | | | | P | | | |
| Fuel Storage Facility | | | | | | | | | | | | C | | | |
| Moving Van and Storage Facilities | | | | | | | | | | | P | P | | | SMC 18.632.040 Industrial Uses Standards. |
| Warehouse Operations | | | | | | | | | | | P | P | | | SMC 18.632.040 Industrial Uses Standards. |
| Wholesale Operations | | | | | | | | | | | P | P | | | SMC 18.632.040 Industrial Uses Standards. |
| Utilities | | | | | | | | | | | | | | | |
| Electrical Equipment and Pole Storage Yard | P | P | P | P | P | | P | P | P | P | P | P | P | | SMC 18.632.030(2) Utility Use Standards. |
| Electrical Generating Plant | | | | | | | | | | | | C | | | |
| Electrical Substation | P | P | P | P | P | | P | P | P | P | P | P | | | SMC 18.632.030(1) Utility Use Standards. |
| Electrical Transmission Lines | P | P | P | P | P | | | P | | P | P | P | | | |
| Recycling Collection Stand | | | | | | | | AC | AC | AC | AC | | | | |
| Sewage Lift Station | P | P | P | P | P | | P | P | P | | P | | | | |
| Sewage Treatment Plant | | | | | | | | | | | | C | | | SMC 18.632.040 Industrial Uses Standards. |
| Solid Waste Disposal/Recycling Center | | | | | | | | | | | | C | | | |

| | Residential Zones | | | | | | Commercial Zones | | | | Industrial Zones | | Parks and Open Space and Public Facilities | | |
|--|-------------------|--------|--------|--------|----|--------|------------------|-----|----|----|------------------|----|--|----|---|
| Land Use | SR 12.4 | SR 9.6 | SR 7.0 | SR 5.0 | MR | TN-RES | TN-MU | DMU | NB | GC | PI | GI | POS | PF | Code Cross Reference |
| Water, Drainage or Sewage Infrastructure | P | P | P | P | P | | P | P | P | P | P | P | P | | |
| Water Well and Pump Station | P | P | P | P | P | | P | | | | P | | | | |
| Wireless Communication Facilities | | | | | | | | | | | | | | | |
| Co-Location PWCF | P | P | P | P | P | | P | P | P | P | P | P | | | SMC 17.220 Wireless Communication Facilities (WCFs) Attached and Detached |
| Minor Facilities | P | P | P | P | P | | P | P | P | P | P | P | | | SMC 17.220 Wireless Communication Facilities (WCFs) Attached and Detached |
| Monopole Towers | C | C | C | C | C | | C | C | C | C | C | C | | | SMC 17.220 Wireless Communication Facilities (WCFs) Attached and Detached |
| Single PWCF | P | P | P | P | P | | P | P | P | P | P | P | | | SMC 17.220 Wireless Communication Facilities (WCFs) Attached and Detached |
| Small Cell Facilities | P | P | P | P | P | | P | P | P | P | P | P | | | SMC 17.220 Wireless Communication Facilities (WCFs) Attached and Detached |
| Other | | | | | | | | | | | | | | | |
| Small-Scale Commercial Infill in Uptown Area | | C | C | | P | P | P | | | | | | | | SMC 18.644 Small Scale Commercial Infill in the Uptown Area |
| Temporary Uses | P | P | P | P | P | P | P | P | P | P | P | P | P | | SMC 18.646 Temporary Uses and Structures |

DRAFT



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

ITEM NUMBER: 2026-65
DATE: February 5, 2026
SUBJECT: Unclassified Use Amendment
CONTACT PERSON: Patricia Love, Community Development Director
ATTACHMENTS: Draft Code Language

PURPOSE

The purpose of this agenda item is for Committee review of the draft Unclassified Use code amendment portion of the permitted use matrix update project.

BACKGROUND

One of the items the Planning Commission requested staff include in the permitted use matrix code amendment is a tiered approach for addressing unclassified uses. The purpose of this approach is to introduce flexibility into the municipal code to better respond to emerging trends, new technologies, and evolving business models that may not be expressly anticipated in the matrix at the time of adoption.

