



PLANNING COMMISSION AGENDA

June 22, 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 June 8, 2020 Planning Commission Minutes
5. New Business
 - Planning 101 – Continued from June 8, 2020 meeting
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 June 8, 2020

Call to Order 6:30 pm

Roll Call

Present

Linda Utgard
Darren Robb
Patrick Hosterman
Larry Sather

Excused

Marcus Metz

Absent

Lance Dennis
Justin Burns

Staff Present: Patricia Love, Amy Rusko, Krista Hintz

The Minutes of the May 11, 2020 Planning Commission Meeting were approved as presented.

New Business

City Beautification Program

Community Development Director Patricia Love presented the Stanwood City Beautification Action Program with focus on the Pilot Parklet 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.

Create gateway signage based off 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. The idea is to make the signage at Highway 532 and 72nd Ave more prominent, to add simple landscaping and make the signage pop.

Planning Commission Comments:

- Strong support for improving the City entrance at 72nd Avenue with trees, flowers and signage. Create a special entrance to let people know they have arrived in Stanwood.
- Work to emphasize the Non-Motorized Transportation Plan and include pedestrian access routes and safety.

❖ Main Street Revitalization.

East End Design Options: The question at hand, should we close off 271st St NW between 88th Ave NW and Florence, utilize the parking lot to the north of the 271st and install a passthrough where the Chamber



Planning Commission Meeting Minutes June 8, 2020

currently sits to create more of a festival area with restaurant seating, public seating, art space.

Options Discussed

1. Permanently close this section of 271st St NW
2. Narrow the roadway as a way of controlling speed
3. Create Parklets by eliminating or reconfiguring some of the parking spaces
4. Create a One-Way street to allow for outdoor seating areas

Planning Commission Comments:

- Prefer an option that keeps both lanes of traffic but allows the street to be closed for street fairs and events.
- Permanent closure of the street is their least favorite option.
- Support moving the farmers market to Main Street. They feel it improves pedestrian safety by removing conflicts between pedestrians and vehicles.
- Support Parklets and increasing sidewalk width to make area more business and pedestrian friendly.

Connecting the Center District: The section of 271st St NW between 88th Street NW and Camano Street was looked at. To do a complete street with bike lanes, wide sidewalks, on-street parking, landscape and travel lanes would be very expensive due to the need to purchase right-of-way.

Working within the existing right-of-way:

Option One: Remove center turn lane, add bike lanes and on-street parking.

Option Two: Boulevard Concept -Keep center turn lane and place planter strips in strategic locations to give a boulevard look.

Planning Commission Comments:

- Center turn lane is needed at congested intersections.
- Support the boulevard with strategic placement of landscape islands that don't interfere with turning movements. Will need a traffic study to help determine best alignment options.
- Don't need parking along this section of roadway.
- Support adding bike lanes but want to ensure that they connect to a larger non-motorized network.
- Consider adding a planter strip on the north side or widen sidewalks (greater than five feet).
- Agree with Economic Development Board, prioritize east and west ends first.

West End Brick Road: The west end has about half of the right-of way which gives less room to play around with design. Could the area be widened and made into more of a district that continues down to City Hall? The west end will take more work, but the idea is to create an Art District with parklets and outdoor seating.

Planning Commission Comments:

- Lunch time is the heaviest used time in the west end; concepts should create evening activity to enliven the west end.
- Do not favor closing the road; a one-way grid system could be considered.
- Maintain historic character and brick road – Brick street was originally laid out by Henry Keiser.



Planning Commission Meeting Minutes June 8, 2020

- Designs need more thought: district boundaries, parking analysis, signage, and pedestrian access from city parking lot to Main Street.
- Bollards could be used to close the road for special events; like the east end.
- Brick road has ADA issues that need to be addressed.
- Traffic calming designs should be used to help slow traffic.
- West side needs trees and flowers.

❖ Downtown Gateway Features:

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

Planning Commission Comments:

- Support all gateway concepts: 88th Avenue and 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 streetlights

Planning Commission Comments:

- Fully support landscaping concepts along SR 532.
- Add color at key intersections with Snow Goose signs.
- Prefer the straight line of trees down SR 532 to Pioneer Highway over the offset tree line.

❖ Wayfinding Signage: Purpose:

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

Planning Commission Comments:

- Support moving forward with Phase 2 of wayfinding program.
- Signage should be hierarchical: signs on SR 532 should be general: shopping, parking, etc.; whereas signs on 270th and 271st could include business names with arrows. Signs on SR 532 should lead one into the downtown area and once in the downtown signs can lead people to specific businesses.
- Focus on east and west ends first; hilltop area could follow after Phase 2 in the downtown is complete.



