



PLANNING COMMISSION AGENDA

June 8, 2020– 6:30 PM

Online Via Zoom

1. Call to Order
2. Roll Call
3. Public Requests and Comments
4. Approval of Minutes
 - Approval of the May 11, 2020 Planning Commission Minutes
5. New Business
 - City Beautification Program
 - Planning 101
6. Old Business
7. Miscellaneous Business
8. Recent Council Action on Commission Items
9. Upcoming Items
10. Adjourn

For information about this agenda, contact the Community Development Department at 360-454-5212.

SPECIAL ACCOMMODATIONS: The City of Stanwood strives to provide accessible meetings for people with disabilities. Please contact the Planning Commission Clerk at 360-454-5212 two business days prior to the meeting.



Planning Commission Meeting Minutes May 11, 2020

Linda Utgard, Commission Chair, Called the May 11, 2020 meeting to Order at 6:30pm

In Attendance-

Linda Utgard	Marcus Metz
Patrick Hosterman	Lance Dennis
Justin Burns	Larry Sather

Excused-

Darren Robb

Staff in Attendance-

Patricia Love
Amy Rusko
Krista Hintz

Public Requests and Comments

There were no public requests or comments

Approval of Minutes

The minutes of the April 27, 2020 Planning Commission Meeting were approved as presented

New Business • Floodplain Regulations Update Public Hearing

FEMA started a floodplain mapping update project 11 years ago resulting in updated floodplain maps for Snohomish County accompanied by new regulation updates. The new maps are before the Commission tonight for adoption

- The area just north of Hamilton Landing Park was taken out of the floodplain.
- A small area along SR 532 at 88th Avenue NW is no longer in the floodplain
- The area east of the railroad tracks on 271st St NW has been added to the floodplain, the veterinary clinic has been added, across the street at the self-storage, the buildings were removed from the floodplain and the grassy areas were added.
- South of SR 532 next to Pioneer Highway was added

The goal of floodplain regulations is twofold, to protect against property damage and prevent the loss of life. The last major flood event in downtown Stanwood was in the 1950's.

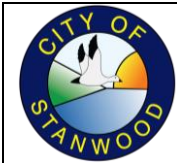
Changes to the ordinance:

More emphasis on flood proofing structures in the flood area with flood proofing materials.

Living areas need to be one foot above the flood plain elevation. Non-living areas can be below the one-foot elevation with flood proofing materials.

All structures in the flood zone need to be anchored down to prevent floating away in a flood.

Requirement for areas below the one-foot uninhabitable structure areas to allow the water to flow through, example: crawl spaces.



Planning Commission Meeting Minutes May 11, 2020

- Changes to procedural process to adopt the floodplain maps. Definition changes, additions and updates. References had minor tectorial changes.
Added sections to the code: How Non-Habitable Accessory Structures are addressed, and flood proofed to limit damage and cost.

The FEMA representative asked to add three minor changes:

1. Added a definition for violation of floodplain regulations-Failure of a structure other development to be fully compliant with the community's floodplain regulations. The structure other development without the elevation certificate, or other evidence of compliance required of this chapter is presumed to be in violation until such time as other documentation is provided.
2. Change to section 17.120.020- Subsection 6: Title change-Federal Insurance Administrator changed to Federal Insurance and Mitigation Administration
3. Change to section 17.120.030- Subsection 1, Subsection A, Subsection 4 Changed FEMA to Federal Insurance Administrator

Staff recommends that the Commission make a recommendation to approve the ordinance with the three minor changes requested by FEMA, and a recommendation to approve the Findings of Fact and Conclusions to move both motions forward to City Council to meet the June 19 deadline.

Marcus Metz made a motion to recommend approval of the Floodplain Regulations Code Amendment to the Stanwood City Council. Lance Dennis provided a second. Larry Sather asked for clarification that the motion made was to include the three changes made. Marcus Metz restated his motion to approve the amendments to the amendments. Larry Sather provided a second. Through a roll call vote, the motion passed unanimously.

Larry Sather made a motion to approve the Findings of Fact & Conclusions. Lance Dennis provided a second. Through a roll call vote, the motion passed unanimously.

Upcoming Items

Senior Planner Amy Rusko introduced a short course webinar on Local Planning offered by the Planning Association of Washington. The webinar, being held on May 28, 2020, covers: The Legal Basis of Planning in Washington, Comprehensive Planning Basics, Roles and Responsibilities, and Open Government Laws.

The next meeting is scheduled Monday, May 25th which is Memorial Day. Commissioners were given the choice to reschedule the meeting to Tuesday, May 26th, or attend a webinar on Thursday, May 28th.

Holding Public Hearings will be avoided if possible until in-person meetings resume.

Adjourn: 7:03pm



City of Stanwood
10220-270TH Street NW
Stanwood, WA 98292

MEMORANDUM

DATE: June 8, 2020

TO: Stanwood Planning Commission

FROM: Patricia Love, Community Development Director

REGARDING: Stanwood City Beautification Action Program

The City of Stanwood is the commercial and cultural center of the greater Stanwood / Camano and the northern Snohomish County region. It is the desire of the City to preserve the community's historic rural, small town character while promoting the regions as a wholesome place to live, work, shop and play.

Over the last 10 years the City has developed an economic development strategy to promote the vitality of Stanwood's business districts and neighborhoods. A substantial amount of community volunteer hours went into crafting a vision for Stanwood's future.

Following the guidance laid out in these plans, the City is moving forward with an action plan referred to as the Stanwood City Beautification Action Program. It consists of 5 key program elements:

- Gateway Signage and Landscaping
- Main Street Revitalization
- Downtown Gateway Features
- SR 532 Beautification
- Wayfinding Signage



These five components generally consist of the following work elements:

Gateway Signage: Create gateway signage based off of the historic "Velkommen" sign, with a connection to the Snow Goose wayfinding signage, at the entrances to the City on SR 532: Camano Island and Snohomish

County. Gateway signage should include local community service group logos such as Kiwanis, Rotary, Lions, and American Legion.

Wayfinding Signage: Continue implementation of the Snow Goose wayfinding signage program. Phase 1 was completed in 2013 along SR 532 and Pioneer Highway. Phase 2 along 271st Street and Phase 3 in the Hill Top area were identified as future wayfinding areas directing traffic to local businesses. Part of the wayfinding program should include options for event advertising at predetermined locations. Beautification of the signage should include landscaping, trees and art that is appropriate for the various wayfinding signage options.

SR 532 Beautification: Improve the aesthetic quality of the SR 532 right-of-way within the City limits. SR 532 is the main road connecting residents to each end of town and portrays the first impression of the City to tourists coming into town. Envisioned beautification efforts include: colorful street trees at key nodes / intersections, street trees or colorful shrubbery in the landscape islands / parkways sections of SR 532, and/or light pole banners.

City Streetscape Beautification: Improve the aesthetic quality of the City's local streets and create a gateway into the downtown shopping districts. Neighborhoods would be encouraged to celebrate their uniqueness by: installing street trees, flower baskets, or flower pots; painting murals which depict local history or community character; installing mini library boxes; installing etched rocks; or other similar public improvements which enhance the visual appearance of the streetscape.

Another element of the Streetscape Beautification element is the Main Street Revitalization project which consists of reconfiguring 271st Street to create a pedestrian friendly street that includes wide walkable sidewalks, allows for community festivals, connects the east and west business districts and promotes the concept of buying local. Project elements include reconfiguring 271st Street travel lanes, building wider sidewalks and plaza areas, building park areas, installing street trees and planter boxes.

Gateway Features: Gateway features should be used to signify special places such as city entrances, shopping districts, or roundabouts. They should be used sparingly to identify places as special. Features could include gateway arches and/or art sculptures.

Attached is a presentation that was provided to the Economic Development Board on Friday, May 29th. It will also be presented to the Council's Community Development Board on Thursday, June 11, 2020.

City of Stanwood, Washington

City Beautification Action Program

Planning Commission – June 8, 2020

Community Development Committee – June 11, 2020



Vision

The City of Stanwood is the commercial and cultural center of the greater Stanwood / Camano region.

It is the desire of the City to preserve the community's historic rural, small town character while promoting the regions as a family friendly place to live, work and play.

The City Beautification project will celebrate the beauty of the area and promote the concept of buying local.

Adopted Plans: Action Strategies

Economic Development Action Plan - 2010	SDAT: Destiny by Design – July 2012	Downtown Subarea Plan – Appendix to 2015 Comp Plan
Engage and Organize Downtown Stakeholders Invest in Downtown Beautification Build on Stanwood Station as a Focal Point for Downtown Revitalization Connect the Eastern and Western Nodes of Downtown Demarcate Downtown and Make it Accessible	Water Management and Flooding Mitigation Downtown & Village Revitalization Economic Development Strategies Sustainable Urban Design Transportation and Connectivity	Promote Downtown as the heart and core of the community Recognize and Designate East and West Districts as the Historic Downtown Unify Downtown

5 Program Components

- Gateway Signage & Landscaping
- Main Street Revitalization
- Gateway Features
- SR 532 Beautification
- Wayfinding Signage