The proposed two-tiered framework is intended to balance innovation with community protection. Under this approach, unclassified uses with limited intensity and minimal potential impacts may be reviewed and approved administratively, allowing for a timely and efficient decision-making process. More complex or higher-impact unclassified uses would be subject to City Council approval. This additional level of review allows for broader policy discussions and public input to ensure compatibility with surrounding uses and the overall character of the community.

This approach allows the City to proactively accommodate innovation and economic development without requiring frequent amendments to the municipal code. By establishing a clear and predictable review pathway for unclassified uses, the City can respond more efficiently to new and evolving business activities while maintaining appropriate oversight.

ANALYSIS

Proposed Section 18.502.030 establishes a formal process for reviewing and classifying unlisted or ambiguous land uses. The section outlines applicability, decision-making criteria, and a two-tiered review framework that distinguishes between minor, low-impact unclassified uses and more complex proposals.

Criteria: Whether a minor or major unclassified use request, the following criteria must be considered:

- (a) Consistency with the purpose and intent of the Comprehensive Plan.
- (b) Compatible with other permitted, accessory, or conditional uses in the zoning district.
- (c) Evaluate use against appropriate zoning district impacts: traffic, access, noise, odor, smoke, vibrations, parking demand, outdoor storage, and buffers.

Minor Unclassified Use Request: unclassified uses that are substantially similar to existing permitted uses and do not create additional impacts may be reviewed administratively. The Community Development Director can determine if the requested use is allowed, allowed as an accessory use, allowed as a condition use or prohibited based on:

- (a) If uses are similar in function and scale and do not increase traffic, noise, or parking demand.
- (b) Accessory or incidental uses that are customarily associated with a permitted primary use.
- (c) New, evolving, or technology-based uses that operate in a manner comparable to a permitted use.
- (d) The proposed use does not require conditions of approval.

Major Unclassified Uses Request: Unclassified uses with greater intensity, potential impacts, or policy considerations are reviewed by the Hearing Examiner and final approval by the City Council. The Community Development Director will make the determination that request falls under the Major category based on:

- (a) Uses that may generate increased traffic, parking demand, noise, smoke, smells, vibrations or operational impacts beyond those typical of permitted uses in the zone.
- (b) Uses that are similar in nature to listed uses but are greater in intensity or scale.
- (c) Uses that raise policy questions regarding appropriate zoning classification or long-term land use compatibility.
- (d) Uses that may be more appropriately located in another zoning district.

RECOMMENDATIONS

Staff Recommendation:

Staff supports incorporating a degree of flexibility into the municipal code to effectively address minor and emerging land use requests that are not explicitly identified in the permitted use matrix. The proposed amendment is intended to provide clear guidance while allowing proportional review based on the scale and potential impacts of a request.

Staff is seeking the Committee's comments and policy direction on the proposed amendment, including the appropriateness of the tiered review approach, the distinction between minor and major unclassified uses, and the criteria used to determine when administrative versus legislative review is warranted.

PROPOSED MOTION

None; Discussion Item

Chapter 18.502.030 – Unclassified Uses

[To Be Inserted In Draft Ord]

18.502.030 Unclassified Uses

- (1) **Applicability:** In the event that a proposed use is not listed in the permitted use table, or there is ambiguity as to whether a proposed use meets the definition of a use defined by the Stanwood Municipal Code, an applicant may request a determination regarding whether the proposed use is allowed, allowed as an accessory use, allowed as a conditional use, or prohibited.
- (2) **Criteria for Unclassified Uses:** In making a determination on an unclassified use, the decision-maker shall consider whether the proposed use is:
 - (a) In keeping with the purpose and intent of the zoning district as described in the Stanwood Comprehensive Plan.
 - (b) Compatible with other permitted, accessory, or conditional uses in the zoning district, including but not limited to being similar in nature to and no more intense than a specifically listed permitted, conditional, or accessory use.
 - (c) More appropriately located in an alternative zoning district. Evaluation shall include, but not be limited to, traffic, access, noise, odor, smoke, vibrations, parking demand, outdoor storage, and impacts to adjacent uses or zoning buffers.
- (3) **Administrative Determination:** minor requests that are substantially similar in nature, scale, and operational characteristics to existing allowed uses may be allowed administratively as follows:
 - (a) The Community Development Director may administratively determine that a unclassified use is allowed, allowed as an accessory use, allowed as a conditional use, or prohibited within the subject zoning district under the following circumstances:
 - i. Retail or commercial uses that are similar in function and scale to permitted uses and do not increase traffic, noise, or parking demand. Residential and Industrial unclassified uses shall automatically be processed as a Type 4 permit.
 - ii. Accessory or incidental uses that are customarily associated with a permitted primary use and do not adversely affect adjacent properties.
 - iii. New, evolving, or technology-based uses that operate in a manner comparable to a permitted use and do not create additional or different impacts.
 - iv. The proposed use does not require conditions of approval beyond standard code requirements to ensure compatibility.
 - (b) For purposes of this section, “impacts” include, but are not limited to, traffic generation, parking demand, noise, hours of operation, lighting, odors, and compatibility with surrounding uses.
 - (c) Administrative determinations shall be processed as a Type 2 permit.