Planning Commission Meeting Minutes June 8, 2020

PRIORITIES:

Yearly: Create an annual budget for beautification projects \$10,000 yearly. (EDB feels this is too low)
Yearly 532 Landscape Improvements
Pilot Downtown Parklet Program
Main Street Benches/Flowers

Years 1 & 2: Gateway Signs at 72nd Ave and Ovenell
Service Club Signs
Wayfinding Signs
88th Avenue Arch (Move from year 3 to year 2-EDB suggestion)

Years 3-5: Pre-design and Public Outreach for Main Street Reconfiguration
Wayfinding Signs

Years 6+: Design and Permitting of Main Street Reconfiguration

Final Comments:

- Move Wayfinding to Priority 1 = yearly on-going; work with businesses to add signage.
- Agree with Economic Development Board, proposed funding for Priority 1 is too low. Double the amount to \$20,000 per year.
- Move pre-design of Main Street to Priority 2. Work could include Parklets, stripping, flowers, benches and applying for grants.
- Move 30% design of Main Street to Priority 3. Start working on the project now; let's not wait 5 years.

Planning 101

Due to the time spent on the City Beautification Program, the Planning Commissioners have decided to push the Planning 101 segment to the next meeting. A new packet will not be sent out.

Recent Council Action on Commission Items

City Council approved the Floodplain Regulations at their last meeting, the regulations were submitted to FEMA prior to the deadline.

Passed the tax credit for the Affordable Housing Amendment. We are partnering with the Community Resource Center for the rental assistance side of the program.

Miscellaneous Items

Two Parks related items: The city will be working on the design for the Stanwood-Port Susan Trail and is hoping for a kickoff meeting with the consultants in the next week.

PTAC has been working on the Church Creek Playground equipment replacement project. We are shooting for an install date in July.

Adjourn 8:33 pm



MEMORANDUM

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

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: June 22, 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