**Moving Beyond Planning
and into Implementation**

Identify Projects

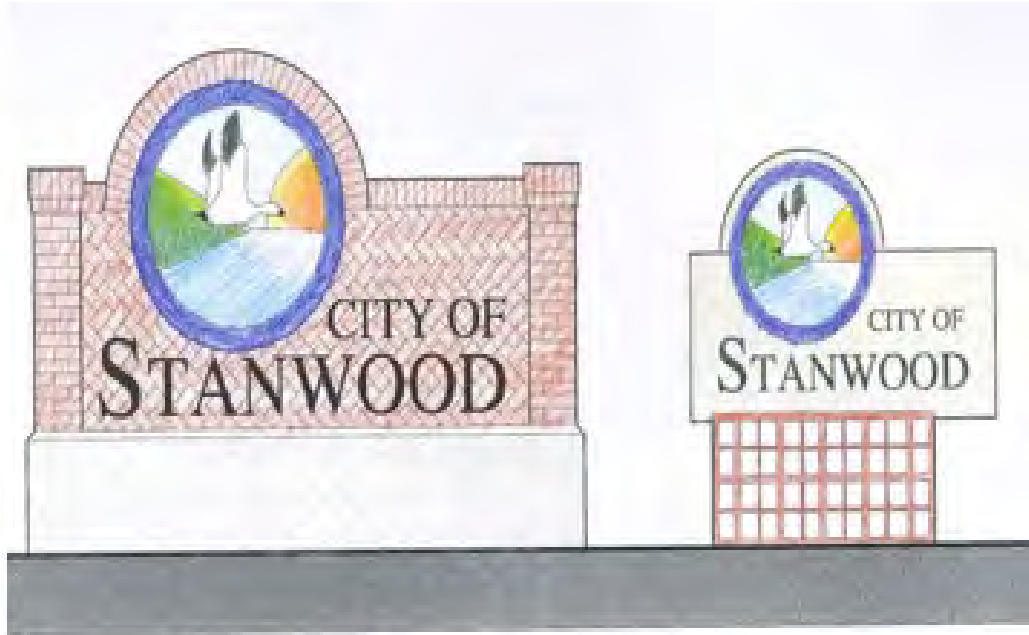
Prioritize Projects

Adopt 6-Yr Budget

Design Projects

Construct Projects

Gateway Signage & Landscaping



City Entrance Signs
at Key Locations

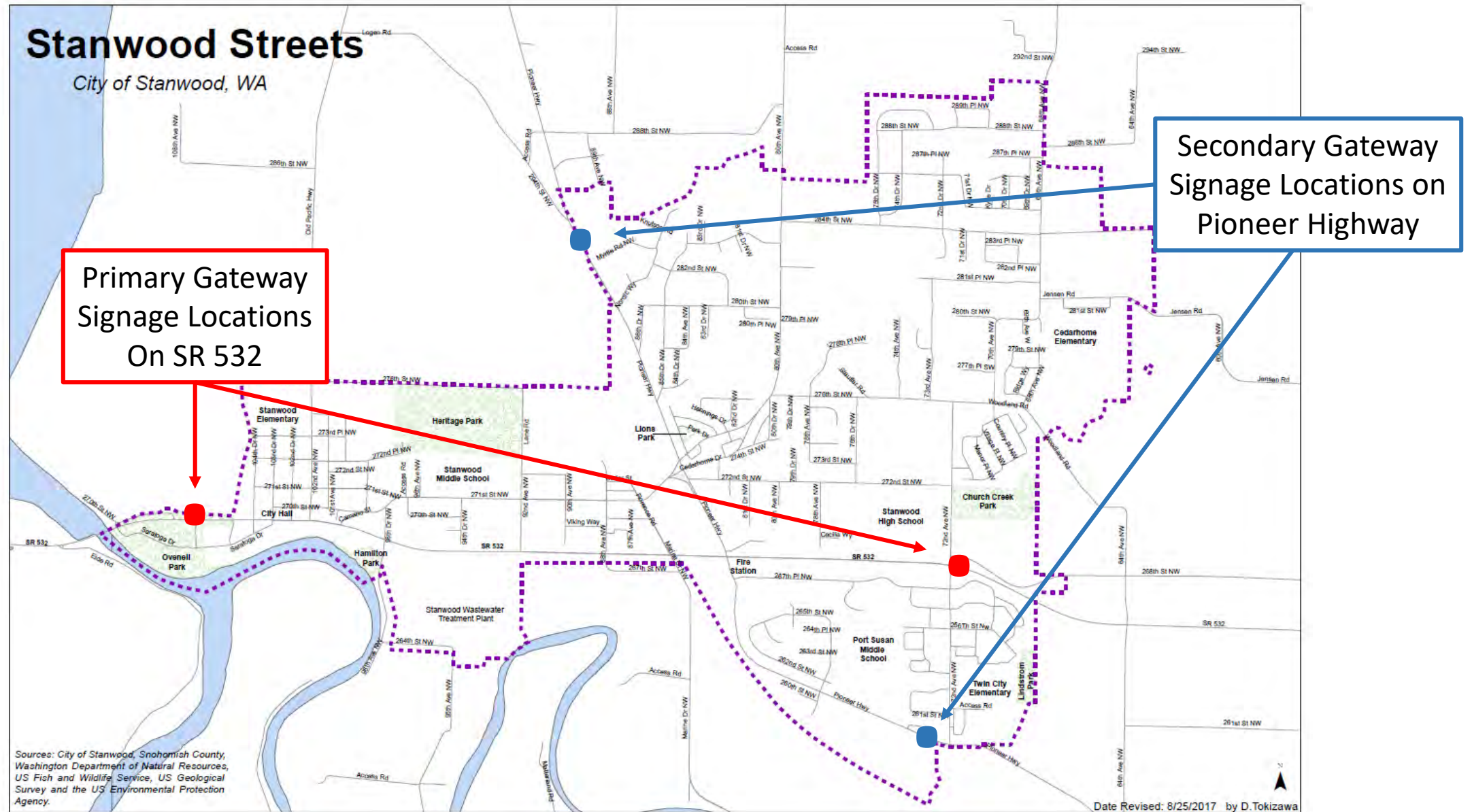
Use
Historic
“Velkommen”
as
Inspiration



Provide Logo Space for Community Organizations

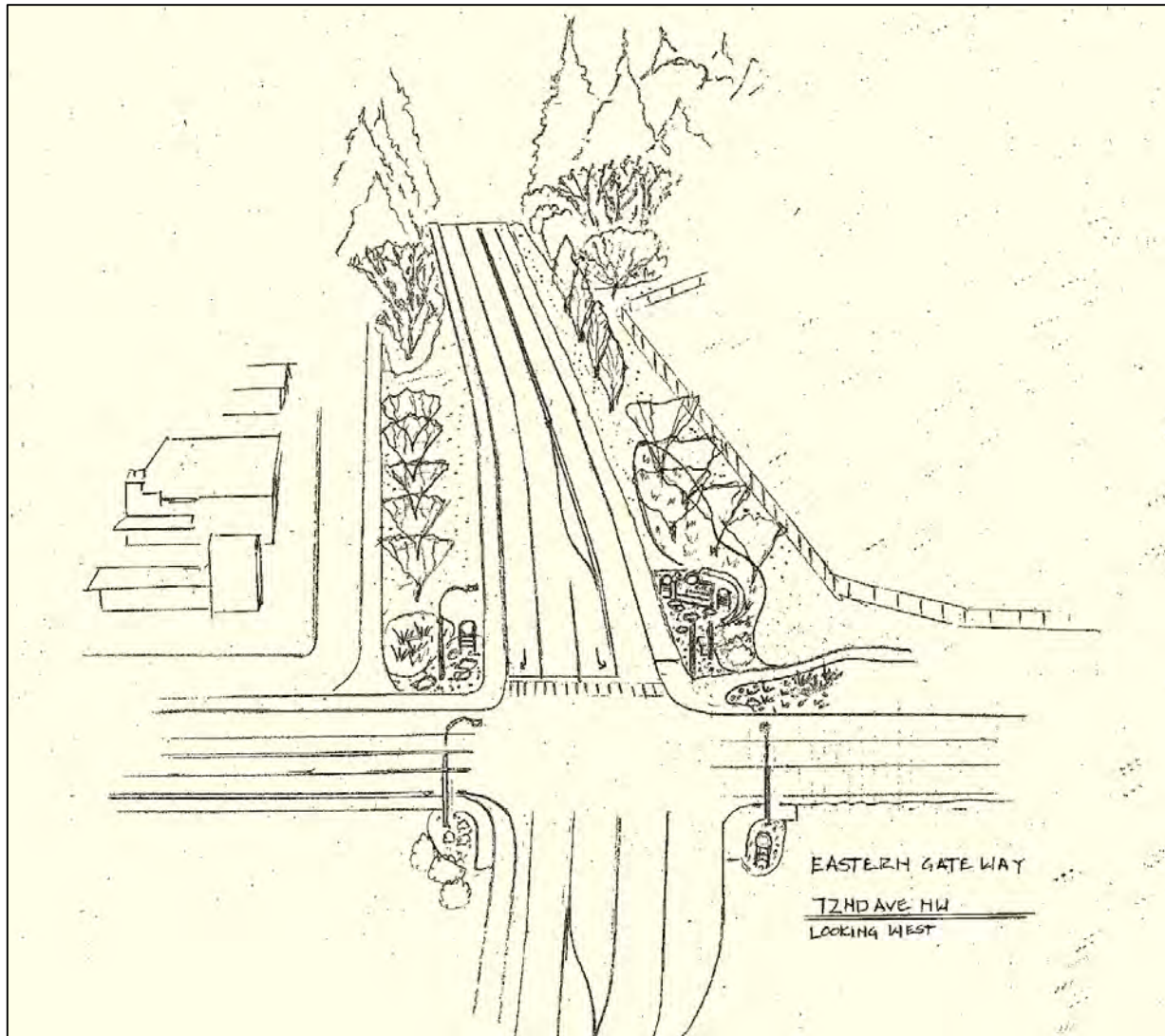


Gateway Signage

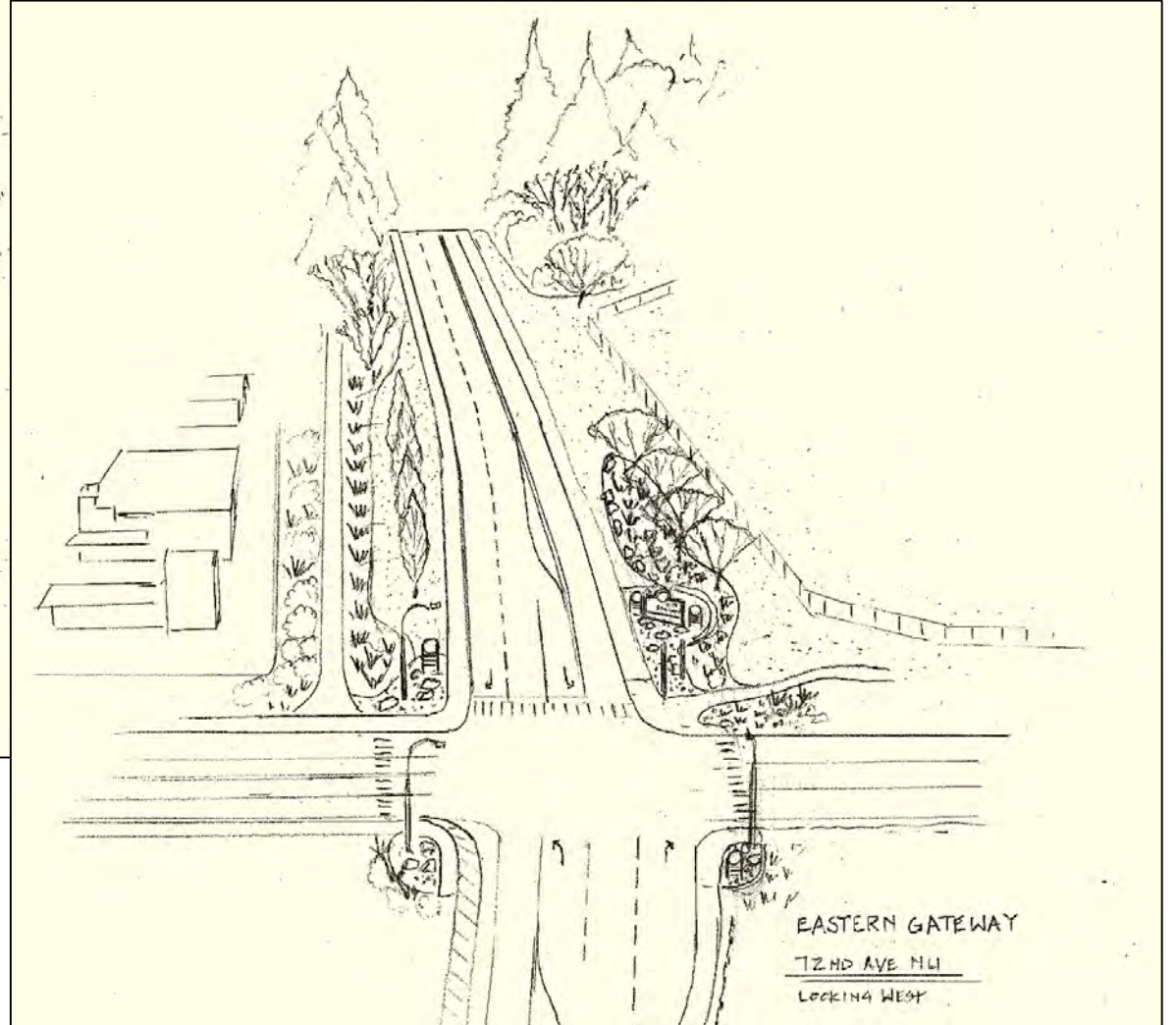


Design Concepts: SR 532 Entry Locations

- City Welcome Signs
- Tree Lined Street
- Ground Covers with Seasonal Color



SR 532 and 72nd Avenue

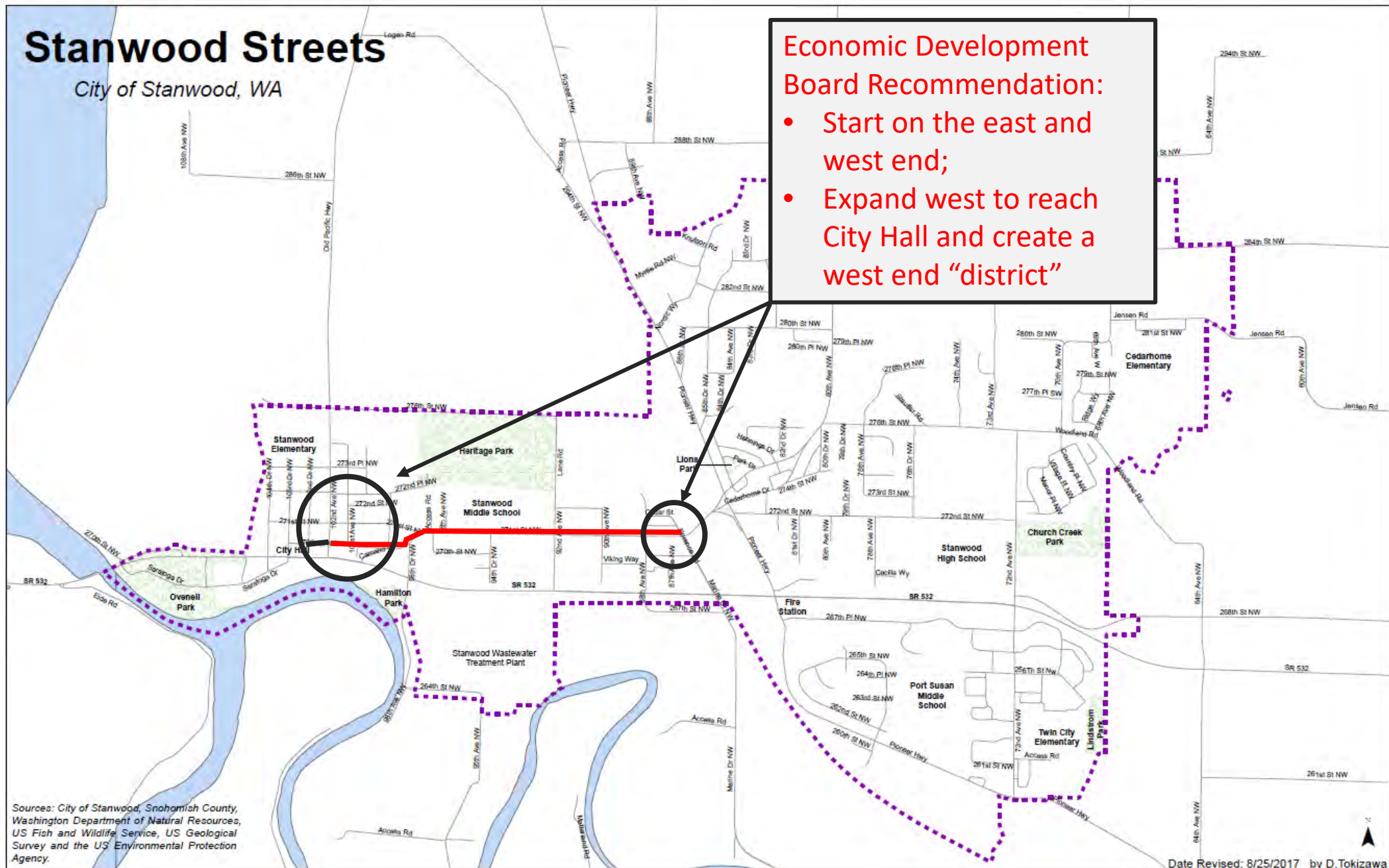


Main Street Revitalization

Project Concepts:

- Create a main street curb appeal with street trees, benches, flower baskets, painted murals, and / or street banners
- Consider “Road Diet” to encourage public use of the street
- Develop short term pilot and long range right-of-way use programs

271st Street Streetscape Improvement Ideas



East End Shopping District

Project Goal: Pedestrian Friendly Plaza Space

271st Right-of-Way North to South:

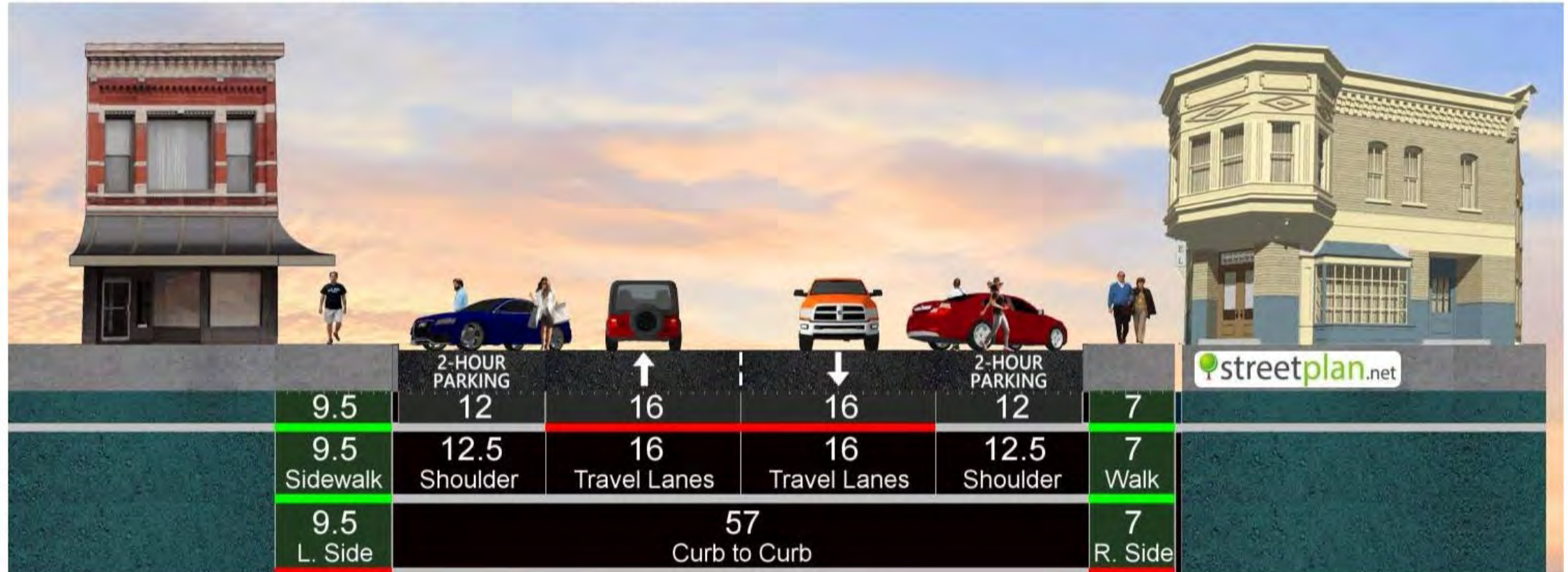
9.5' Sidewalk
12' Angled Parking
16' Travel Lane
16' Travel Lane
12' Angled Parking
7' Sidewalk



271st Street – East End

Existing Conditions

271st between 88th and Florence **Existing Conditions** Right-of-Way: 73.5' of 74'



East End Design Options

Pilot Program for Non-Motorized Use of the Right-of-Way

- Consider “Parklet” Design Where On-Street Parking Spaces are Turned into Public Use Spaces
- Restaurant Seating; Public Seating; Art Space

Long Term

- Permanent Reconfiguration of Street to Create Public Space
- Public Plaza; Special Events; Concerts

Pilot Program for Outdoor Café or Public Seating

Reclaim Portion of Parking For Pedestrian Use:

Existing Use	Parklet Concept
9.5' Sidewalk	9.5' Sidewalk
12' Angled Parking	8' Parklet
16' Travel Lane	8' Parallel Parking
16' Travel Lane	12' Travel Lane
12' Angled Parking	12' Travel Lane
<u>7'</u> Sidewalk	8' Parklet
72.5' Usable ROW	8' Parallel Parking
	<u>7'</u> Sidewalk
	72.5' Usable ROW

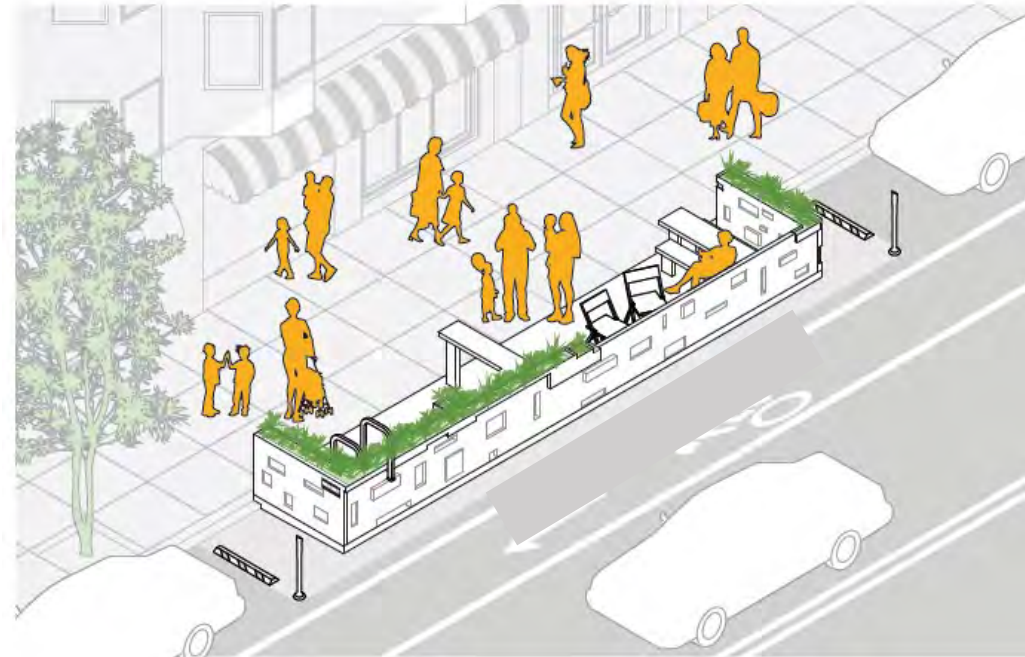
Design, Construction and Maintenance of Parklet is the Responsibility of the Business Owner



Parklet Design & Location Considerations

- Impact on Adjacent Businesses
- Wheel Stops or Other Form of Vehicle Barriers
- Separation from Passing Vehicles
- Accessibility - Extension of the Public Sidewalks
- Unrestricted Drainage Flow
- Unrestricted Access to Fire Hydrants
- Maintenance
- Trash Collection
- Aesthetics & Amenities
- Fabrication and Installation

**Concept Supported
By the Economic Development
Board – May 28, 2020**





169 Parking Spaces:
117 Rear Parking Lot
52 Main Street (271 Street)

Parking Impacts of “Parklets”
52 Stalls Along 271st Street
Parallel Stall Length: 20’

Assume Maximum Use:
Parallel Stalls Remove 12-18 Stalls

Reality: Mix of Angled and Parallel Stalls

Permanent Street Reconfiguration Options

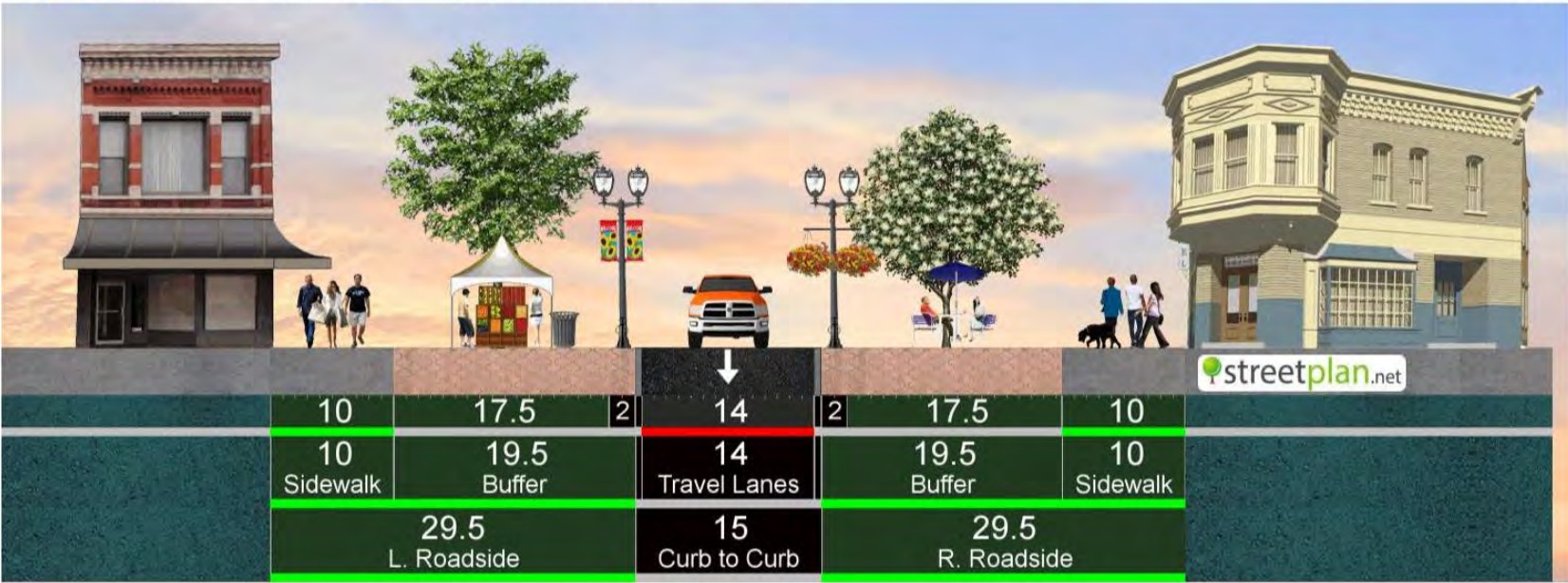
Three General Concepts to Initiate Conversations:

1. Create a One-Way Street Through the Center of the Road to Create Wide Pedestrian Friendly Sidewalks, Outdoor Seating, and Areas for Art
2. Create a One-Way Off-Set Street to Create Public Plaza Areas for Public Gathering, Outdoor Seating, Art
3. Close the Street Entirely to Create a Large Public Plaza Area for Public Gatherings, Special Events, Concerts, Festivals

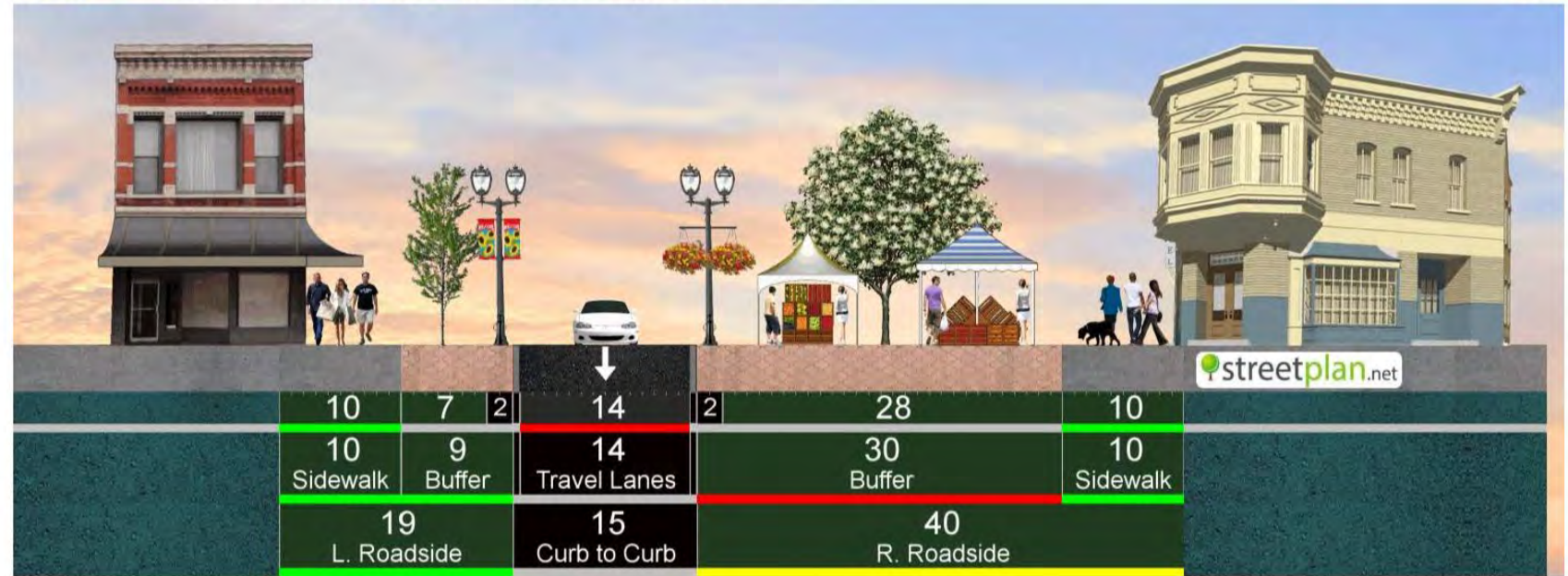
271st Street
Option 1 Cross Section
Single – One Way Road

**Potential
One-Way Street
With
Open Plaza**

271st between 88th and Florence **One Way Alt 1** Right-of-Way: 74' of 74'



271st Street Option 2 Cross Section Off-Set Single Curved Street - One Way Road



Potential One-Way Street With Curved Road and Open Plaza

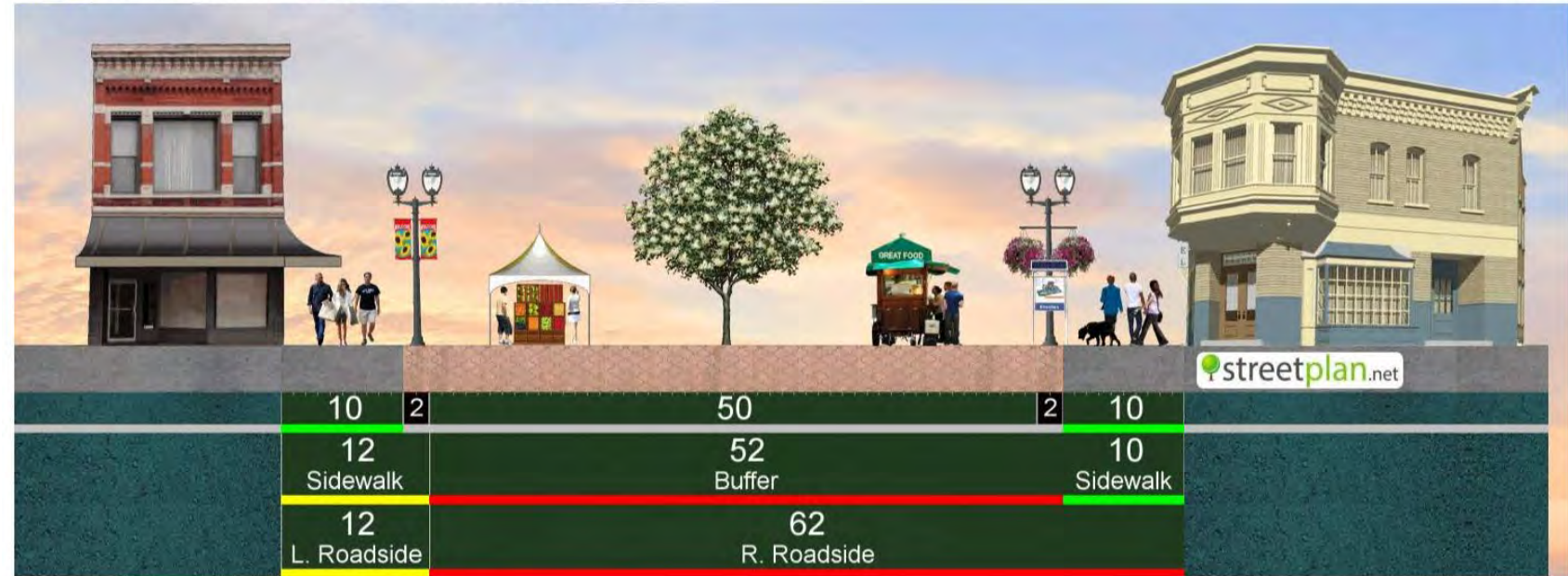


271st Street Option 3 Cross Section Partial Road Closure

Potential Partial Road Closure With Open Plaza

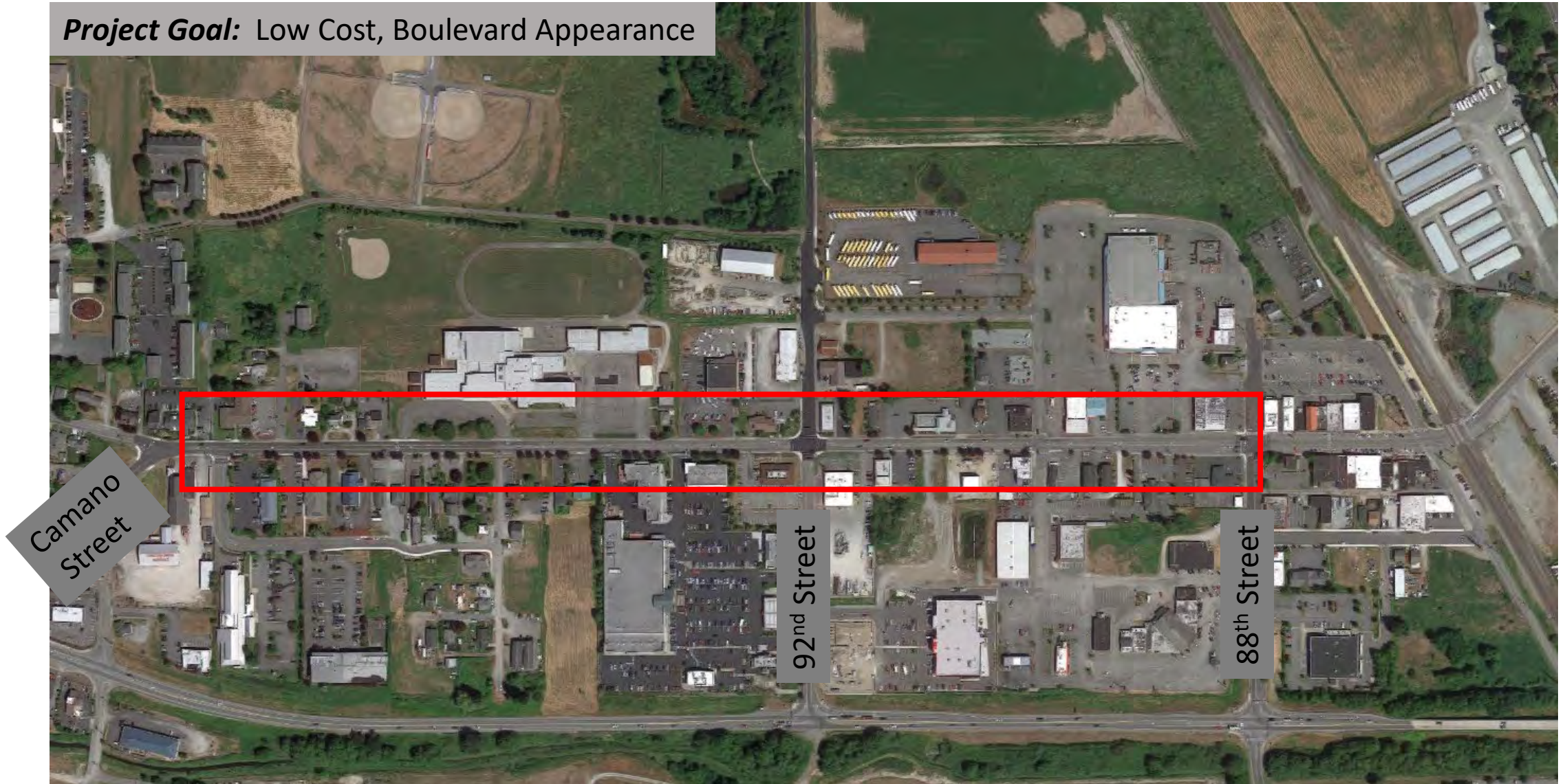
- Preferred Option of the
Economic Development Board:
- With Removable Bollards so
the Street Can Accommodate
Vehicles if/when Needed