- (d) If the Director determines that the criteria cannot be met, the application shall be processed per section 4 below requiring review by the Hearing Examiner and approval by the City Council.
- (4) Council Determination. Unclassified use requests that do not qualify for administrative determination or that involve potential land use impacts, policy considerations, or require site-specific conditions to ensure compatibility, shall be processed as a Type 4 permit.
 - (a) The following unclassified uses require review by the hearing examiner and City Council due to potential impacts, policy considerations, or the need for site-specific conditions:
 - i. Uses that may generate increased traffic, parking demand, noise, smoke, smells, vibrations or operational impacts beyond those typical of permitted uses in the zone.
 - ii. Uses that are similar in nature to listed uses but are greater in intensity or scale.
 - iii. Uses that raise policy questions regarding appropriate zoning classification or long-term land use compatibility.
 - iv. Uses that may be more appropriately located in another zoning district.
 - (b) Hearing Examiner Review. After considering staff comments and public testimony, the hearing examiner shall make a recommendation to the City Council determining whether the use should be allowed, allowed as an accessory use, allowed as a conditional use, or prohibited within the requested zoning district or another appropriate zoning district. The hearing examiner may recommend conditions to ensure consistency with the intent of the zoning district.
 - (c) The City Council shall review the hearing examiner's recommendation at a public hearing and issue the final decision.
- (5) Upon issuance of a final administrative or legislative decision, or conclusion of any associated appeals, the unclassified use interpretation shall be documented and posted on the City's website.
- (6) Adopted interpretations shall be incorporated into this title through a zoning code amendment approved by the City Council.



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

ITEM NUMBER: 2026-51
DATE: February 5, 2026
SUBJECT: Port Susan Trail Route and Wayfinding
CONTACT PERSON: Patricia Love, Community Development Director

PURPOSE

The purpose of this agenda item is for Committee review of the Port Susan Trail Route and Historic Points of Interest Map project.

BACKGROUND

The City completed Phase 2 of the Port Susan Trail in 2025, delivering a 10-foot-wide multi-use trail that has quickly become a popular walking route for the community. Since its completion, the trail has experienced consistent use, with community members frequently inquiring about the timing of the next phase of implementation.

The original long-term alignment of the Port Susan Trail was envisioned to follow State Route 532, continue north through agricultural fields beneath the PUD power transmission lines, connect along Lovers Road, and loop back to the Park and Ride lot off Florence Road. This alignment was intended to provide an off-street, continuous trail corridor.

Due to concerns expressed by adjacent farmers regarding public access near active agricultural fields, the original trail alignment is no longer feasible and requires reconsideration. As a result, the previously planned route is no longer considered viable.

In response, the City is proposing a revised alignment through the downtown area that utilizes existing sidewalk infrastructure. This approach maintains pedestrian connectivity, improves access to local businesses and services, and allows the trail system to continue expanding in a cost-effective and implementable manner.

ANALYSIS

As part of the 2026 Work Plan, staff proposes to update the alignment of the Port Susan Trail within the downtown area by utilizing the existing sidewalk infrastructure, allowing the City to extend the trail system without the need for new right-of-way acquisition or significant capital construction.

Using existing sidewalks provides a cost-effective and timely approach while maintaining pedestrian connectivity and accessibility. This alignment also enhances integration with downtown destinations, including historic sites, local businesses, and Heritage Park.

