

**City of Stanwood
Workshop of the City Council
January 22, 2026 | 5:00 PM**

Minutes

1. Call to Order

Mayor Sid Roberts called the meeting to order at 5:00 p.m.

Attendance:

Councilmembers Present: Dani Gaumond, Earl Cowan, Darren Robb, Robert Hicks, Steve Shepro, Andreena Bergman. Jeff Wheatley arrived at 5:50 p.m.

Staff Present: City Administrator Shawn Smith, Finance Director David Hammond, Community Development Director Patricia Love, Public Works Director Kevin Hushagen, City Engineer Alan Lytton, Communications & Marketing Specialist Niki Strachila, Business & Community Relations Coordinator Aaron Weinberg, City Clerk Lisa Sokolik.

Task Force 250: Tori Lowrie, Gail Oostenraad Boon

2. New Business

a. 4th of July - 250th Birthday Celebration

Love introduced the item saying Council had expressed interest in hearing about various community group's potential plans for a 250th birthday celebration. Love asked Council to keep these talking points in mind:

- Purpose
- Overall Goal
- City Financial or Logistical Support

Councilmember Hicks is part of Task Force 250. The committee's mission is to be a unifying force for community collaboration, bringing together the City of Stanwood, schools, civic organizations, veterans groups, youth programs and local businesses. Hicks presented the committee's draft overview of ideas for America's 250th birthday celebration.

Councilmembers, Lowrie, and Oostenraad Boon participated in the discussion.

b. SMC: Permitted Use Matrix Discussion

Love led the discussion on the update to the Permitted Use Matrix, the following is a summary of the initial points for Council to consider when reviewing the draft code.

What is a permitted use matrix and legal implications once it is adopted?

- A permitted use matrix is a table in the zoning code that clearly states what types of land uses are allowed in each zoning district, and how they are allowed (permitted outright, conditional, or prohibited).
- It is one of the most important policy tools in a zoning code because it directly controls where housing, businesses, services, and industries can locate.
- Adoption of the permitted use matrix creates legally enforceable land use rights. Subsequent permit review cannot be used to change or restrict those rights, and the City is legally required to approve development proposals that are consistent with the zoning code.

How do the uses adopted in the Permitted Use Matrix support the land use, housing, and economic development policies of the Comprehensive Plan?

- Broad Comprehensive Goals and Policies support job growth and living wage jobs. Council should consider what types of businesses or uses support these policies and where in the City are these uses appropriately located.
- Downtown should reflect the City's history of small or moderate sized businesses within a walkable, pedestrian friendly atmosphere.
- Uptown is more auto-oriented business center.

Updated Matrix Format:

- The existing permitted use matrix structure has been redesigned and consolidated into a single matrix for ease of use. With housing types and commercial uses distributed throughout zoning designations, a single matrix format makes it easier to see where specific uses are allowed across all zones in the City.

Documents included January 22 workshop packet materials:

- Comprehensive Plan Policy Analysis: provides a list of use related policies which should be used to help guide decisions on type and placement of uses within the City.
- Draft Permitted Use Matrix: First draft of the consolidated permitted use matrix to start the review and discussion of uses by type and zone.
- Existing Permitted Use Matrix: Provided to give context and comparison with potential changes during the update process.

“Big Picture” Questions to Consider:

- What type of businesses should the City encourage or limit to support the Comprehensive Plan's economic development strategies?

- What is working well today and what changes are needed in the matrix? What problems are we trying to fix?
- How much flexibility should be provided in the new code for evolving technologies or businesses models?
- Will the uses listed in the matrix make sense in 10 to 20 years? How can the matrix adapt to market conditions?

Next Steps:

Changes to the permitted use matrix require balancing predictability, flexibility, and neighborhood compatibility. Council's policy decisions will shape future development for many years to come.

- Planning Commission is currently reviewing the matrix and we anticipate they will be holding their first public hearing in March.
- Staff encourages the Council to reach out to us to discuss your priorities so they can be incorporated into the matrix as we move forward.
- A second workshop is scheduled with the Council in March to preview the draft before the Council begins their formal review and adoption process.

3. Adjourn

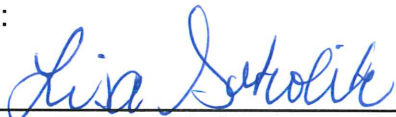
Mayor Roberts adjourned the meeting at 6:30 p.m.

City of Stanwood



Sid Roberts, Mayor

Attest:



Lisa Sokolik, City Clerk