271st between 88th and Florence plaza Alt 3 Right-of-Way: 74' of 74'



Connect Center District - Street Design Concepts

Project Goal: Low Cost, Boulevard Appearance



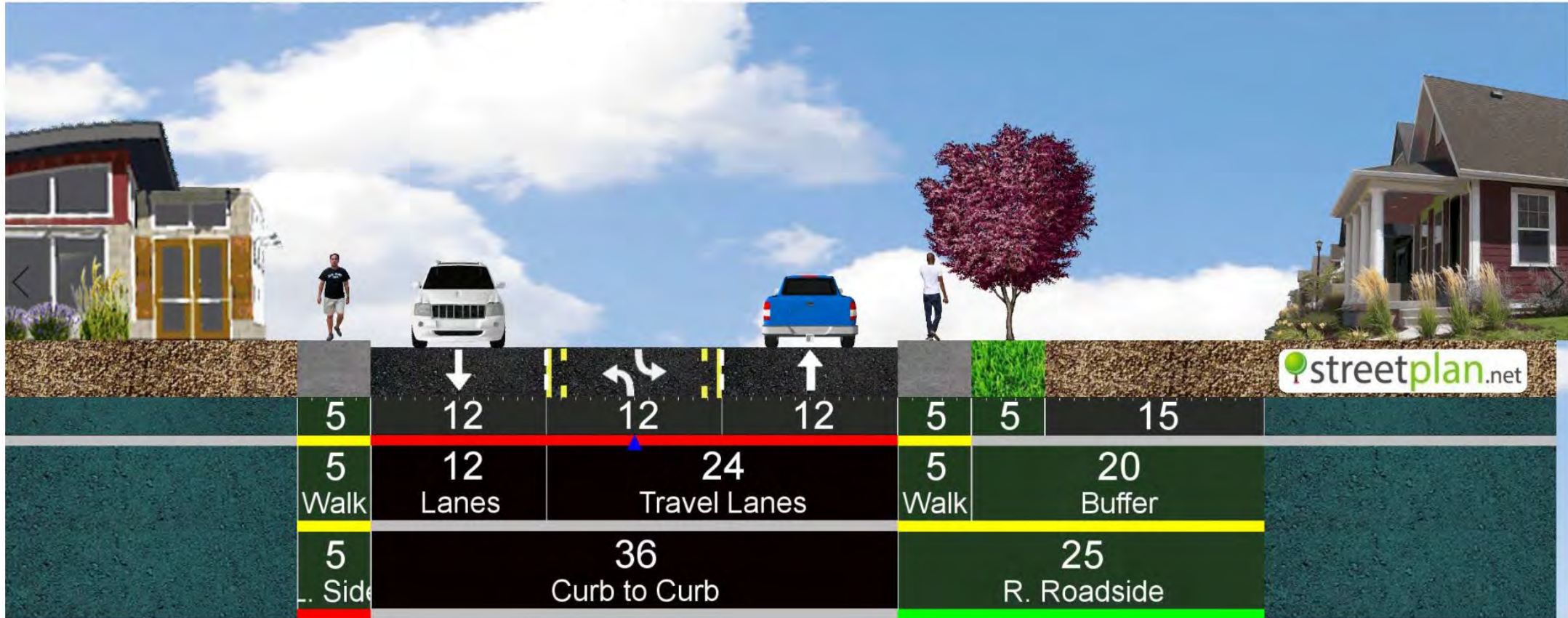
271st Street ROW – Existing Conditions

Center District

between 88th and Camano

Existing Conditions

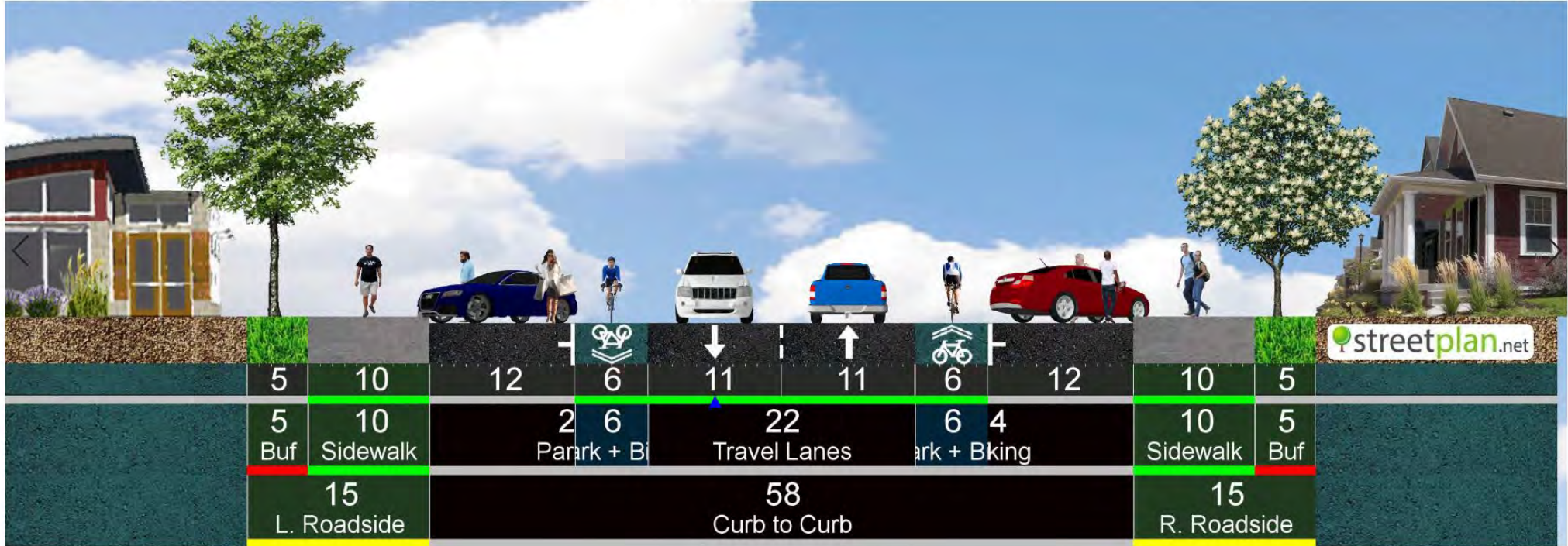
Right-of-Way: 66' of 66'



ROW Varies: 60 – 66'; Significant Amount of Unused ROW On South Side of Road

Center District Street Option – Complete Street Concept

Center District between 88th and Camano complete street Right-of-Way: 88' of 88'



Too Expensive

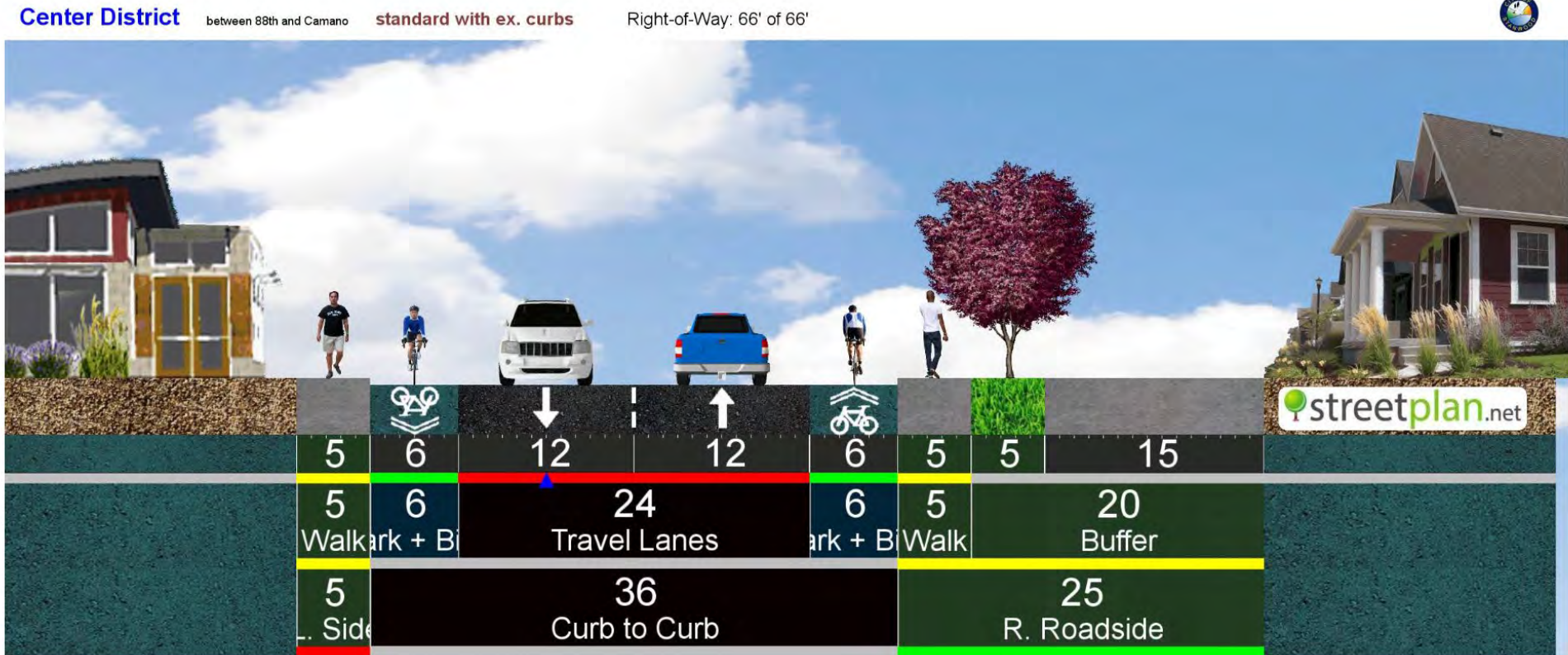
Concept: Mix of Downtown Subarea Plan and Non-Motorized Plan

Cost: \$\$\$

Implementation Requirements: ROW Acquisition, Sidewalk Construction, Paint, Infill Street Trees (Behind Sidewalks)

Center District Street Option – Standard Street

Possible Between
Camano Street and 90th
Avenue



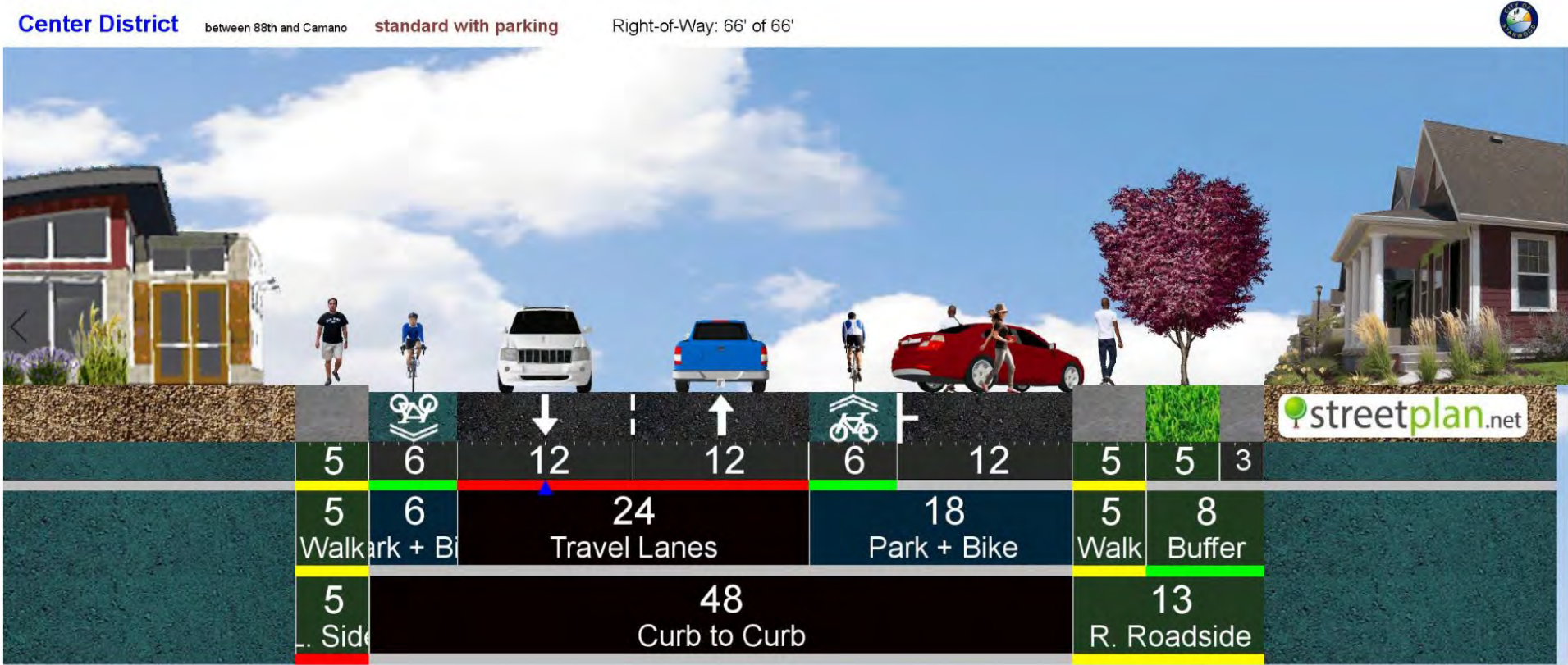
Concept: Follows Non-Motorized Plan by Providing Bike Lanes

Cost: \$

Implementation Requirements: Paint and Infill Street Trees (Behind Sidewalks)

Center District Street Option – Standard Street w/ Parking

Possible Between
Camano Street and 90th
Avenue



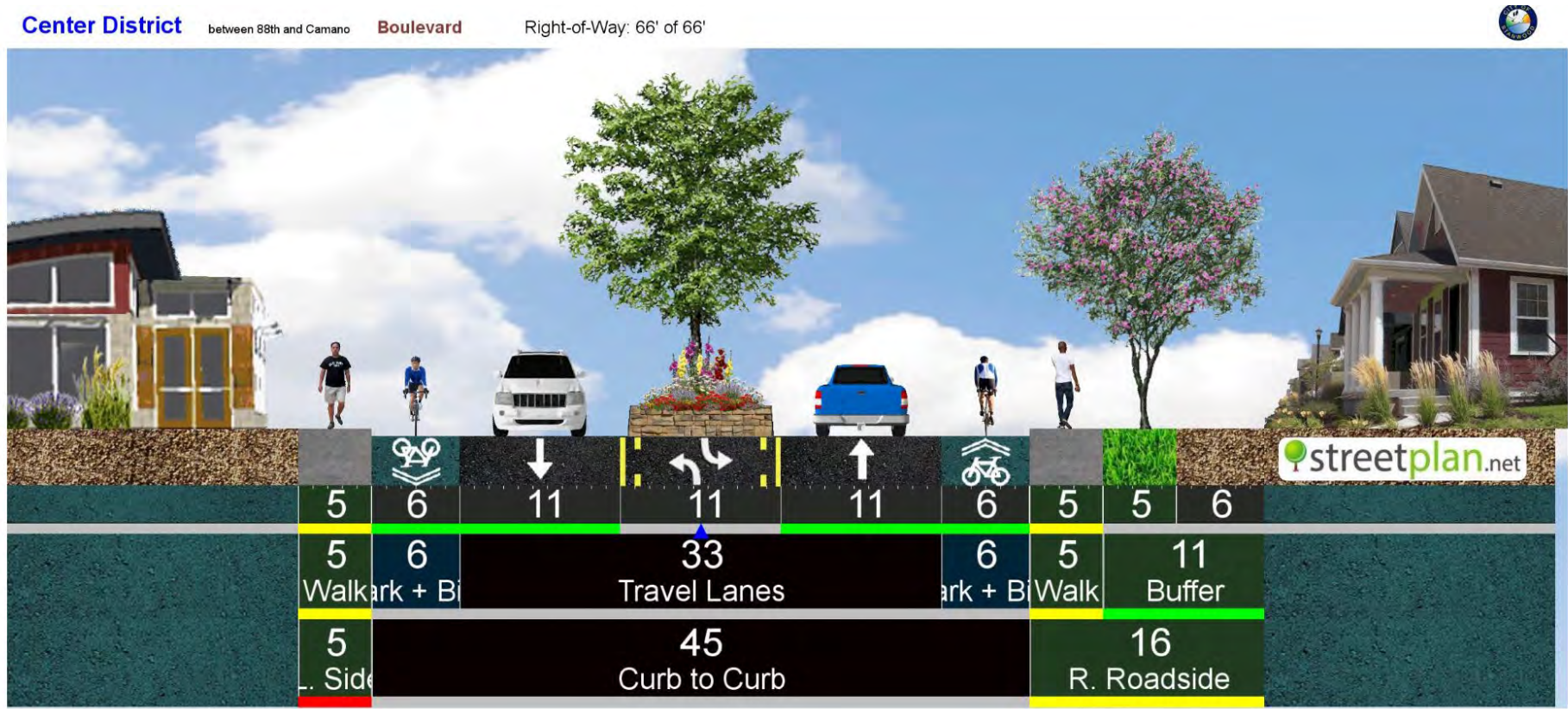
Concept: Hybrid of Downtown and Non Motorized Plan

Cost: \$\$

Implementation Requirements: Paint, Reconstruct South Side to Install Parking in Key Locations, and Infill Street Trees (Behind Sidewalks)

Center District Street Options - Boulevard Concept

Possible Between 90th
Avenue and 88th Avenue



Concept: Hybrid of Downtown Subarea Plan by Providing Landscaping & Bike Lanes
Does Not Provide On-Street Parking

Cost: \$\$

Implementation Requirements: Paint, Infill Street Trees (Behind Sidewalks), Reconstruct Sidewalk on South Side and Construct Landscape Medians in Strategic Locations

West End Design Options

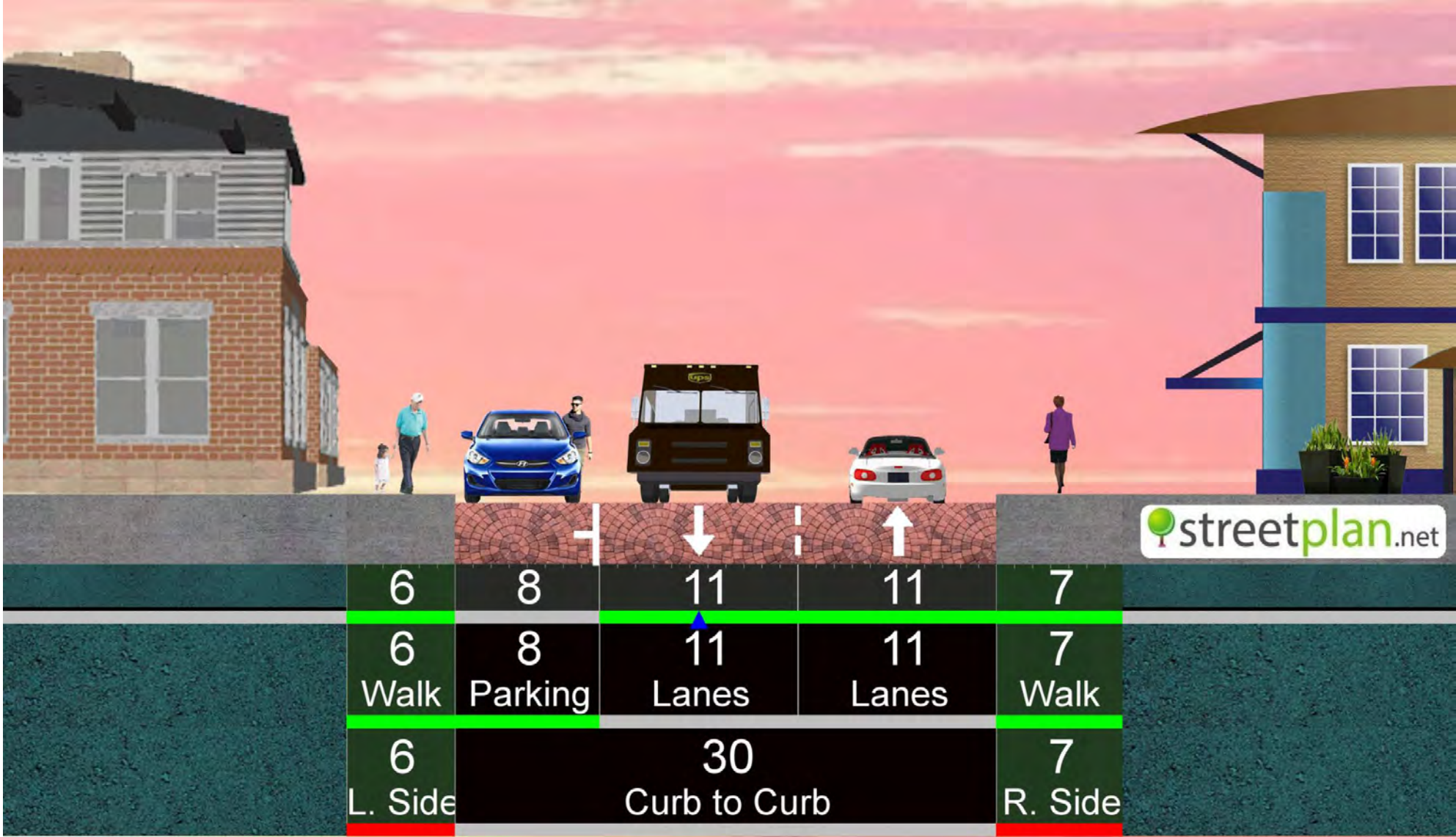
Pilot Program for Non-Motorized Use of the Right-of-Way