To clearly define the trail route, staff proposes the installation of pedestrian wayfinding markers along the alignment. In addition, historic interpretive signage would be placed at key buildings and locations to highlight the community's history and cultural resources. This approach transforms the trail into both a recreational and educational asset, strengthening community identity and encouraging downtown visitation.

Port Susan Trail Map:

The proposed Port Susan Trail realignment includes a double-loop trail system designed to improve pedestrian connectivity throughout the downtown area and adjacent destinations. The alignment consists of the following segments:

- Lower Loop: Approximately three miles in length, connecting Main Street (270th and 271st Streets) with the existing Port Susan Trail.
- Upper Loop: Provides a connection to and through Heritage Park, enhancing access to recreational and cultural amenities. The full upper loop is about a mile and a half.
- Future Connection: A planned extension located behind the County Store, continuing along the train station, and connecting to the Park and Ride lot on Florence Road to support future trail expansion.

Other locations highlighted on the map include public parking lots, historic points of interest, and potential trail extensions.



- Places of Interest**
1. Joergenson farm and agriculture history
 2. History of surrounding wetlands
 3. Irvine Slough redirected to benefit commerce
 4. Stanwood Arts Center
 5. Sons of Norway Fritjov
 6. Raplee property
 7. Union High School
 8. First National Bank (Current police station)
 9. SAAL historic volunteer fire station
 10. Stanwood Historical Society
 11. Floyd Norgaard Cultural Center
 12. Stanwood Racetrack

Wayfinding Signage and Markers:

To clearly identify the Port Susan Trail and support visitors and pedestrians in navigating the designated route, staff are exploring a coordinated system of wayfinding signage and thematic trail markers. Visual examples under consideration include milepost decals, snow goose footprint markers to subtly guide users along the path, painted directional arrows, and other complementary design elements that help define the trail corridor.

Together, these elements would establish a cohesive and recognizable trail identity, serving both functional and aesthetic purposes. The proposed wayfinding features are intended to improve navigation, reinforce the continuity of the trail, and enhance the overall user experience. This approach is consistent with the City’s ongoing beautification efforts and builds upon Stanwood’s established community branding, creating a welcoming, distinctive, and memorable trail environment for residents and visitors alike.

Decals and Markers: Shown below are example concepts for decals and/or markers designed to assist users in following the Port Susan Trail route. These markers would be installed throughout the trail corridor.



Milepost Signage and Directional Arrows: Staff are also exploring the use of painted or decal milepost markers and directional arrows along the trail to enhance navigation and further establish a cohesive identity for the trail.

Interpretive Signs:

Staff also proposes the installation of historic interpretive signs at key locations along the Port Susan Trail route. These signs would highlight the area's historical significance and providing educational opportunities for trail users. Interpretive signage may include

information on local history, early settlement, or tribal heritage. Staff will work with the Historical Society on specific locations and details.

The interpretive signs are intended to encourage exploration, foster a sense of place, and strengthen community connection to Stanwood's history. This effort supports the City's goals for historic preservation, public education, and trail enhancement, while complementing broader city beautification goals.

Examples of Interpretive Signage:

Small
Vertical:
11 x 17



Rectangle:
12 x 24
24 x 36



Square:
24 x 24
36 x 36

RECOMMENDATIONS

Staff Recommendation:

Staff is seeking the Park and Trails Advisory Committee comments and ideas on the proposed Port Susan Trail alignment and associated beautification efforts, including trail markers and interpretive signs. Committee input will help ensure the trail alignment and enhancements reflects the City's vision and community character.

PTAC Recommendation:

Committee members expressed strong support for the concept, particularly the inclusion of historical interpretive signage and snow goose footprint markers as wayfinding elements. Members noted that these features could support interactive and educational uses such as scavenger hunts, counting markers, and highlighting Stanwood's history. Overall, the Committee was in favor of the concept and felt it would enhance trail user experience and community identity.

They also recommended using the small vertical sign along the 5' sidewalks and the larger rectangular sign along the 10' multipurpose pathways.

PROPOSED MOTION

None; Discussion Item



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

ITEM NUMBER: 2026-66
DATE: February 5, 2026
SUBJECT: City Beautification: Patriotic Banners
CONTACT PERSON: Patricia Love, Community Development Director
ATTACHMENTS: 1. Concept Designs

PURPOSE

The purpose of this agenda item is for Committee review of the request to install patriotic banners on city light poles for the US 250th anniversary celebration.