- Reconfigure to One-Way to allow for “Parklet” Design Where On-Street Parking Spaces are Turned into Public Use Spaces
- Restaurant Seating; Public Seating; Art Space

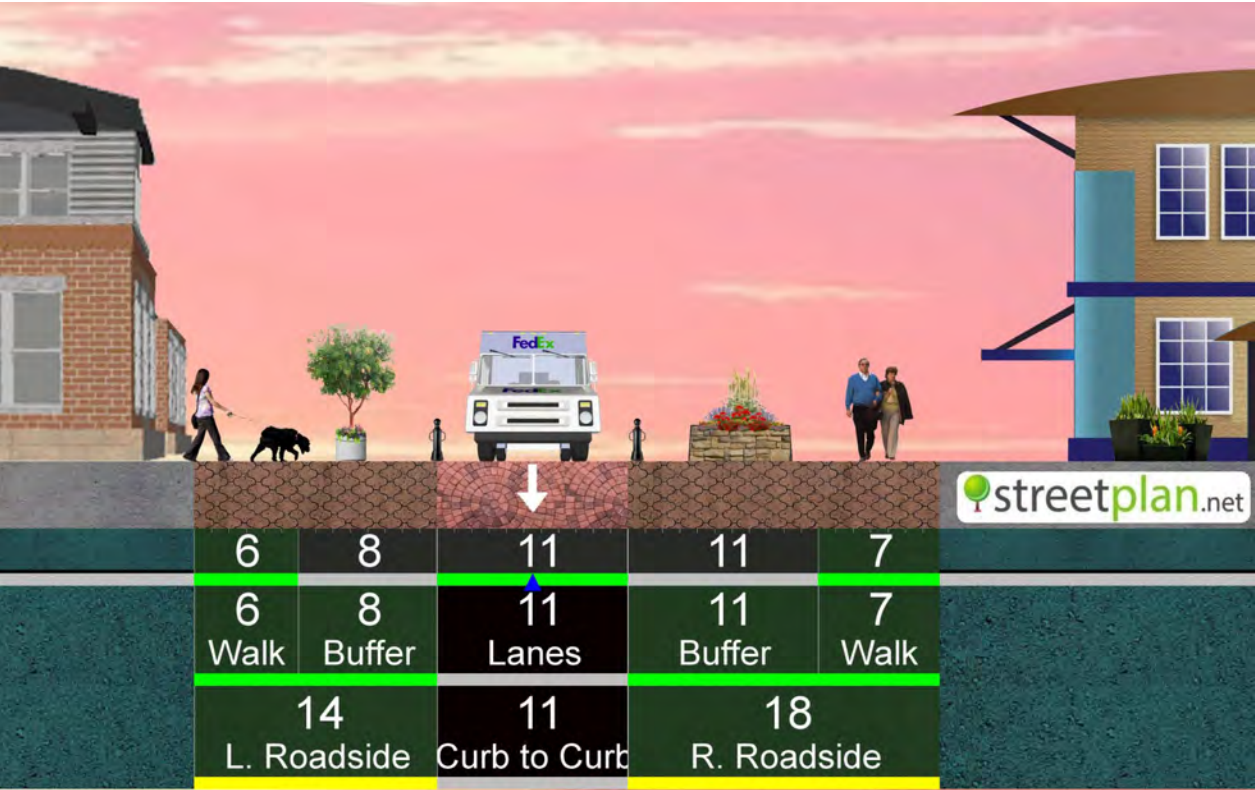
Long Term

- Create a Public Arts / Theater “District”
- Permanent Reconfiguration of Street to Create Public Space
- Public Plaza; Special Events; Concerts

West End Brick Road: Existing Conditions – 43' ROW



West End Brick Road: Design Ideas



One – Way Through Traffic

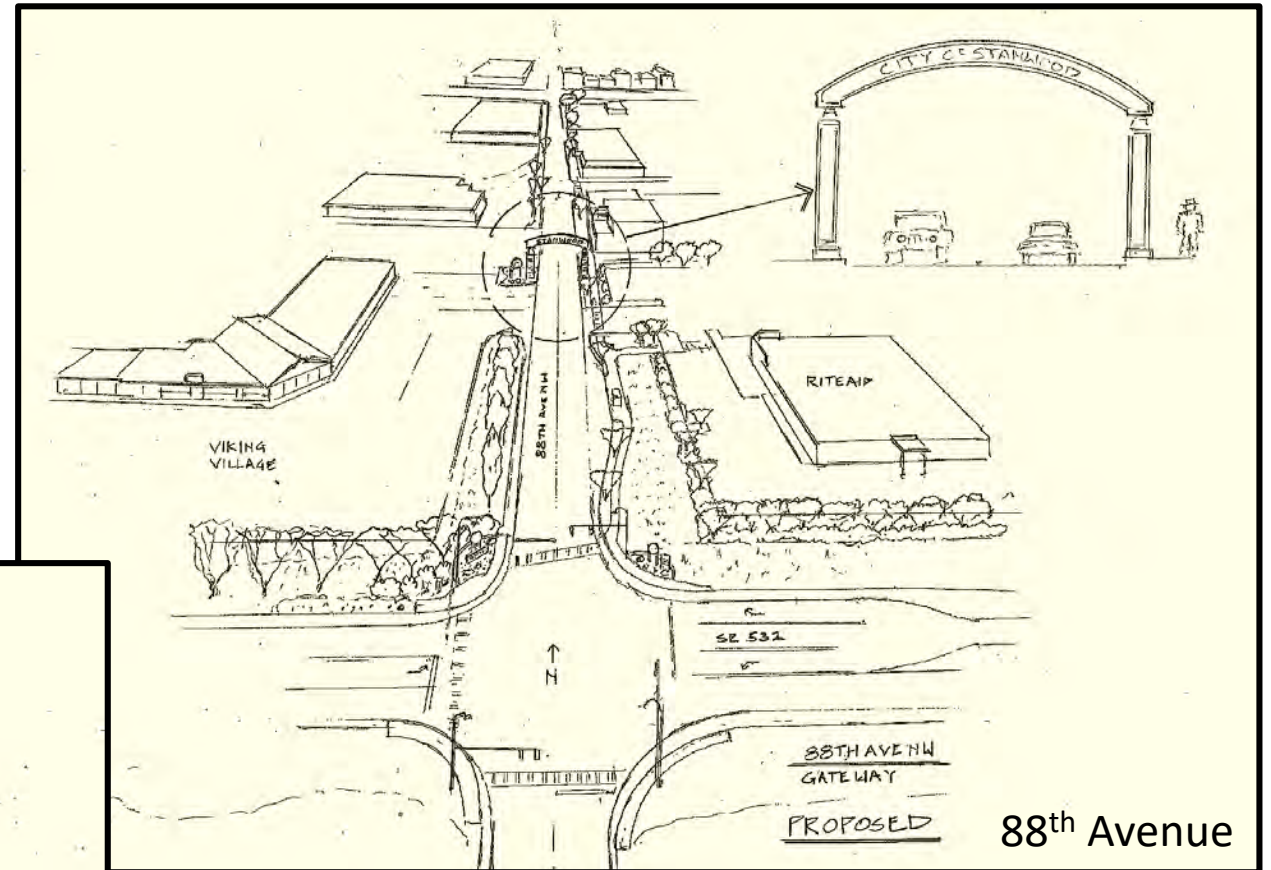
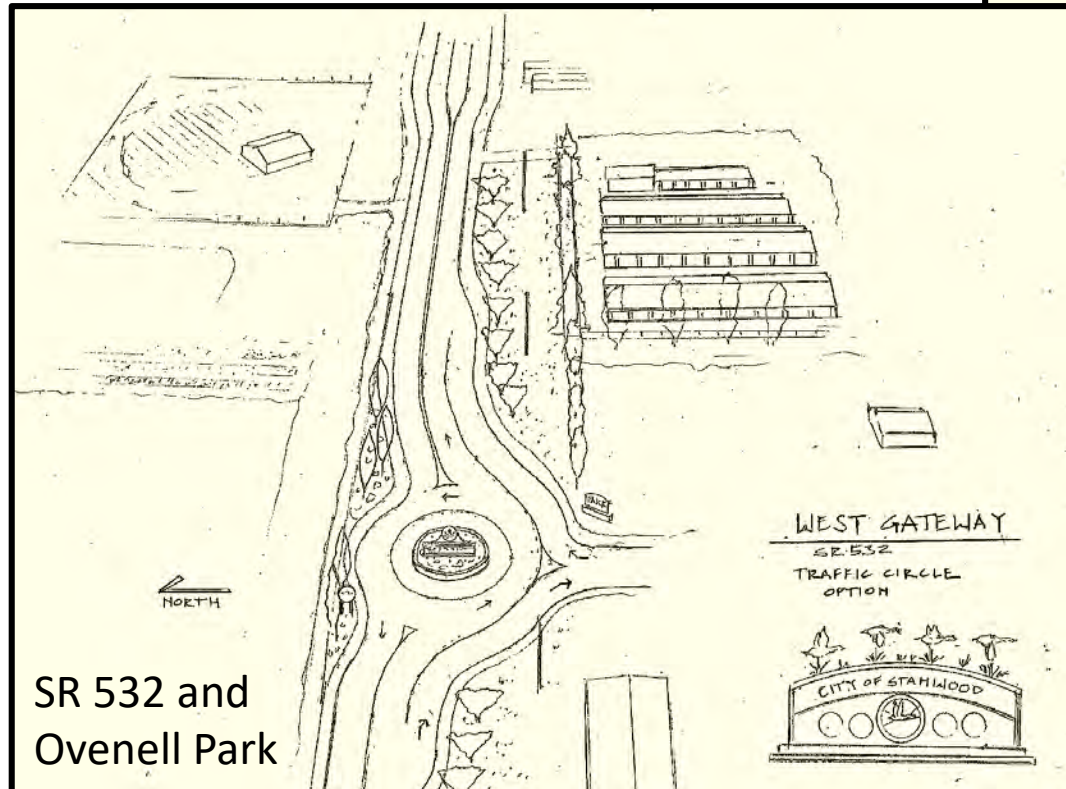


Close Street To Create A Public Plaza

Gateway Features

Gateways:

- Downtown Corridors
- Future Roundabouts



Economic Development Board Recommendation:

- Potentially 2 Gateways: One at the 271st / 88th Avenue Intersection and a smaller one near SR 532

SR 532 Beautification

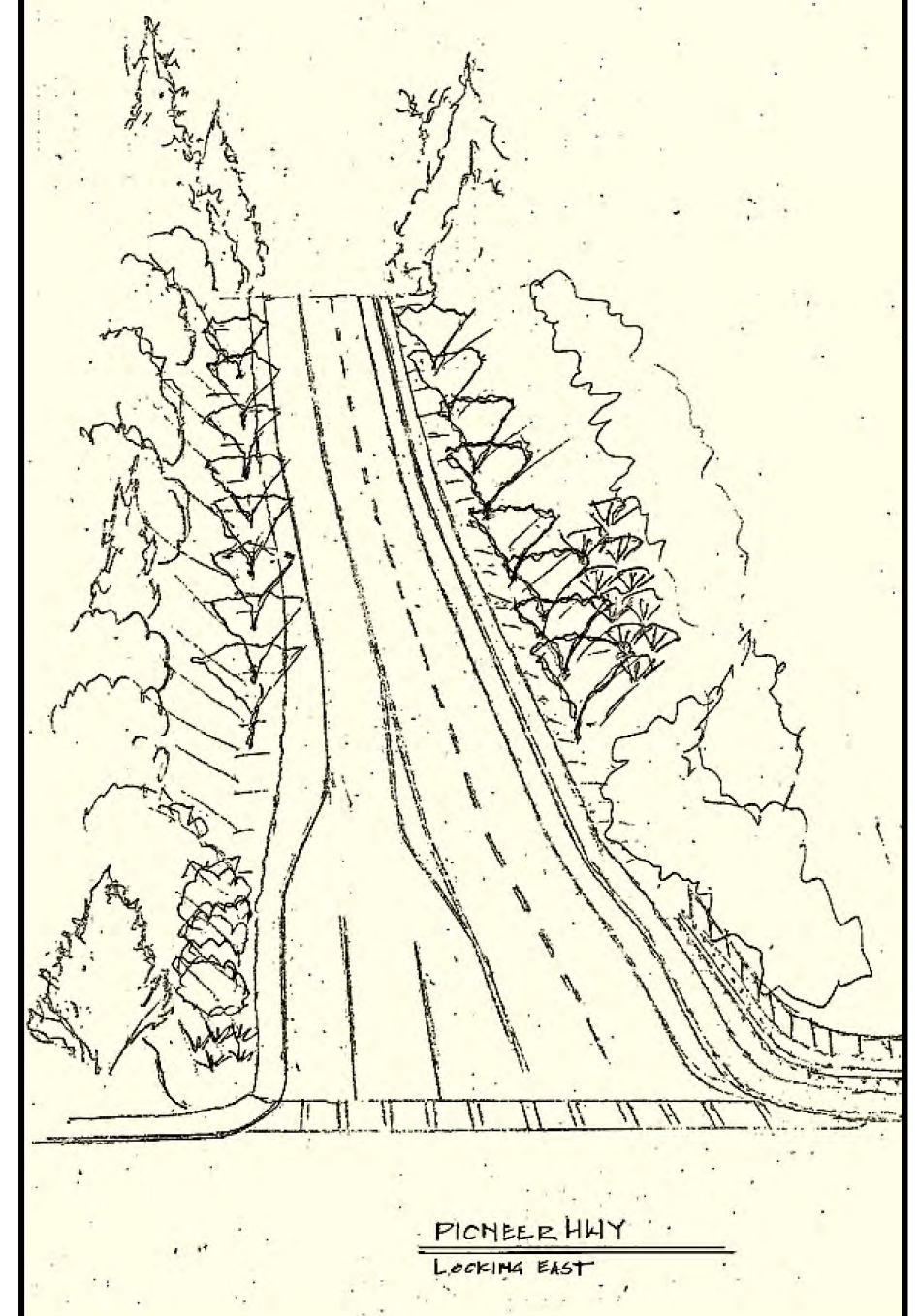
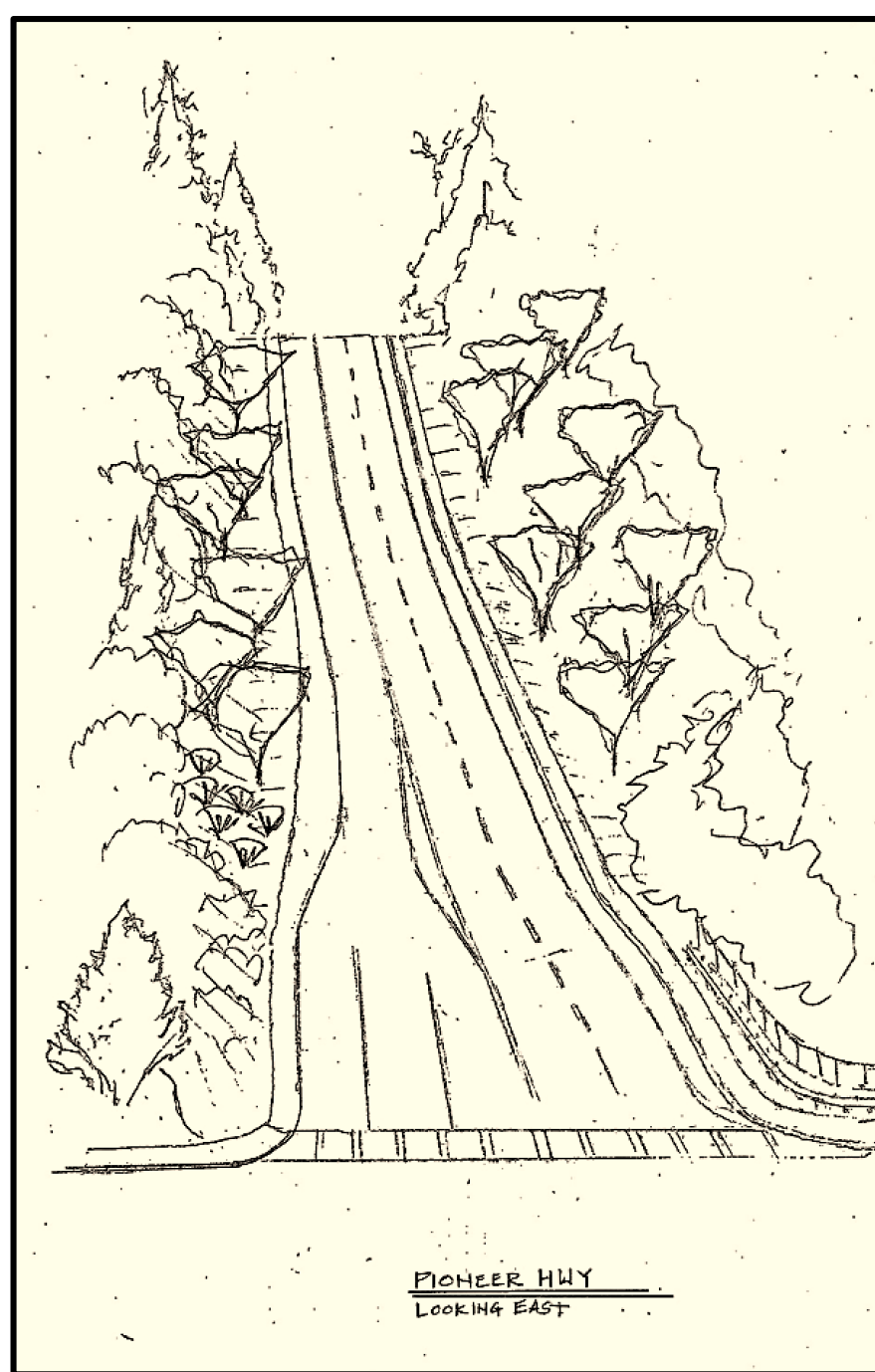
Improve aesthetic quality of SR 532:

- Create a colorful tree lined street curb appeal
- Establish landscape themes at key intersections
- Improve walkability & pedestrian crossings
- Adopt a seasonal banner program on street lights

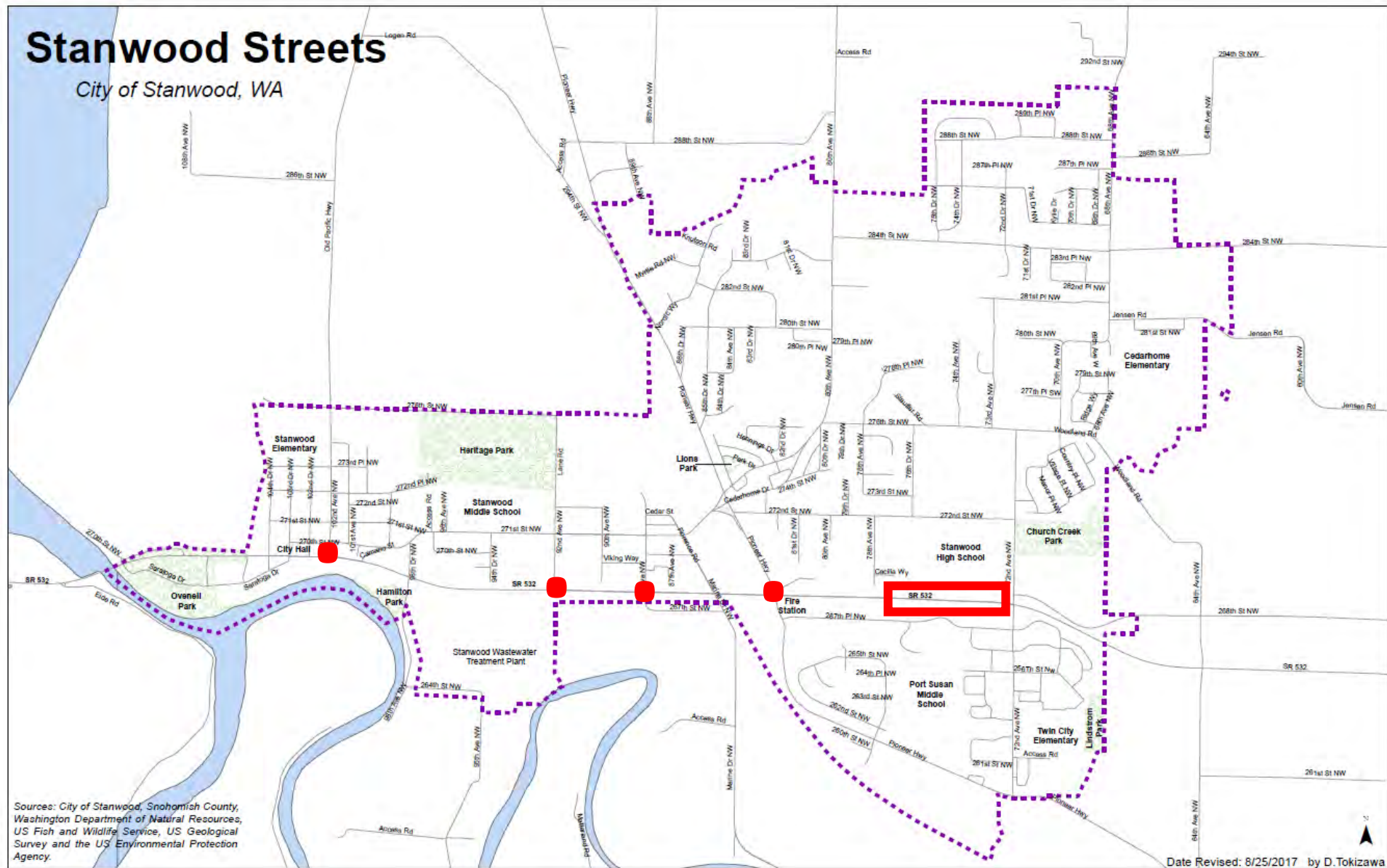
Design
Ideas On
SR 532
Between
the High
School and
Pioneer
Highway

Colorful
Seasonal
Trees

Creates a
Entrance to
Downtown
Stanwood



Landscape Beautification at Key Intersections & Corridors



Wayfinding Signage

Purpose:

- Promote Economic Development in the City of Stanwood
- Promote Community Identity
- Encourage Tourism
- Promote Shopping Districts & Parking Opportunities
- Promote Community Events

Wayfinding Sign Design

Snow Goose Design

Welcome & Visitor Information Signs

Designated Districts:

- West District
- Central District
- East District
- Hilltop District

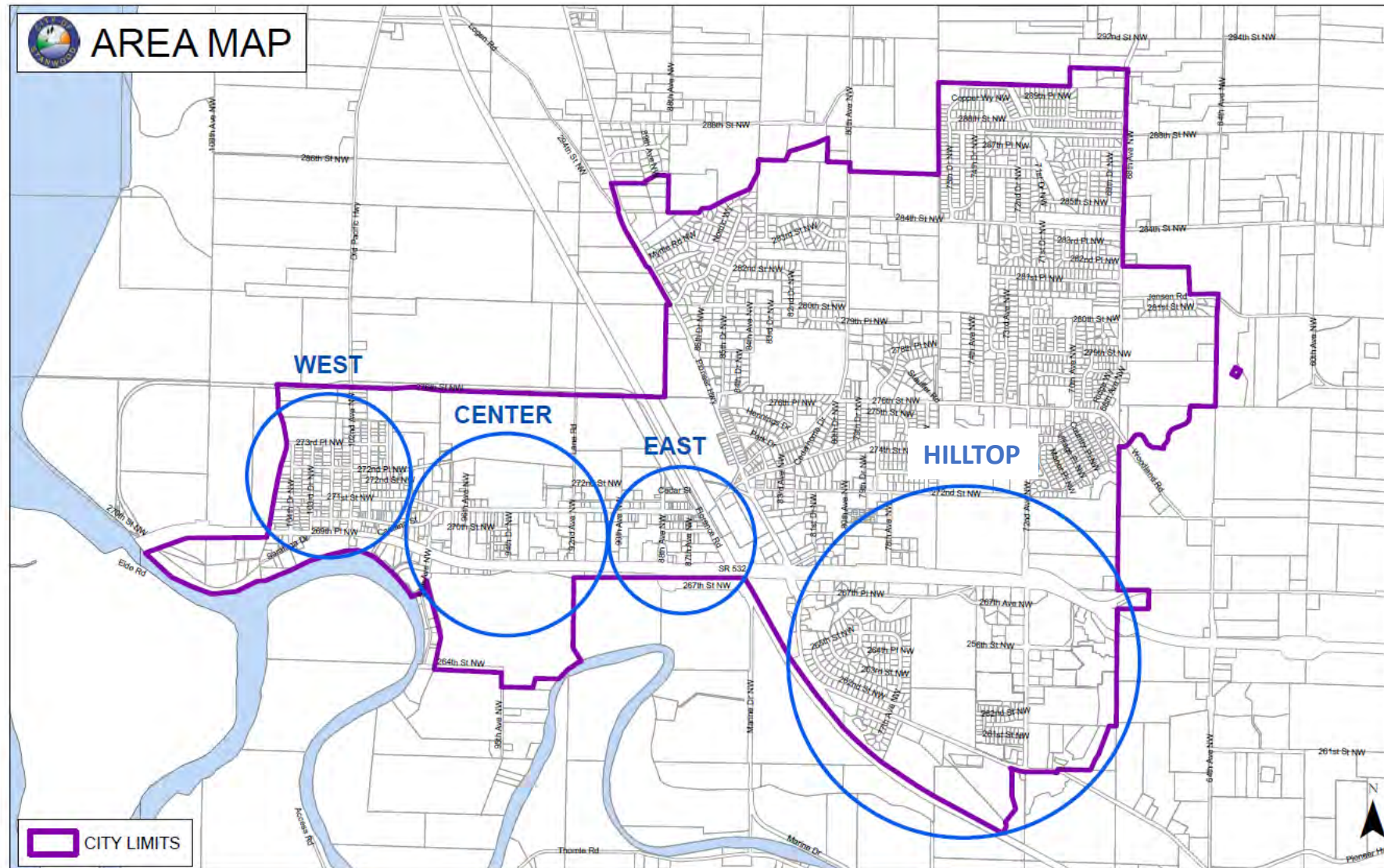
Promote Buying Local



Business Wayfinding Program

- Limited use of city right-of-way
- Identifying business opportunities and services
- Directing travelers to businesses and parking locations
 - Standard background, font and color
 - Exempt from off-premise sign restrictions
- Banners
- Public Information Kiosks
- Historic Street Signs

Wayfinding Districts

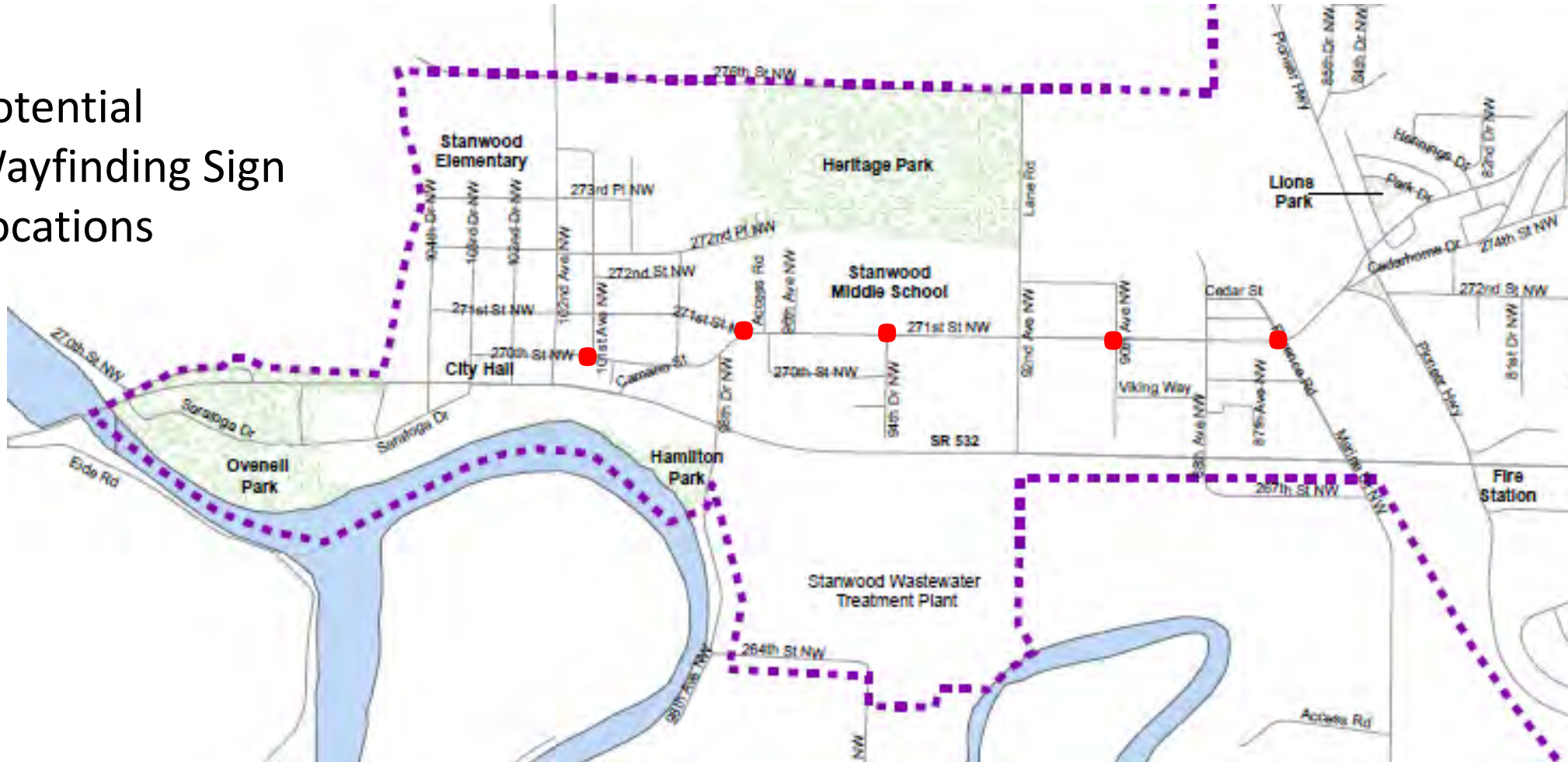


Wayfinding Signs – Phase 1 Locations



Wayfinding Signs: Center and East Districts

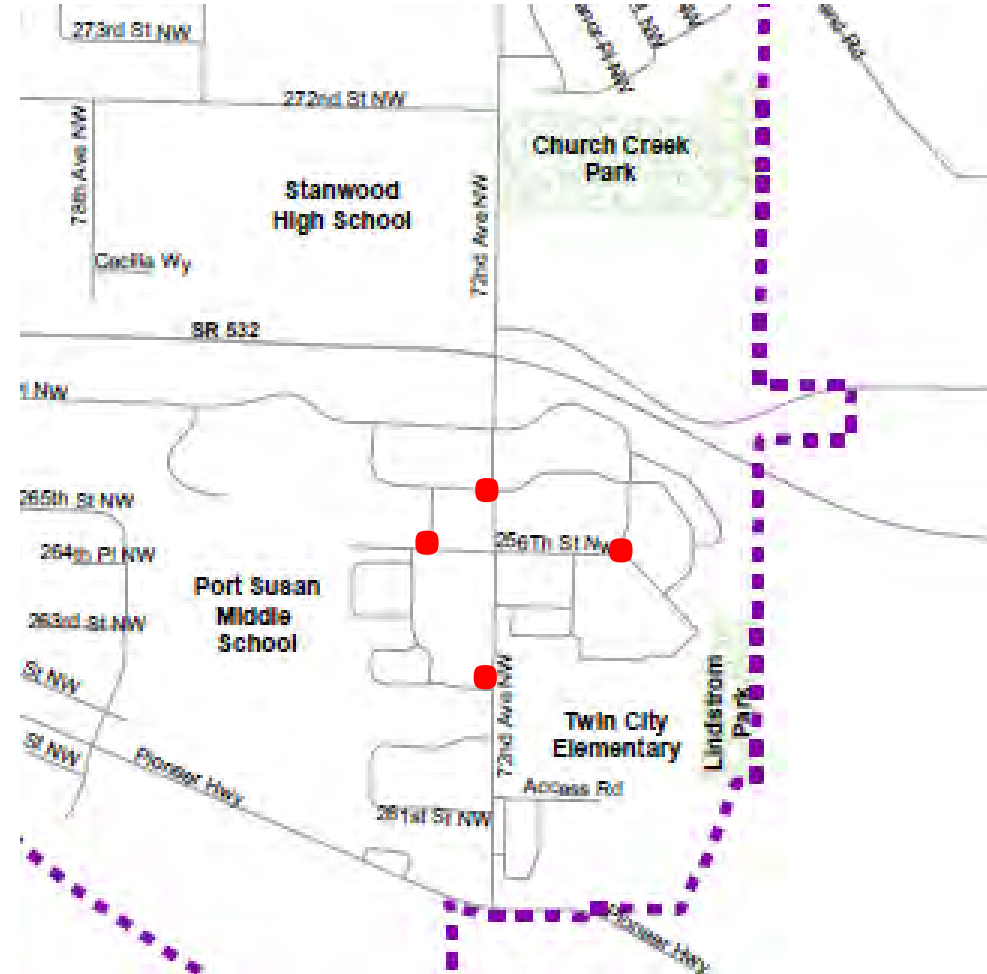
- Potential Wayfinding Sign Locations



Wayfinding Signs: Hilltop

- Potential Wayfinding Sign Locations

Allowed on both the public and private streets; locating signs on private property requires approval of the property owner

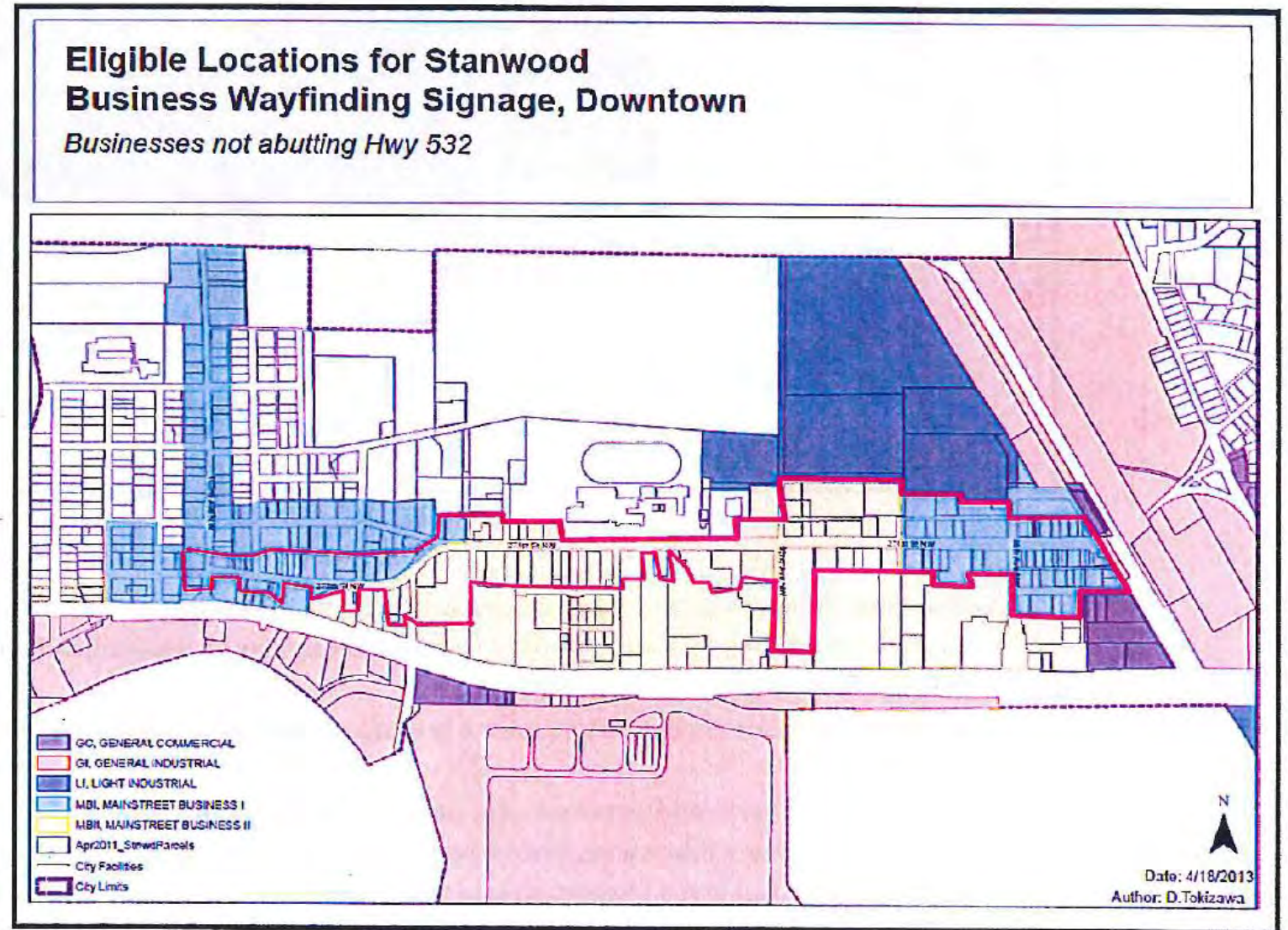


Wayfinding Signs: Center and East Districts

Businesses not abutting SR 532 within commercial zoned land off of 270th and 271st Street are eligible to participate in the wayfinding sign program.

Options:

- Snow Goose Signs with General Business Topics with Arrows
- Visitor Information Signage



Project Overview

Gateway Signage & Landscaping	Main Street Revitalization	Gateway Features	SR 532 Beautification	Wayfinding Signage
Potential Near Term Projects:				
Landscaping Relocation of Existing Signage Service Club Sign	Pilot Parklet Program Landscaping Benches	Landscaping	Landscaping at Key Intersections Installation or Relocation of Signs	Purchase and Installation of Wayfinding Signs by Local Businesses
Potential Long Term Capital Projects:				
	Street Reconfigurations for West, Center and East Districts	88 th Avenue Gateway Arch	Roundabouts Art	City Initiated Project for Signage in the East, Center and Hilltop Districts

Discussion – Implementation

How would you prioritize Projects:

- Creating a 6-Year City Beautification Budget and Capital Improvement Project List

Priority #1 (Yearly)	Priority #2 (1-2 Years)	Priority #3 (3-5 Years)	Long Term (6+ Years)
- Yearly Landscape Improvements - Pilot Downtown Parklet Program - Benches / Flowers	- Gateway Signs at 72nd Avenue and Ovenell - Service Club Signs - Wayfinding Signs 88th Avenue Arch	88th Avenue Arch - Predesign & Public Outreach for Main Street Reconfiguration - Wayfinding Signs	Design and Permitting of Main Street Reconfiguration
Budget (Yearly)	Budget (1-2 Years)	Budget (3-5 Years)	Budget (6+ Years)
\$10,000 Yearly; On-Going Budget Line Item EBD: \$ Amount Seems Low	\$50,000 - \$60,000 Per Year	\$20,000 - \$40,000: Arch \$250,000 Main Street Predesign	TBD May 29, 2020 Economic Development Boards Comments in Red



MEMORANDUM

City of Stanwood
10220 270th St NW
Stanwood, WA 98292
360-329-2181

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: June 8, 2020

TO: PLANNING COMMISSION

FROM: Patricia Love, Community Development Director

SUBJECT: Planning 101

ATTACHMENTS: A- Role of Planning Commission
B- Stanwood Planning 101

City staff will provide a presentation at the meeting regarding the role of the Planning Commissioner and the history of planning in Stanwood.



Planning 101: Role of the Planning Commission

PLANNING COMMISSION

What is a Planning Commission?

- ▶ Volunteer Advisory Committee
- ▶ Governed by RCW 35.63 and SMC 2.12
- ▶ Appointed by the Mayor and Confirmed by the City Council
- ▶ Provides citizen review and perspective on issues
- ▶ Make recommendations on planning-related matters to the city Council

Planning Commission Duties

SMC 1.12 Planning Commission

Powers and Duties. The planning commission shall **advise** the mayor and council in matters concerning the **comprehensive land use and development** of the city and its environs, hold public meetings and hearings when called for by this code when requested by the city council, and provide the council with copies of all minutes of each session of the commission. The commission shall prepare and submit to the city council for adoption any additional plans and **undertake any plans and studies assigned by the city council** to better accomplish the objectives, intent, purpose, scope, goals, and policies of this code. The commission shall also perform other duties as assigned by city council.

Planning Commission Duties



Planning Commission Duties

Legislative Action:

- ▶ Comprehensive Plan Amendments or Development Regulations which will **affect the entire community**, not just an individual property owner or single piece of land.
- ▶ Current Project Examples Include:
 - ▶ 2023 Comprehensive Plan Update
 - ▶ Impact Fee Regulations
 - ▶ Floodplain Regulations

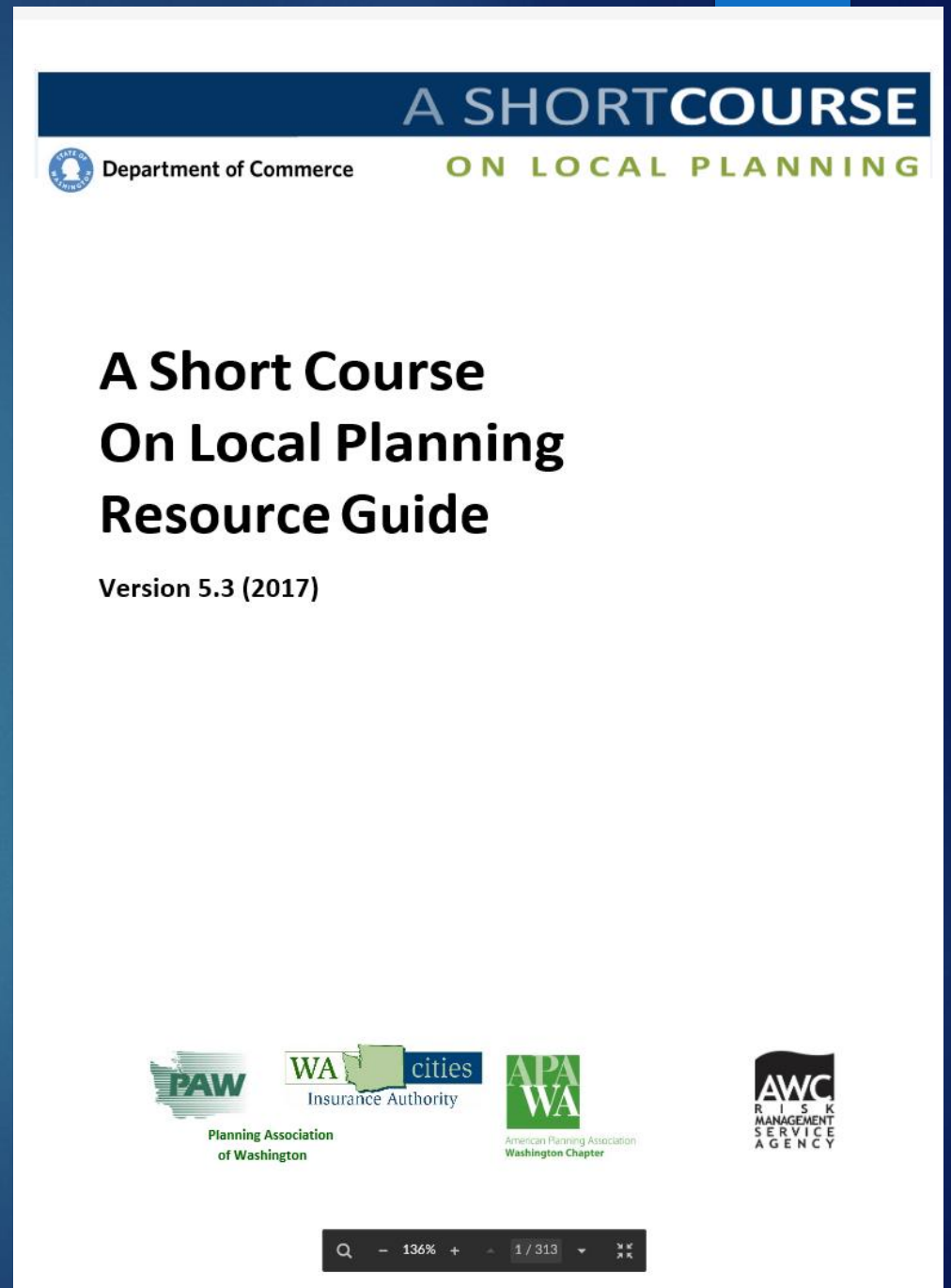
Guidance Document

A short Course on Local Planning Resource Guide

- ▶ New to the Planning Commission
FAQ's
- ▶ The Planning Model in Washington
- ▶ The Planning Commission Act
- ▶ Growth Management Act

Download:

Dept of Commerce Short Course
Guidebook





Planning 101: Introduction to Land Use Planning

PLANNING COMMISSION

Community Development Department

Who Are We?