BACKGROUND

As part of the City Council's January 22 workshop discussion regarding the proposed Fourth of July celebration commemorating the nation's 250th anniversary, the idea of installing patriotic banners on city light poles was raised. The intent of the banners is to increase community awareness of the significance of the anniversary and enhance the festive atmosphere surrounding the holiday.

ANALYSIS

Staff supports the idea of installing patriotic banners on City light poles as part of the community's recognition of the United States' 250th anniversary. The proposal is easily implemented under the City's beautification program by adding seasonal visual interest, creating a cohesive look in the downtown area, and reinforcing a positive community identity during a major national holiday.

To support the idea, staff has prepared the attached preliminary banner concepts using the City's Canva program. Staff recommends developing a set of approximately eight to ten banner designs to provide variety while maintaining a consistent overall theme. If approved, staff proposes printing and installing the banners along 88th Avenue, 92nd Avenue, and 102nd Avenue, the main routes into downtown from SR 532 and can be printed and ready for installation a month prior to the event.

RECOMMENDATIONS

Staff Recommendation:

Staff recommends proceeding with the creation of patriotic banners that are designed for reuse over multiple years by not including the official 250th anniversary logo. This allows the banners to remain relevant beyond the anniversary year.

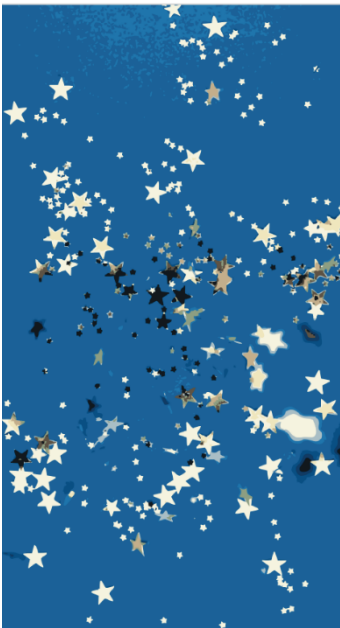
This approach provides a cost-effective way to recognize the nation's 250th anniversary while avoiding the need for single-use banners. Reusable designs will reduce future printing costs and expand the City's existing banner program supply by adding versatile, patriotic-themed options that can be displayed annually.

Funds from the 2026 Beautification Budget would be used to cover the cost of printing the banners, and the Public Works Department would do the installation.

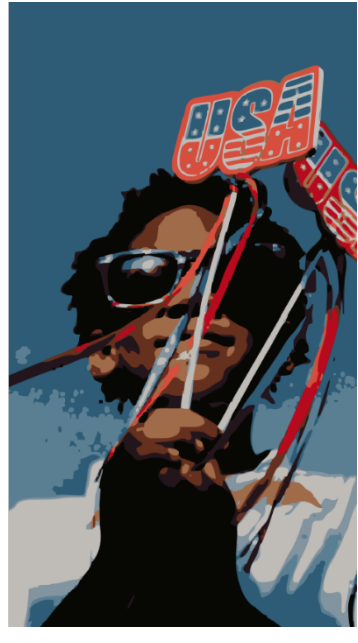
PROPOSED MOTION

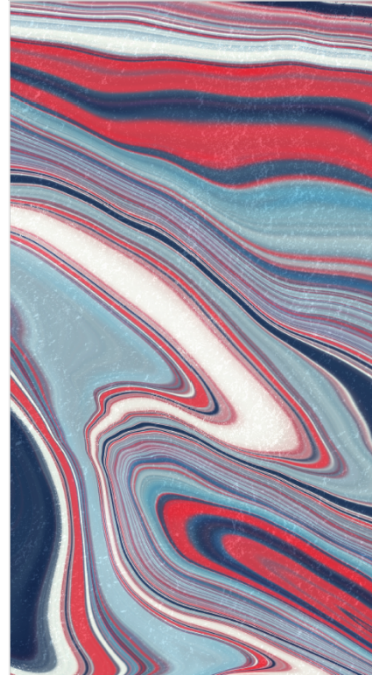
None; Discussion Item

City of Stanwood City Beautification: Patriotic Banner Ideas









Prepared by Niki Strachilla, Communications and Marketing Specialist