Getting to Know What We Do

Front Counter– Front Counter Support, Phones, Permit Issuance, General Information, Business Licenses

Planning – Zoning / Permit Review & Inspections, Long Range Planning, Environmental Protection, Park Planning, Capital Projects

Construction Inspector – Permit Review & Inspections, Right-of-Way, Grading, Storm Water, Capital Projects

Building – Permit Review and Inspections, Fire Review, Code Enforcement



History of Stanwood

Stanwood's History

Original City Boundaries

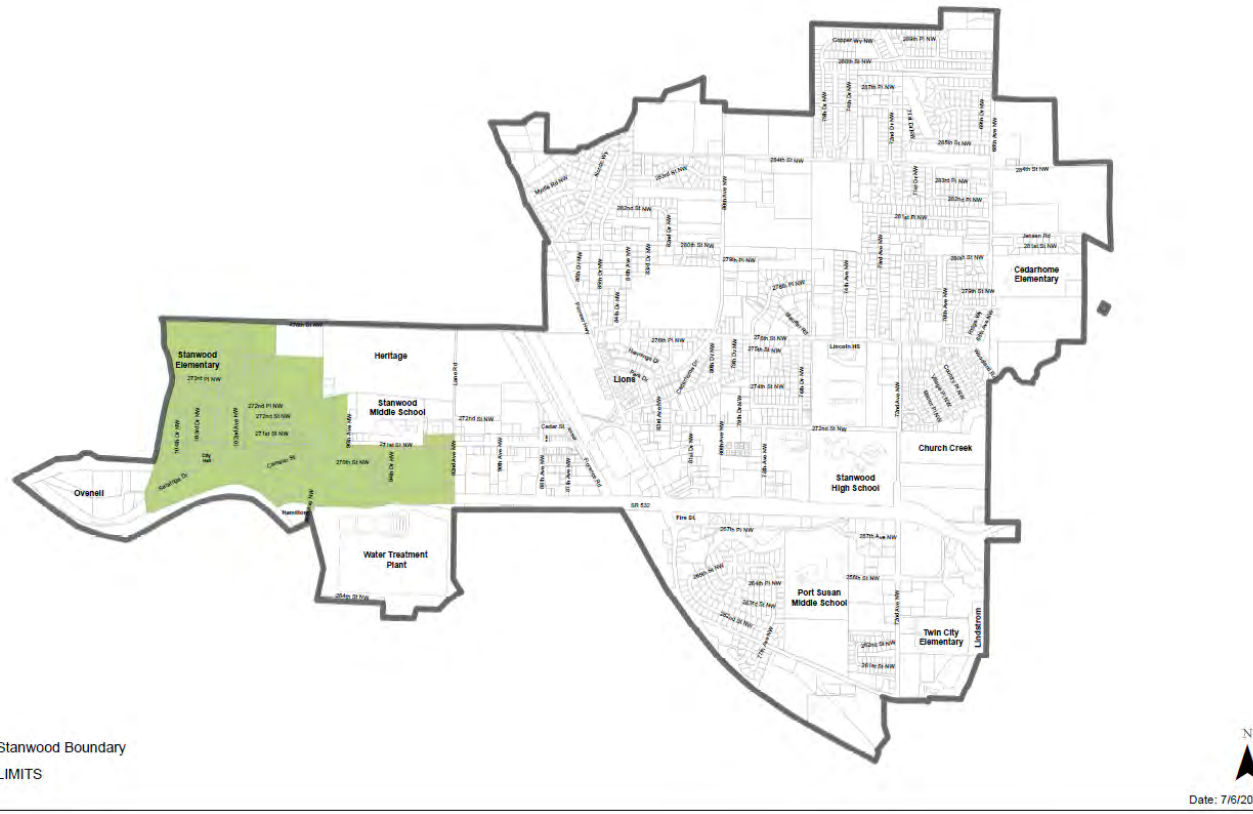
1903 City Incorporated

1910 Population = 544

1920 Population = 704

City of Stanwood:

- SFR
- MF
- Small Downtown Business District
- River Access



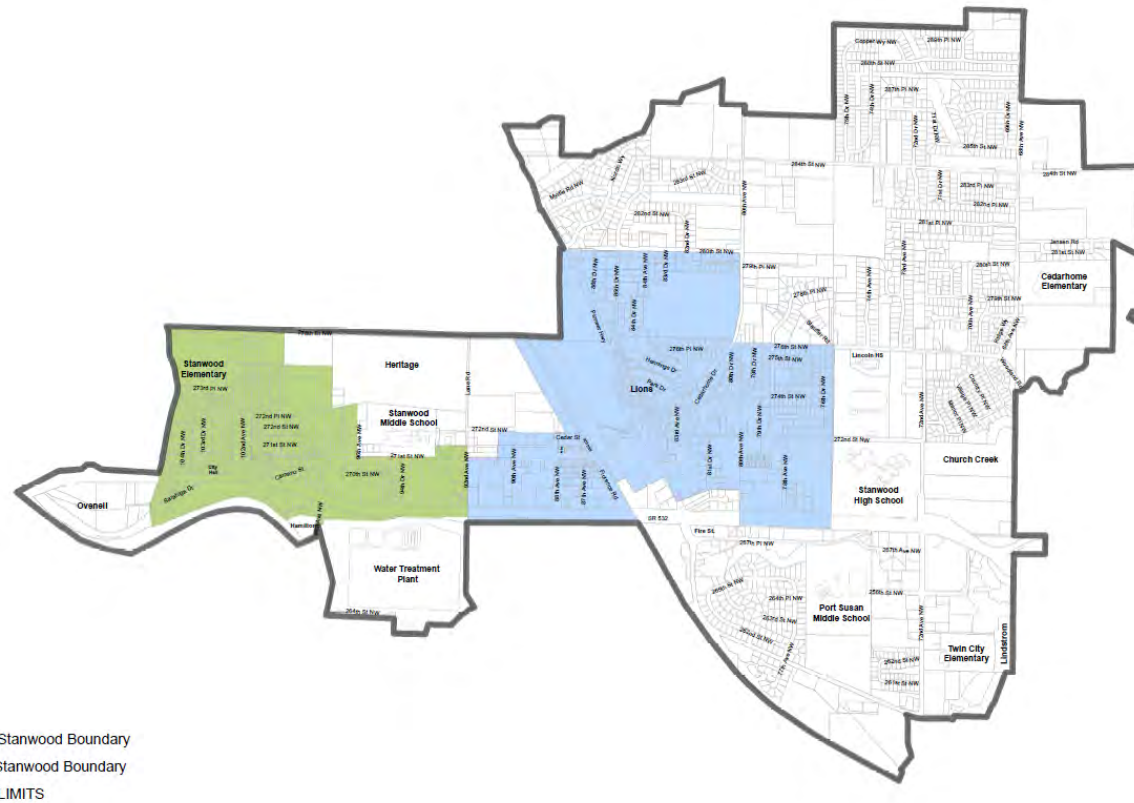
Stanwood's History

Original City Boundaries: 1903

1910 Population = 544

1920 Population = 704

1930 Population = 715



1930 East Stanwood

Incorporated

West Stanwood = River Access
East Stanwood = Rail Road Access

Stanwood's History

Original City Boundaries: 1903

1910 Population = 544

1920 Population = 704

1930 Population = 715

1940 Population = 600

1950 Population = 710

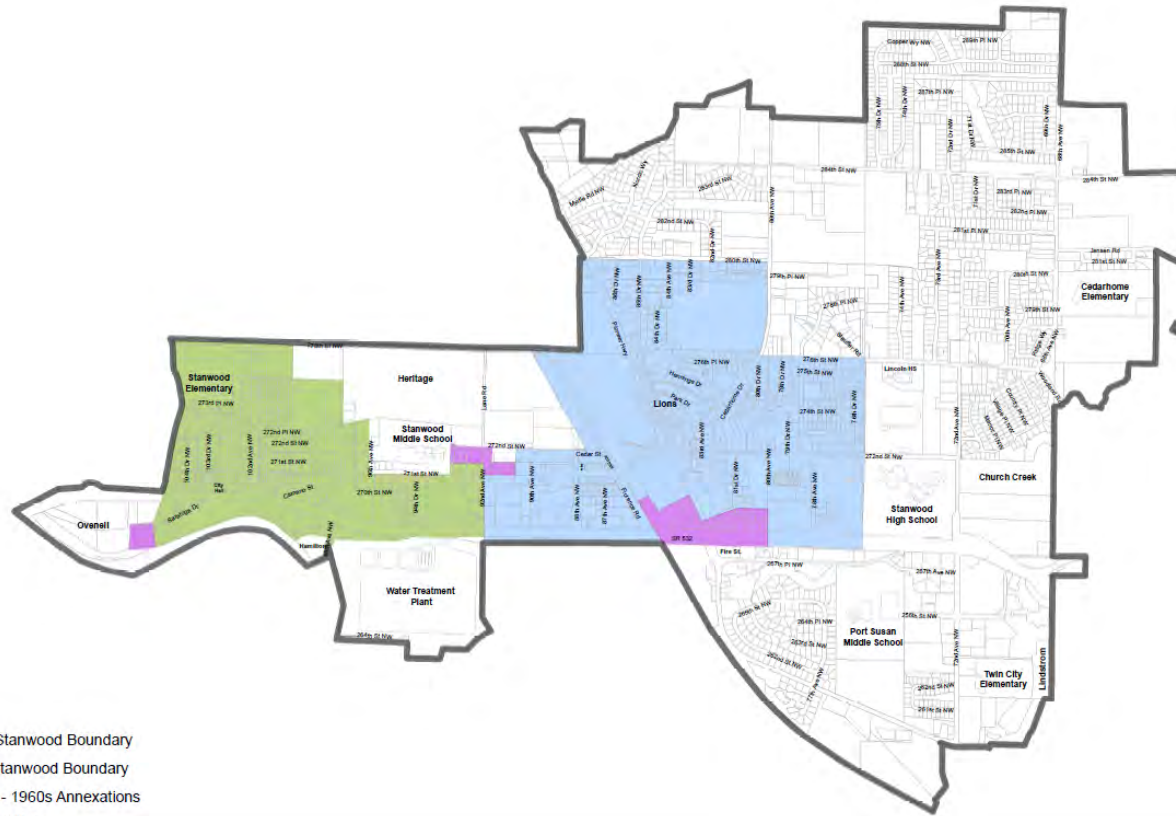
1960 Population =

West Stanwood = 646

East Stanwood = 450

1960

East and West Stanwood
Consolidate to Form One City



Date: 7/6/2018

Stanwood's History

Original City Boundaries: 1903

1910 Population = 544

1920 Population = 704

1930 Population = 715*

1940 Population = 600

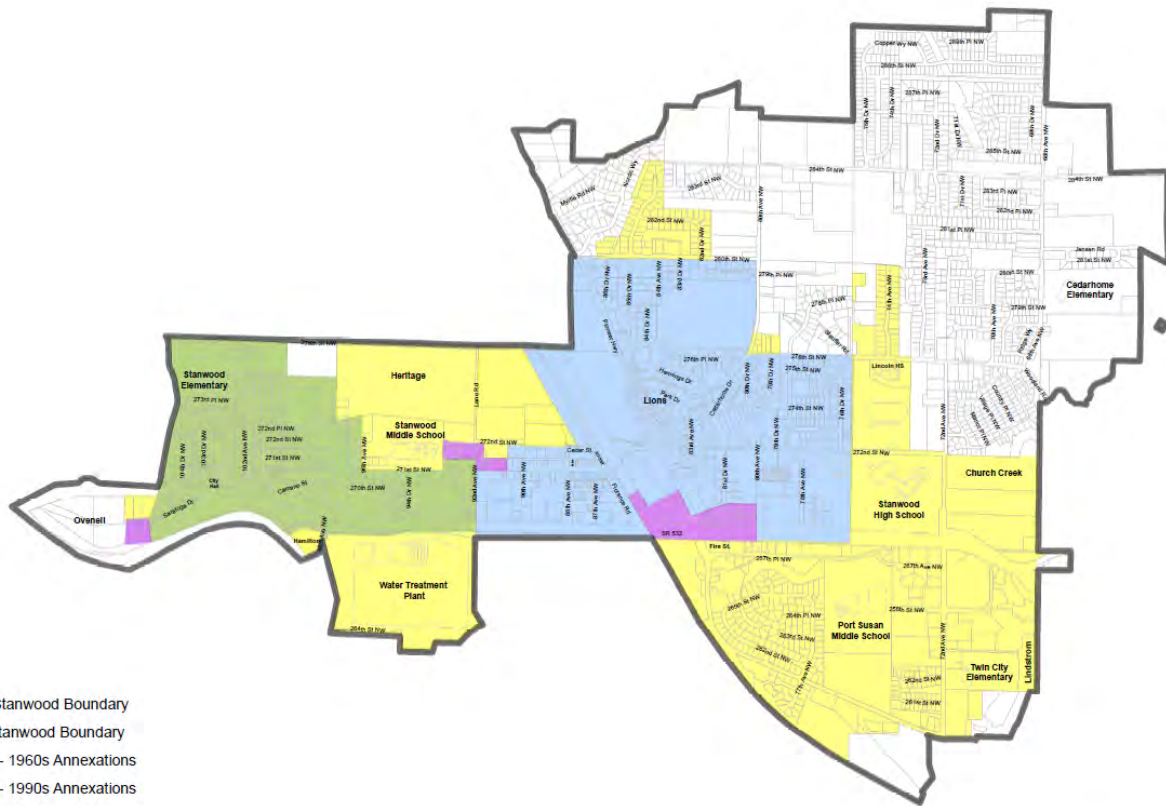
1950 Population = 710

1960 Population = 646**

1970 Population = 1,357

1980 Population = 1,646 Population Doubled

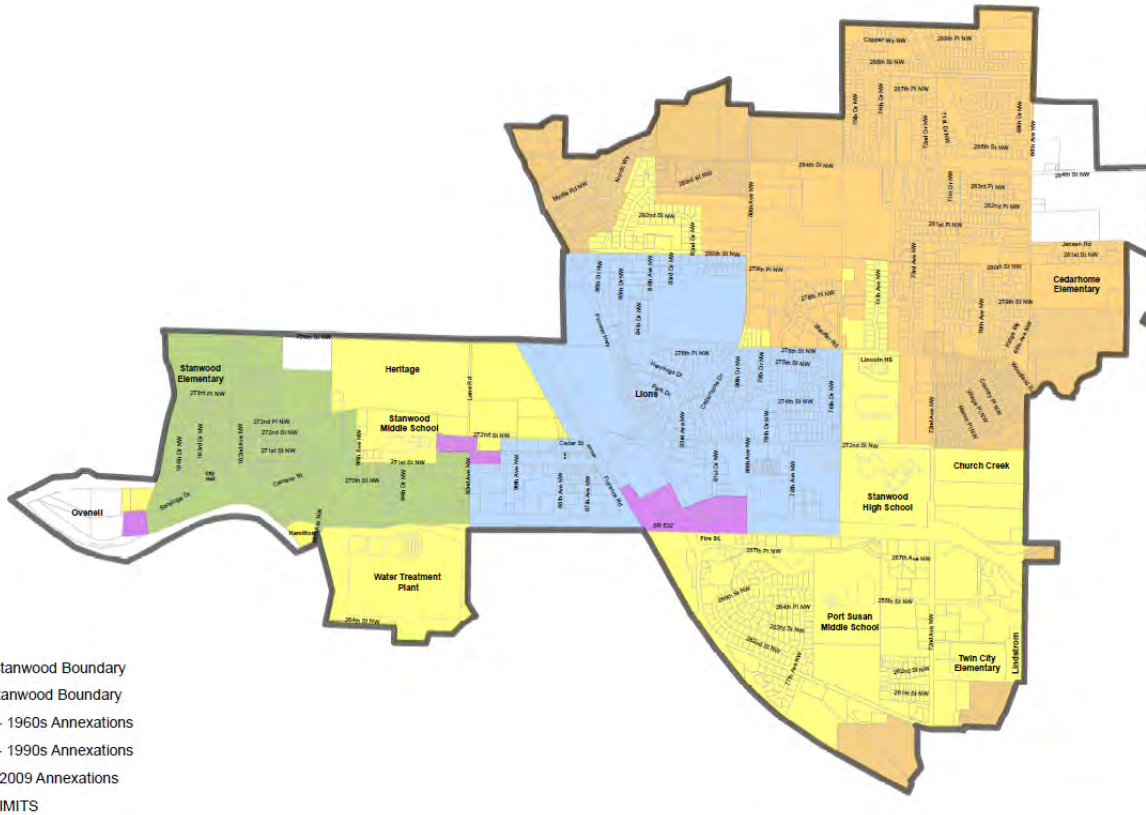
1990 Population = 1,961



* East Stanwood Incorporated as a City

** East and West Stanwood Consolidated into One City = 1 Single High School

Stanwood's History



Original City Boundaries: 1903

1910 Population = 544

1930 Population = 715*

1960 Population = 646**

1970 Population = 1,357

1980 Population = 1,646

1990 Population = 1,961

2000 Population = 3,923

2000's = Large Annexation
Period of Rapid
Growth

* East Stanwood Incorporated as a City

** East and West Stanwood Consolidated into One City = 1 Single High School

Stanwood Today

Original City Boundaries: 1903

1910 Population = 544

1930 Population = 715*

1960 Population = 646**

1970 Population = 1,357

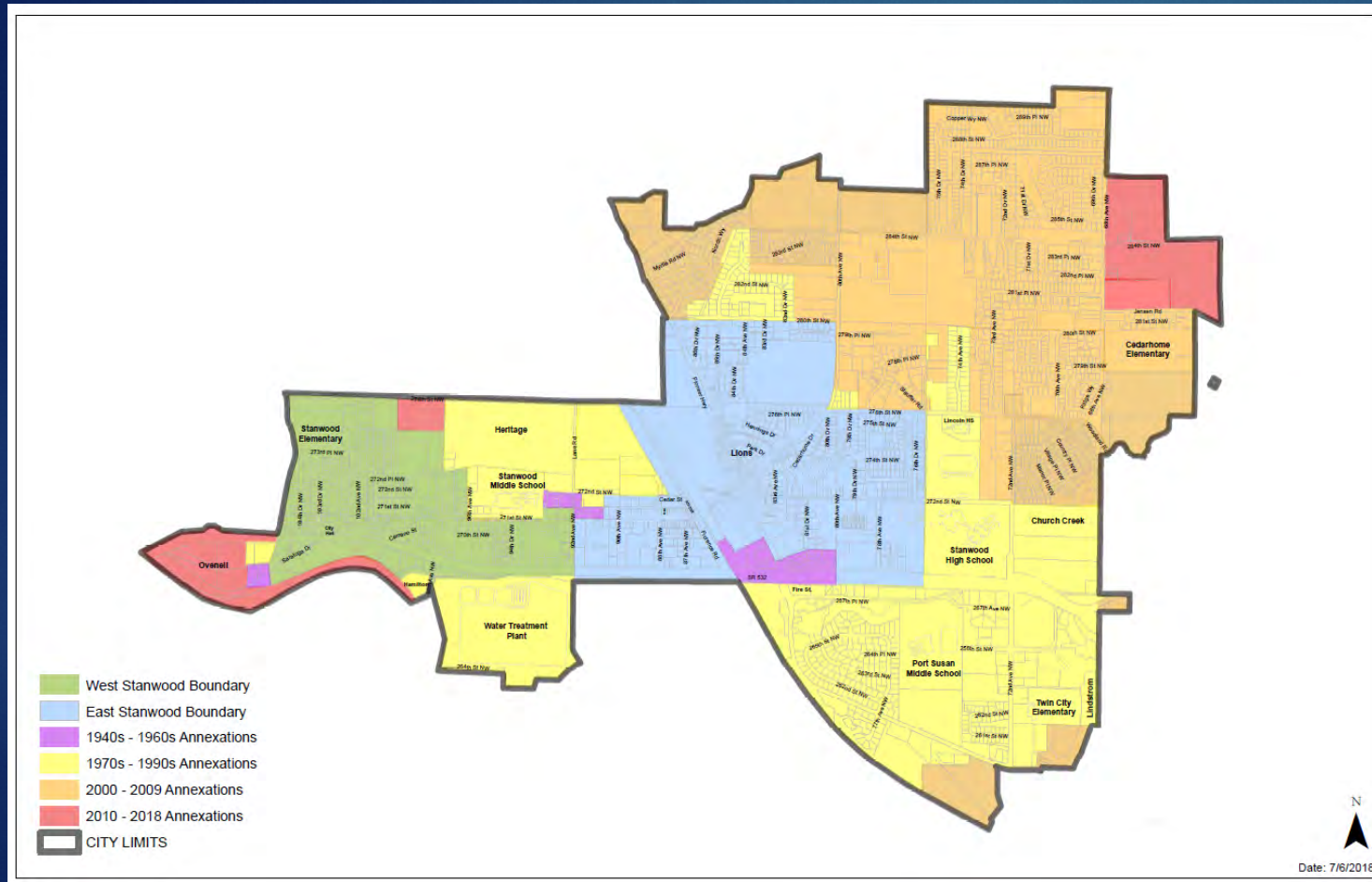
1980 Population = 1,646

1990 Population = 1,961

2000 Population = 3,923

2010 Population = 6,231

2018 Population = 6,835



* East Stanwood Incorporated as a City

** East and West Stanwood Consolidated into One City = 1 Single High School



History of Land Use Regulations

Federal * State * Local
Authority

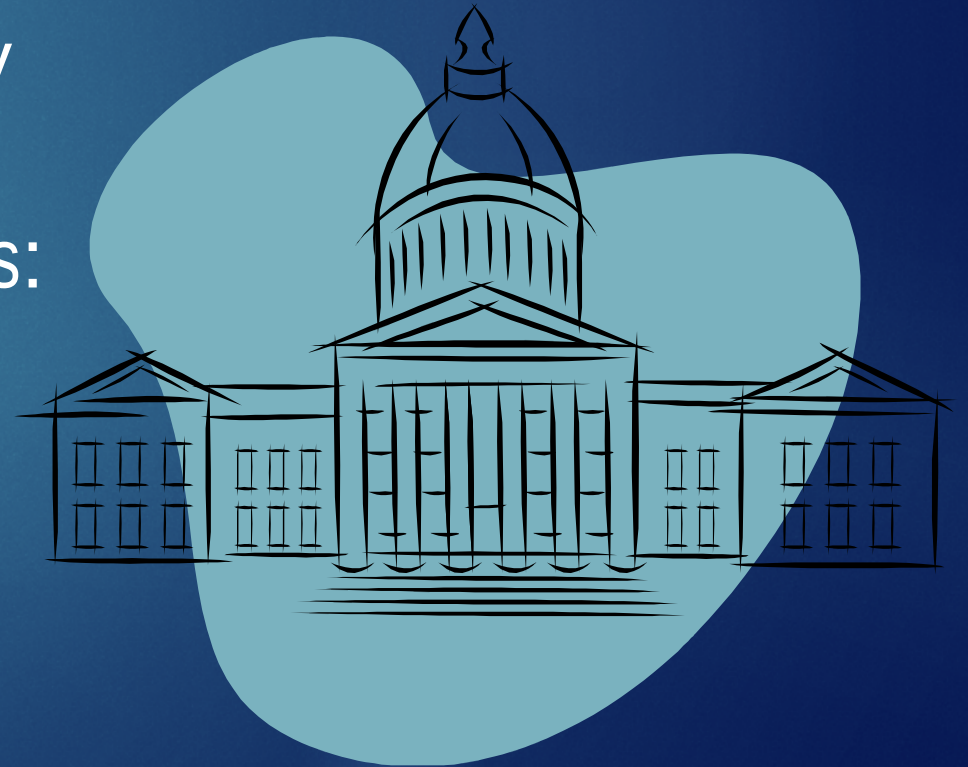
History of Land Use Regulation

US Constitution = Land Use Rights Ruled

- ▶ Belief that it was an unreasonable intrusion into private property rights for a government to restrict how an owner might use property

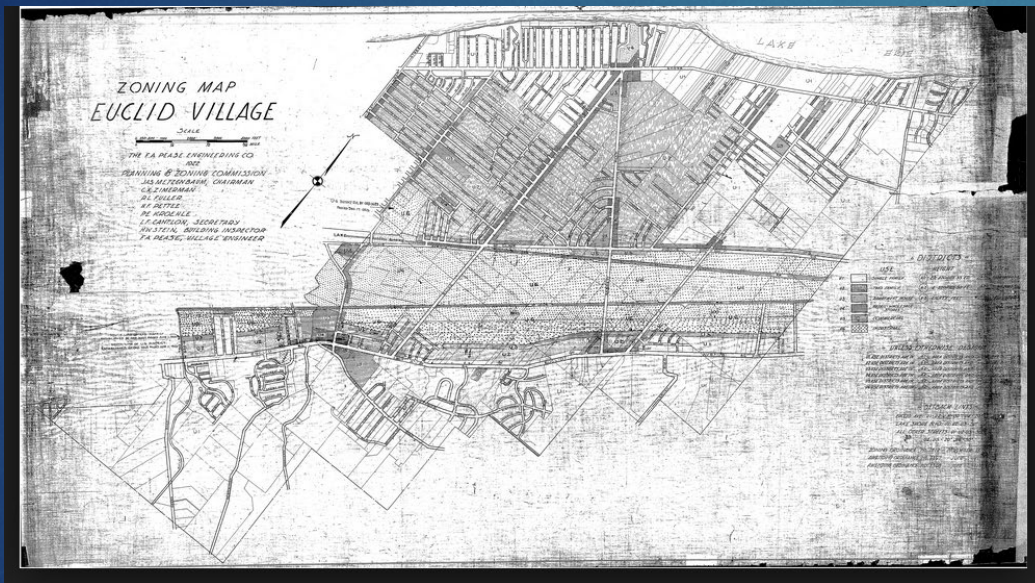
Still Applies Today with Exceptions:

- ▶ Public Health,
- ▶ Welfare, &
- ▶ Safety



Authority to Regulate Land Use?

- ▶ ***Village of Euclid, Ohio v. Ambler Realty Co.***, 1926 - wanted to prevent industrial development changing the character of the village, developed zoning regulations prohibiting industrial development.



1922 Zoning Map



Euclid Today

Federal Government

Federal Level: Code of Federal Regulations = CFR

- ▶ Authorized by President Roosevelt in 1938 to organize and maintain material published by federal agencies
- ▶ 50 Chapters =
 - ▶ Department of Transportation,
 - ▶ Department of Education
 - ▶ Environmental Protection Agency
 - ▶ National Environmental Protection Act,
 - ▶ Federal Clean Water Act,
 - ▶ Endangered Species Act,



Many of these regulations get passed down from the Federal Government to the State & Local level which we as Planners have to implement

Washington State Government

Washington State Constitution

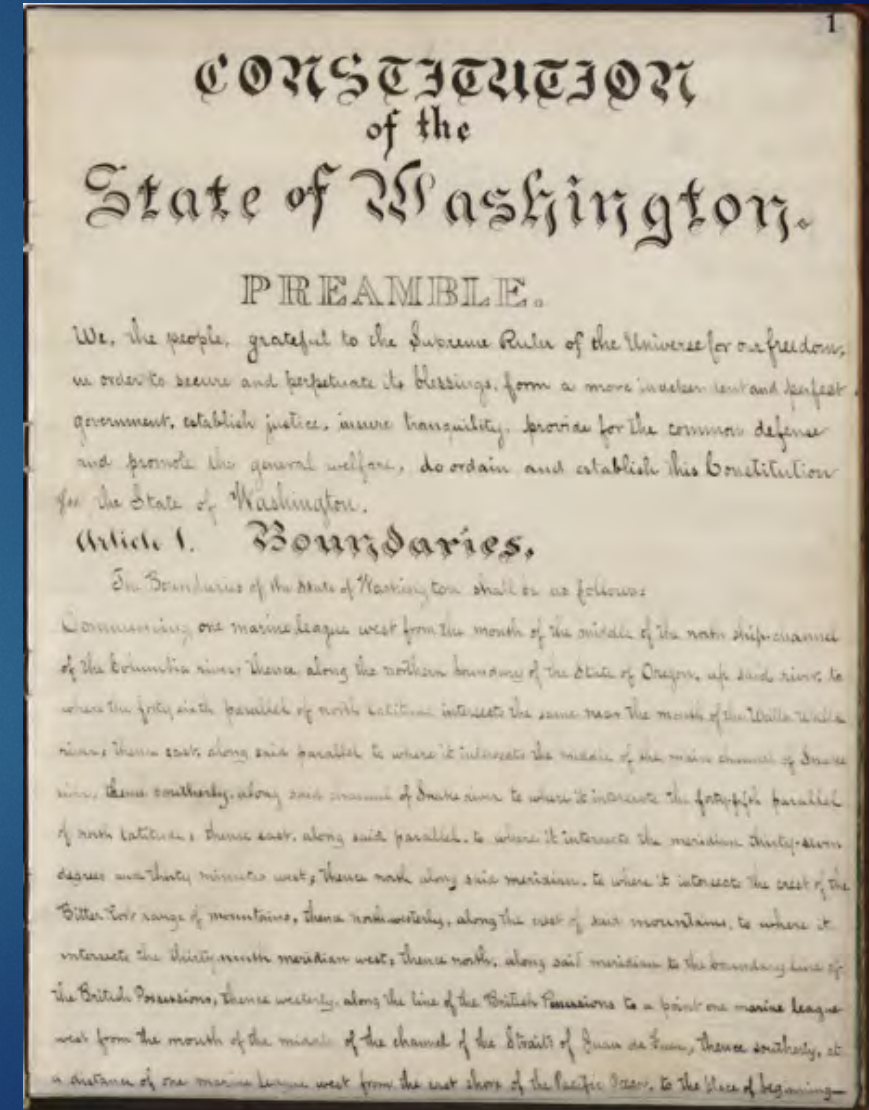
- ▶ Ratified on October 1, 1889
- ▶ Statehood Granted on November 11, 1889
- ▶ 32 Sections with 3 Amendments

Revised Code of Washington (RCW)

- ▶ Laws of the State of Washington under the State Constitution
- ▶ 91 Titles

Washington Administrative Code (WAC)

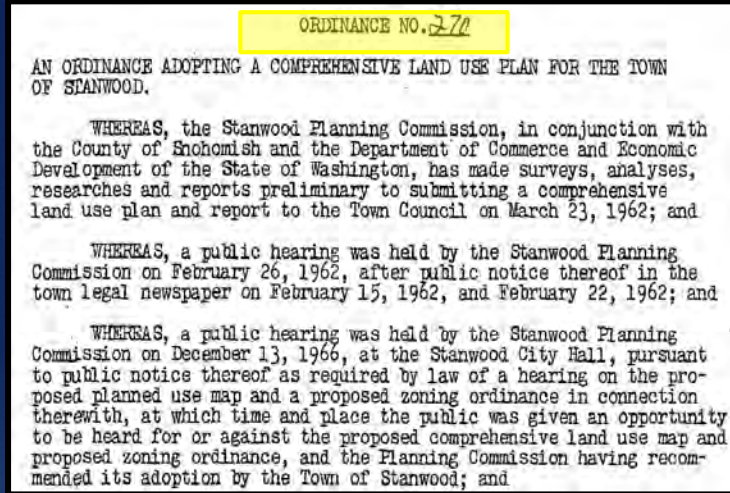
- ▶ Rules & Regulations on implementation the RCWs



Local Level: Stanwood Style

Comprehensive Plan:

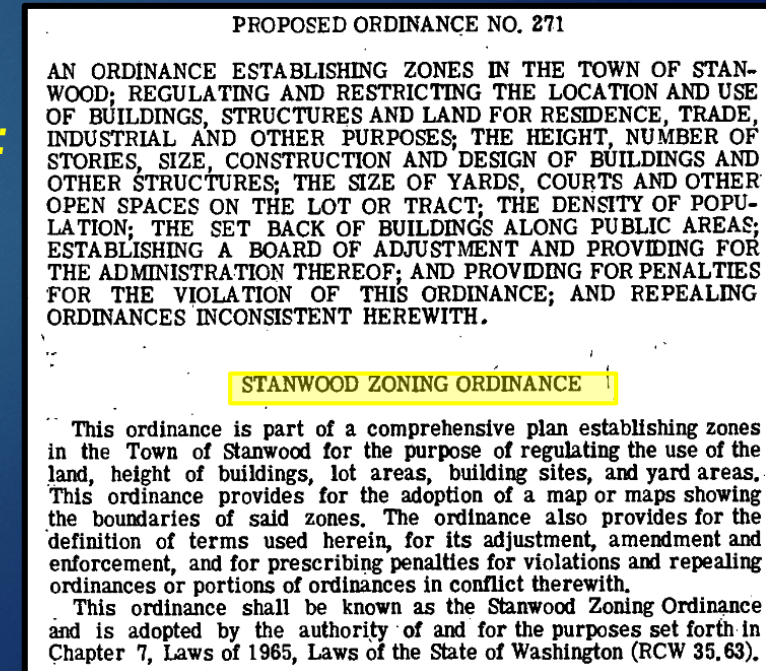
- Vision & Road Map to Stanwood's Future = Policy Document
- Incorporated in 1903
- First Comp Plan was adopted in 1966



Zoning & Development Regulations:

- Established land use rights & vesting rights
- First zoning code was adopted in 1967

Fun Fact: Ordinance 17 (1903) Restricted Saloons to Commercial Street but – preserved the right of “Kentucky Bar” to stay in its current location. *First Evidence of “Vesting” in Stanwood*



Other: Evolution of Case Law

United States: Strong Land Use Rights

- ▶ Lawsuits heavily influence land use laws
- ▶ States and Cities must adapt to changes in case law



Planning & the US Constitution

Follow Due Process – 5th Amendment

Provide Notice & Follow Time Lines
Follow & Draft Clear Regulations

Equal Protection – 14th Amendment

No Discrimination – race / religion

Just Compensation – 5th Amendment

Cannot “Take” Land without Payment

Protection of Free Speech – 1st Amendment

Religion / Signs / Public Speech

Our jobs as City Planners & Engineers is to Protect the US Constitution



Comprehensive Plans

Vision & Road Map to Stanwood's Future

Why Plan?

Washington State Growth Management Act:

RCW 36.70a Requires local governments to:

- ▶ Manage growth & housing
- ▶ Protect critical areas & resource lands
- ▶ Prepare comprehensive plans
- ▶ Adopt capital & transportation plans
- ▶ Adopt development regulations



Who Are We? Stanwood's Vision

- ▶ Snow Goose Is Our Symbol
- ▶ Small Town Feel
- ▶ Rural / Agricultural Community
- ▶ Commercial & Cultural Center
- ▶ Arts Oriented
- ▶ Good Schools
- ▶ Environmental Protection
- ▶ Sustainable



What is a Comprehensive Plan?

The Comprehensive Plan is a statement of the community's vision for the future and a guide to achieving that vision.

- ▶ Sets Policy for Future Growth & Development
- ▶ Framework for Regulation
- ▶ Addresses Issues Important to the Community
- ▶ Serve as Administrative Guidelines



City of Stanwood

Comprehensive Plan

2015

What is in a Comprehensive Plan?

- ▶ Governed by RCW 36.70A: Growth Management Act

- ▶ 8 Mandatory Elements:

1. Land Use
2. Housing
3. Capital Facilities
4. Utilities
5. Rural (N/A Stanwood)
6. Transportation
7. Economic Development
8. Parks & Recreation

- ▶ Cities Can Add Additional Elements

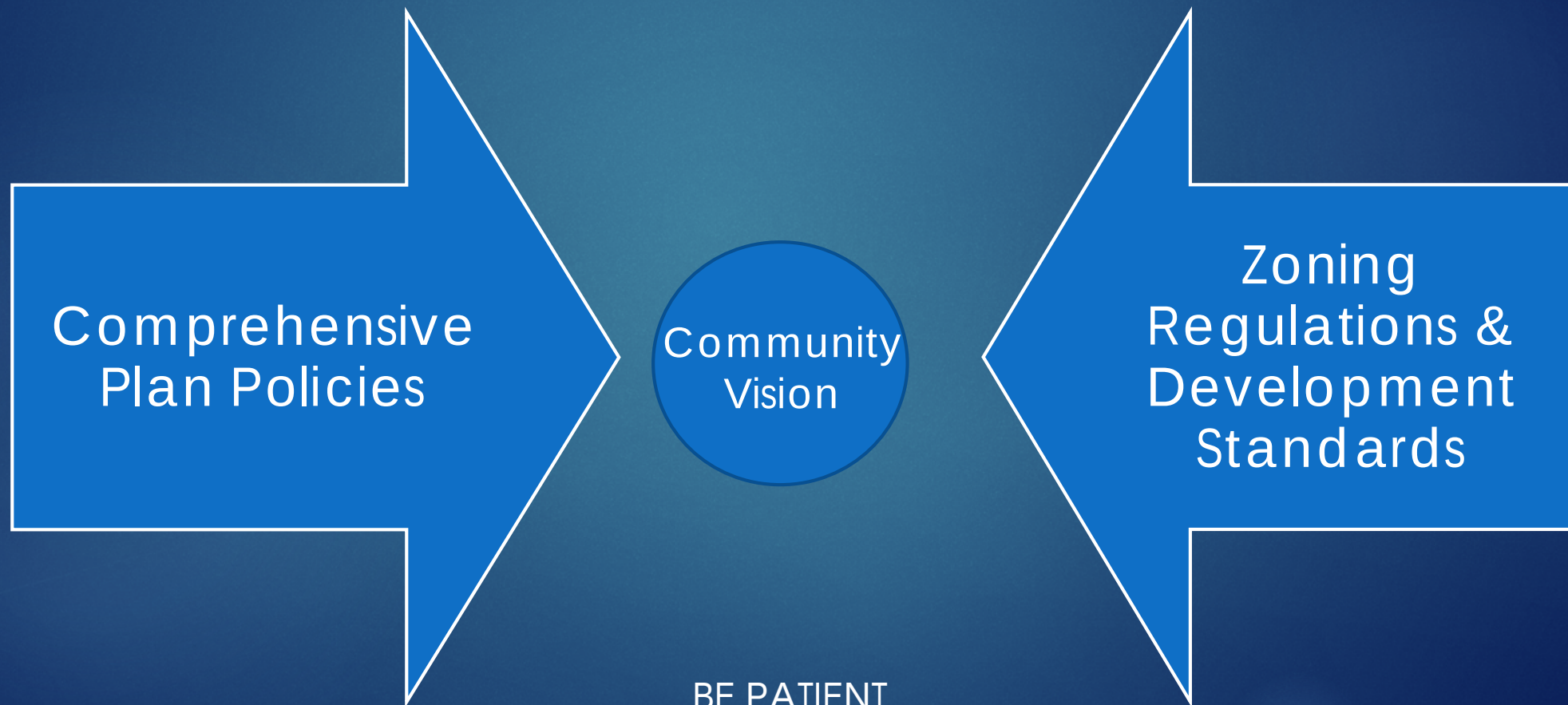
9. Stanwood added: ***Natural Features Element***

A Comprehensive Plan is a 20 year forecast or vision of what you want your community to look like in the future.

Stanwood is currently planning for the 2015 – 2035 horizon.

What is the Relationship between Comp Plans & Zoning?

- ▶ Zoning Codes and Development Regulations Implement the Policies of the Comprehensive Plan.



BE PATIENT

It takes time to implement the full vision; past land use approvals established property rights.

Comp Plan vs. Zoning Map

Comp Plans

General Land
Use Categories:

SFR High

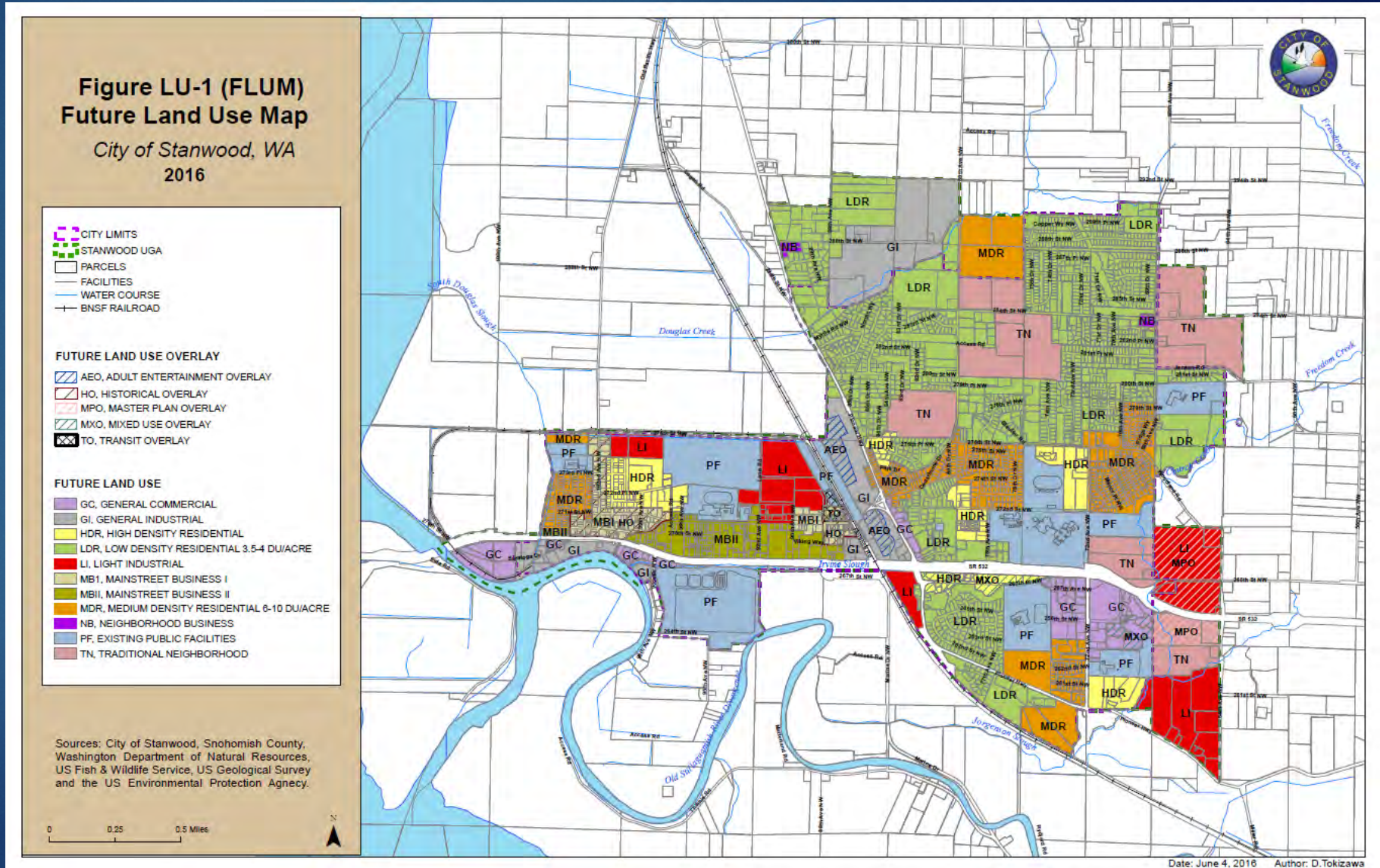
SFR Low

MF

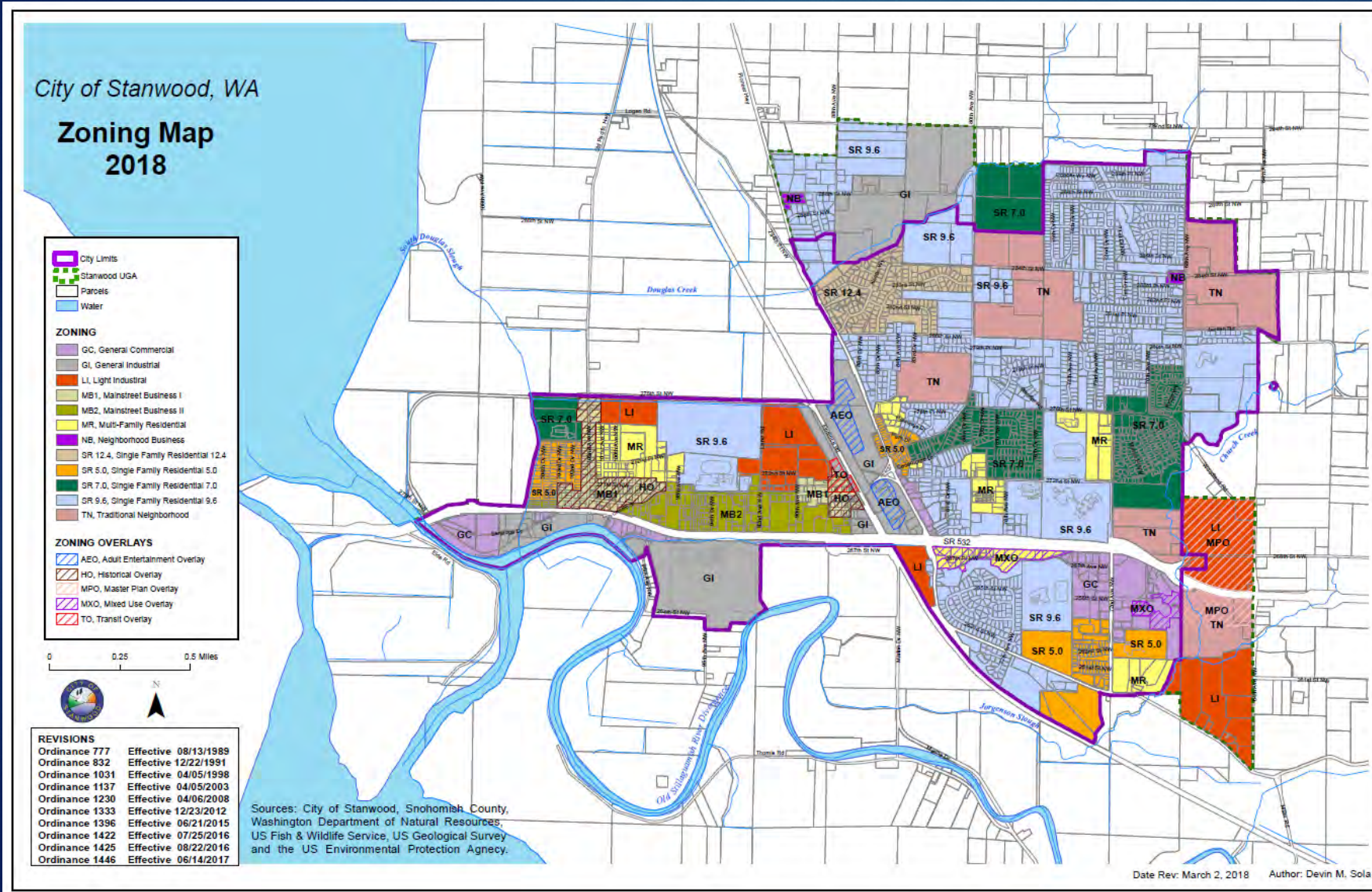
Commercial

Industrial

Public Facilities



Comp Plan vs. Zoning Map



Zoning

Specific Zones,
Lot Sizes & Uses

SFR 5.0

SFR 7.0

SFR 9.6

TN

MR

Residential
Zones

MB I & II

NB / GC

Commercial
Zones

LI

GI

Industrial
Zones



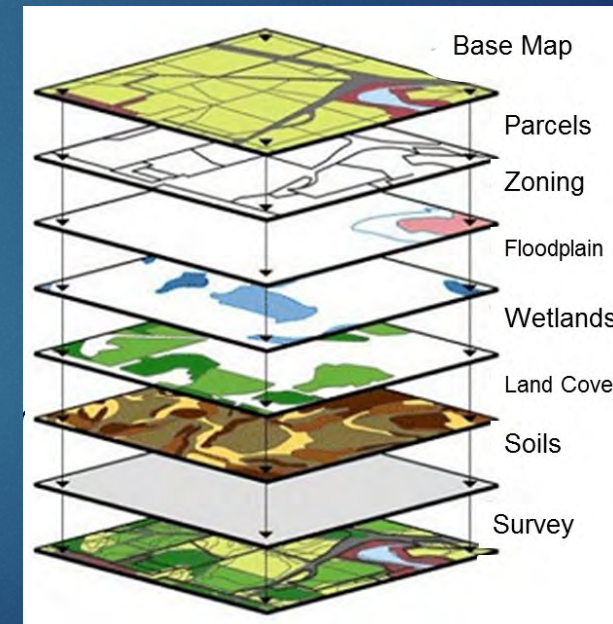
Zoning

Laws that Implement the Comprehensive Plan

What is Zoning?

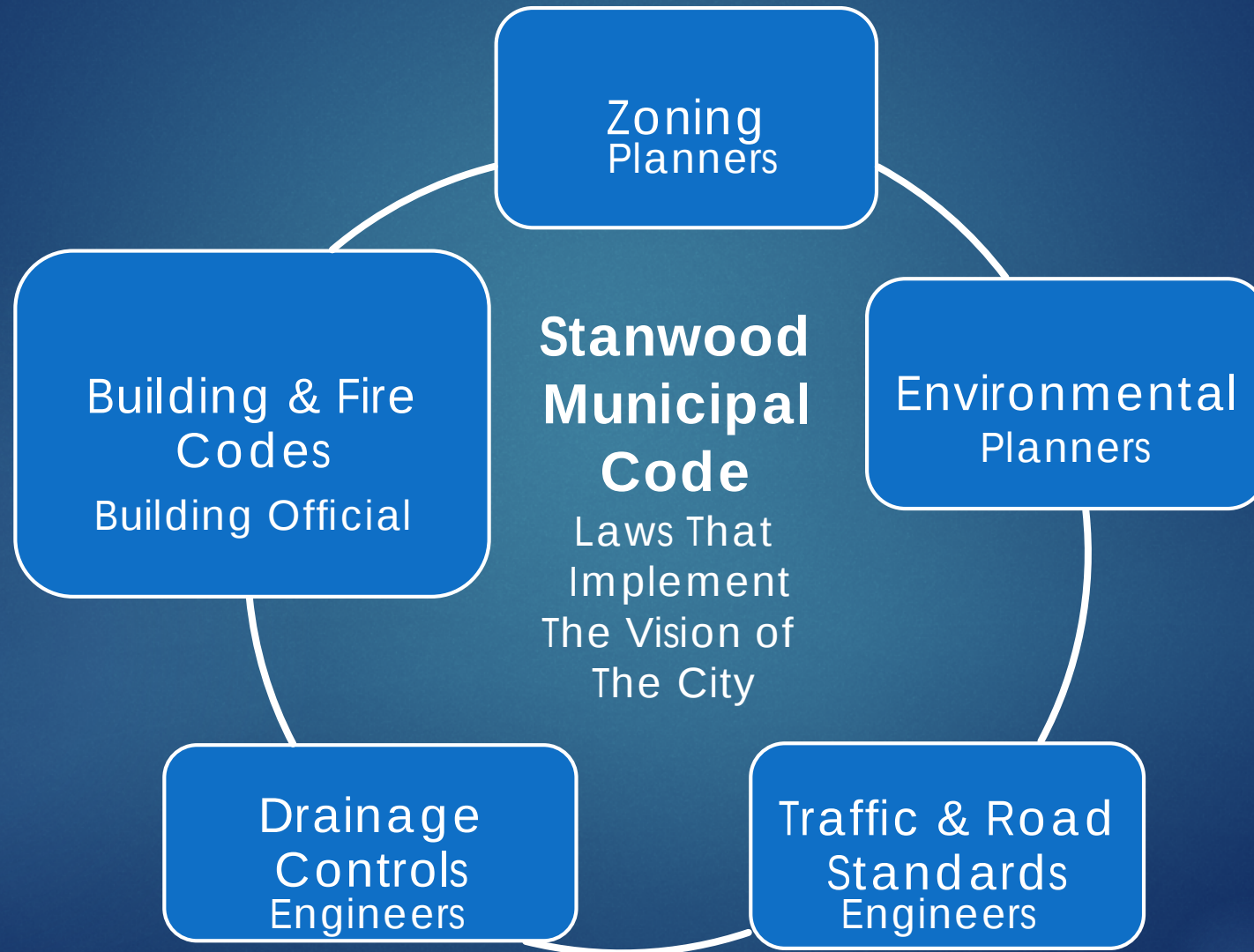
Zoning is a set of land use regulations used to implement Comprehensive Plan policies:

- ▶ It segregate uses that are thought to be incompatible – such as single family residential from industrial
- ▶ It preserves the "character" of a community by establishing housing types, density, uses,
- ▶ Lot coverage, setbacks, building height
- ▶ Protection of critical areas
- ▶ Sometimes it includes design guidelines



Zoning Establishes Land Use Rights on Property

But It's More Than Just Zoning....



How Are Permits Reviewed?

State Law: 3 Basic Foundations of Land Use Law:

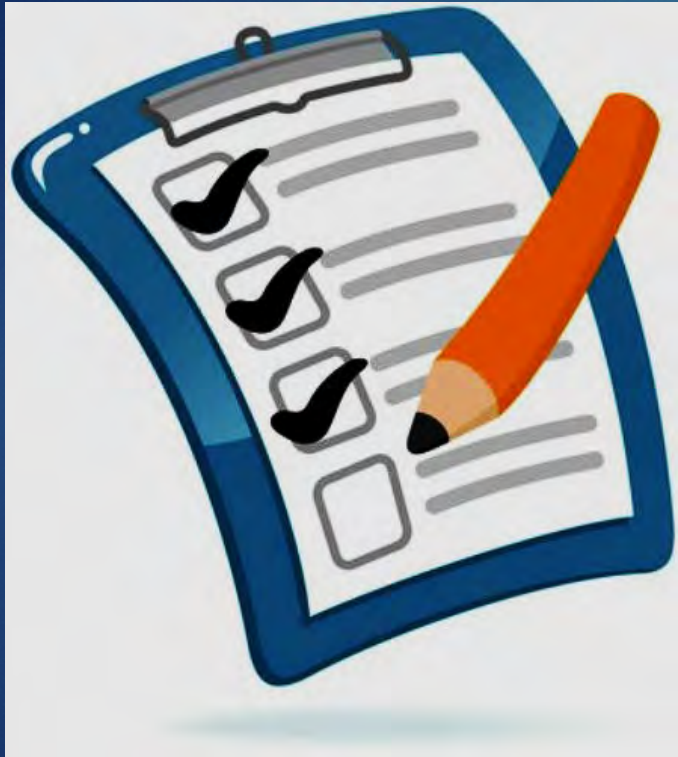
Land Use Decision	Guiding Document
Type of Land Use	Comprehensive Plan & Zoning
Density	Zoning
Adequacy of Public Facilities	Zoning & Development Standards

“The identification of three basic land use planning choices made in applicable regulations or plans that, at a minimum, serve as a foundation for project review and ***that should not be reanalyzed during project permitting.***”

RCW 36.70B.030 Findings

SMC Establishes Vesting

Q. What is “vesting” & what does it mean?



Answer:

- ☐ Projects are subject to the codes adopted at the time they receive a complete application notification.
- ☐ Any changes to the code after the notice of complete application do not apply to that application.

Review Authority

Staff	Hearing Examiner	City Council	City Council
Administrative Decisions	Public Hearing	Public Hearing	Public Hearing
Routine Permits	Permits that Affect Neighborhoods	Recommendation by Hearing Examiner	Policy Recommendation by Planning Commission
Building Permits LLA Signs Short Plats	Subdivisions EPF Variances Conditional Use Appeals	Development Agreements	Code Amend's Comp Plan Rezones
Type I & II Permits	Type III Permits	Type IV Permits	Type V Permits

Permit Approvals

Q: Why does the City staff keep approving permits in my neighborhood?



A: Zoning Establishes Land Use Rights

If a project meets all of the requirements of the Municipal Code, the project **MUST be APPROVED!** Staff CANNOT deny the permit.

A: Case Law

Nollan vs. California Coastal Commission: an "essential nexus" exists between a legitimate state interest and the permit condition.

Dolan vs. City of Tigard: permit conditions must not only be linked (nexus) to the project, but they must be proportional to the impact.

Effective Participation!

Don't just say "NO" –

Your Comp Plan & Zoning Allow the development

Bring forward suggestions – or proposed mitigation measures that are ***reasonably related*** to the project.

We cannot require development to fix “existing problems” – we can require they mitigate for their impacts.

Typical Mitigation Measures: Fencing, Construction Hours, Landscape Planting, Crosswalks, Signage, etc.



SEPA / NEPA

How Does Environmental Review Fit Into Permit Review

What is NEPA / SEPA?

Federal / State Environmental Review Authority

NEPA	SEPA - WA
National Environmental Policy Act ▪ Effective Date: 1970 ▪ Requires a Federal Nexus: Permit or Funding ▪ Three Review Levels ▪ Categorical Exclusion ▪ Environmental Assessment ▪ Environmental Impact Statement	State Environmental Policy Act ▪ Effective Date 1971 ▪ Invoked if a Project Exceeds Predetermined Thresholds ▪ Three Review Levels ▪ Determination of Non-Significance ▪ Mitigated Determination of Non-Significance ▪ Environmental Impact Statement

Review Authority

NEPA	SEPA
Agency with Jurisdiction: ▪ Corp of Engineers ▪ FTA; RR; EPA ▪ WSDOT = Assigned By Federal Highway Administration	Agency with Jurisdiction: ▪ State ▪ Counties ▪ Cities

SEPA Thresholds:

State Determined *Levels of No Impact* = Thresholds

- Managed by the WA Dept of Ecology

Cities / Counties Can Adopt State Thresholds or Lower

Stanwood Thresholds:

- Single Family Residential Plats of **30 units** or fewer
- Multifamily structures of **60 units** or fewer
- Commercial buildings of **30,000 sf** or less
- Parking lots of **90 stalls** or less
- Grading of **1,000 cubic yards** or less

SEPA & GMA Integration

GMA = Comprehensive Planning

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graph TD; A[GMA = Comprehensive Planning] --> B[Comprehensive Planning = Vision, Goals & Policy]; B --> C[Policies = Foundation for Regulations]; C --> D[Regulations = Zoning & Development Standards]; D --> E[SEPA = Gaps in Policy and Regulations];
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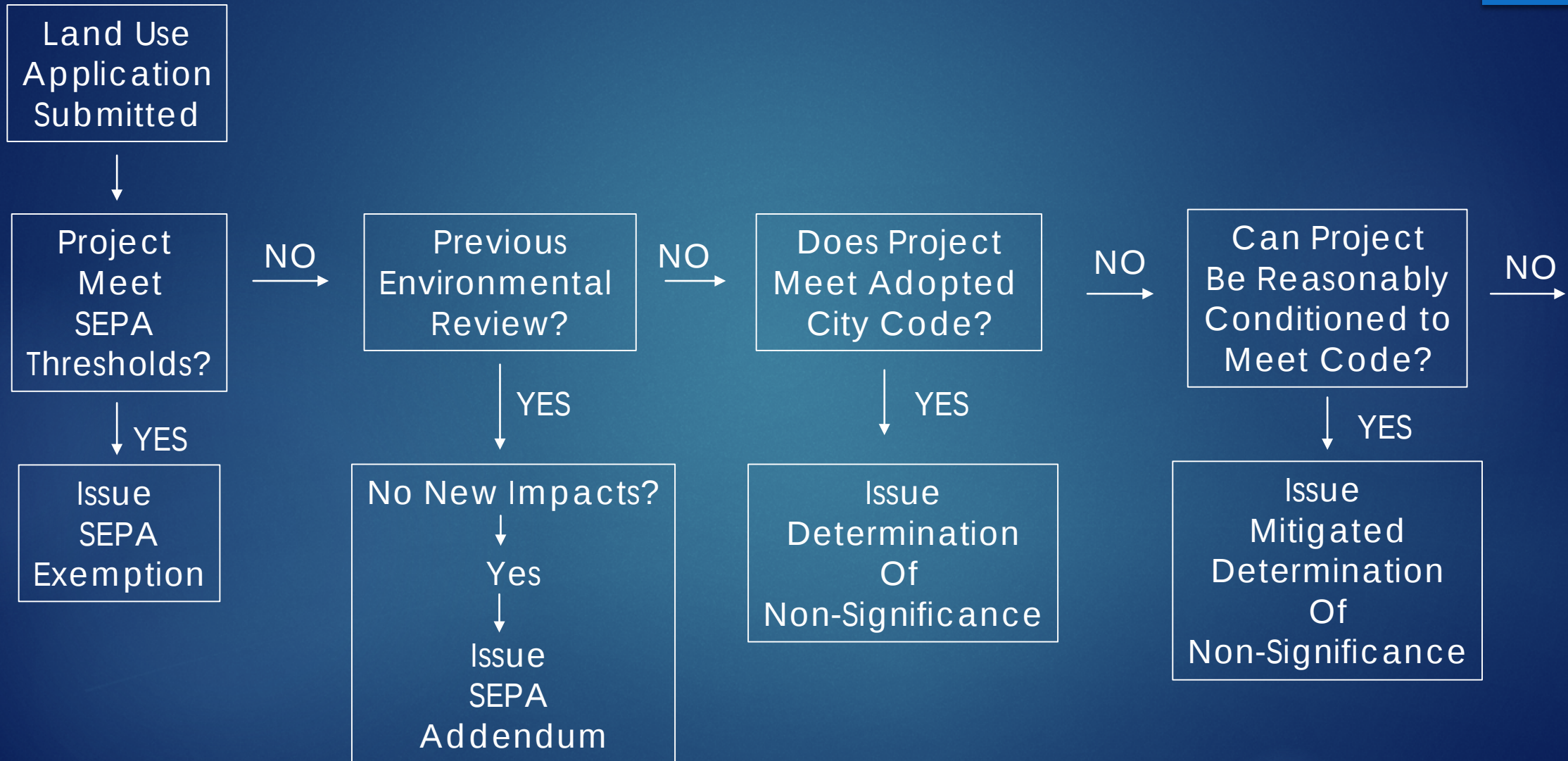
Comprehensive Planning = Vision, Goals & Policy

Policies = Foundation for Regulations

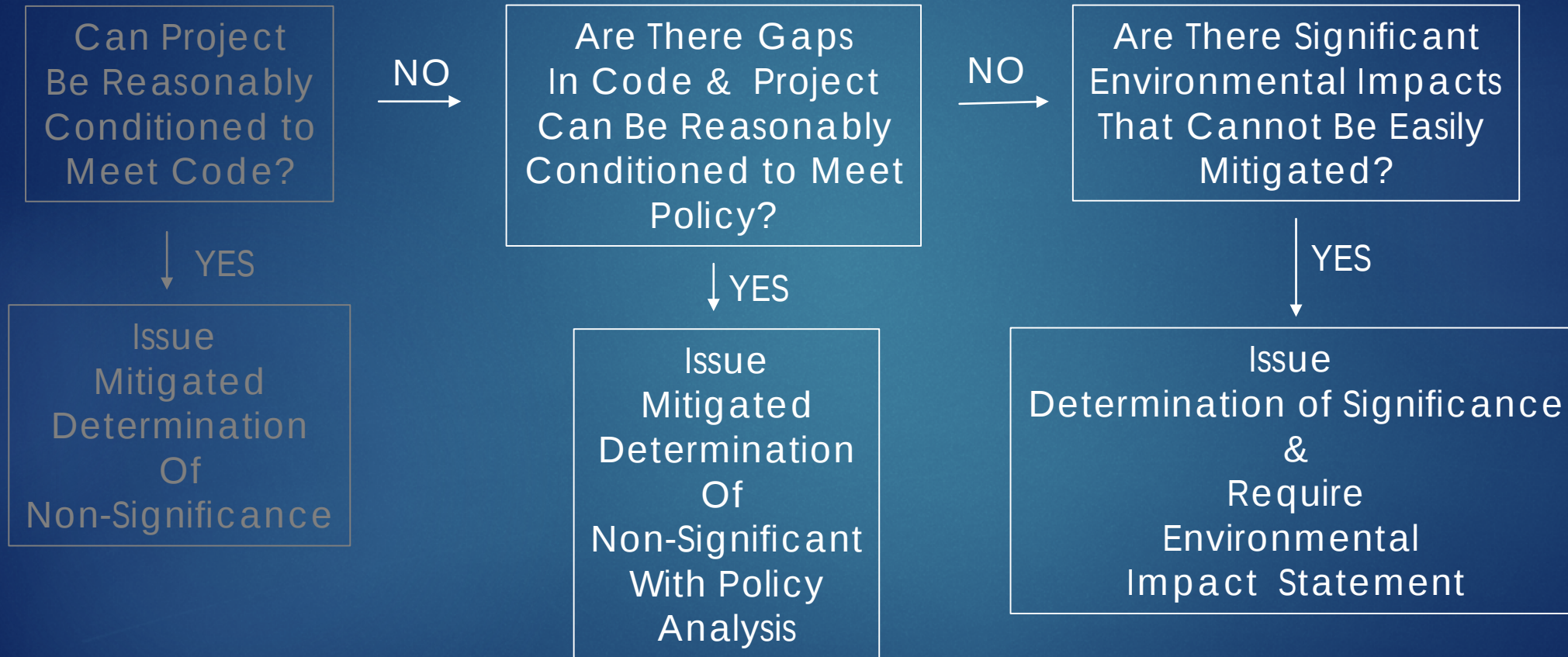
Regulations = Zoning & Development Standards

SEPA = **Gaps** in Policy and Regulations

SEPA Review Process:



SEPA Review Process:





Questions?