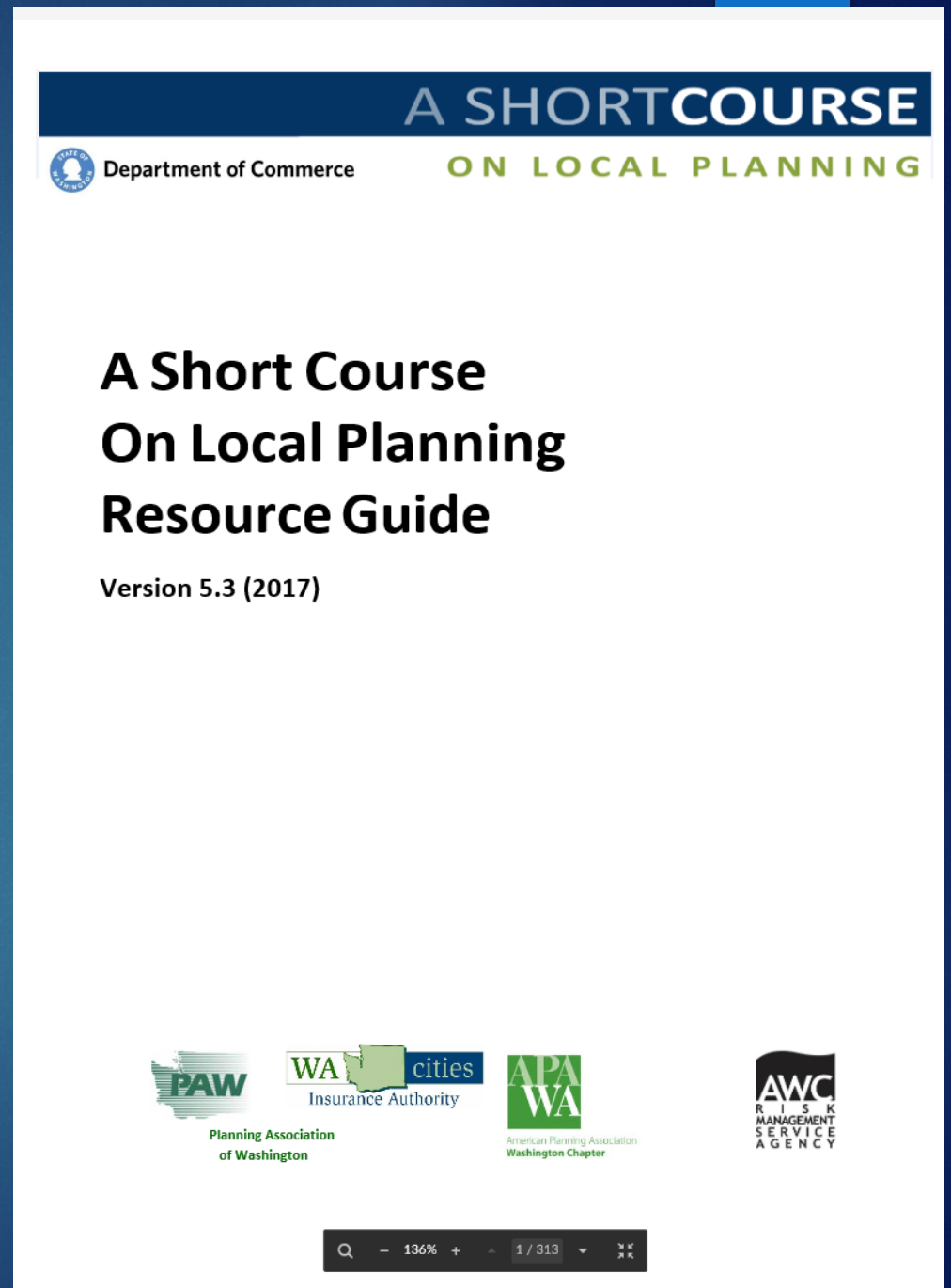
Guidance Document

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

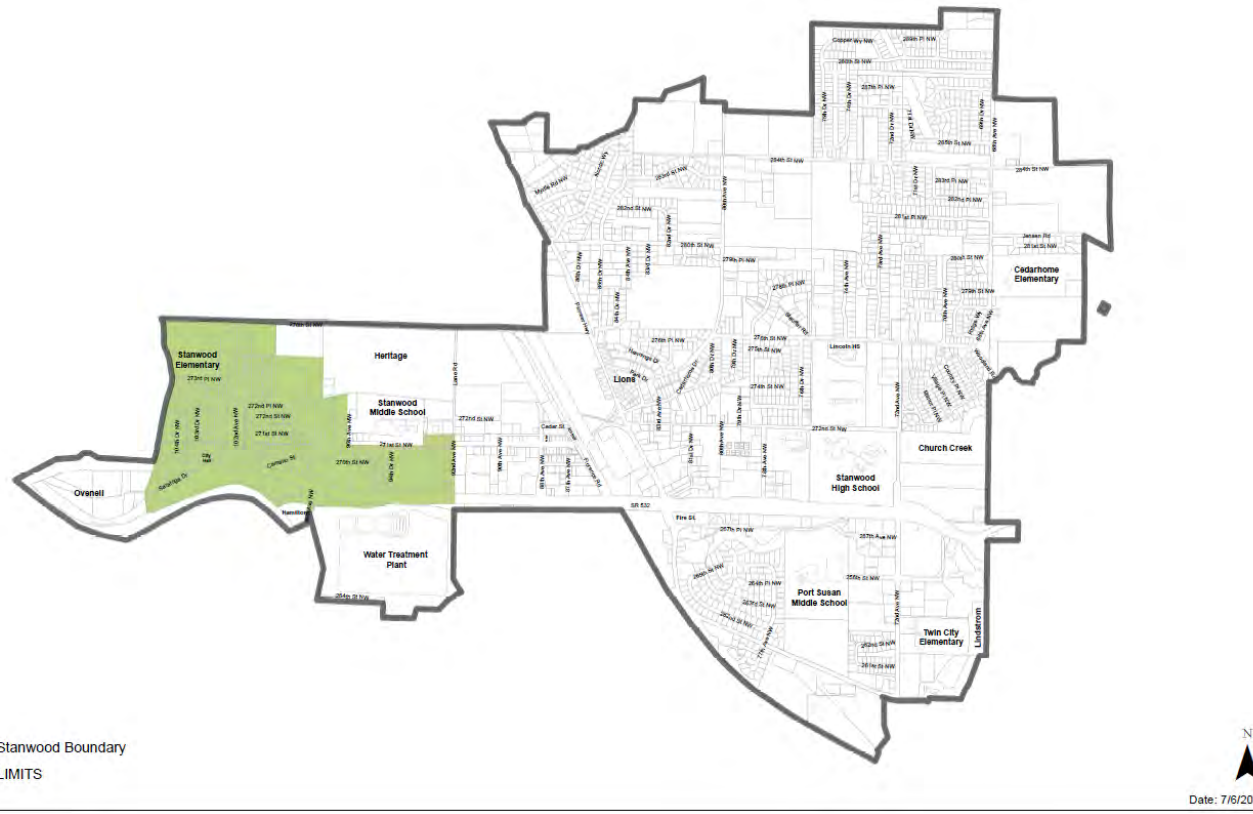
1903 City Incorporated

1910 Population = 544

1920 Population = 704

City of Stanwood:

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



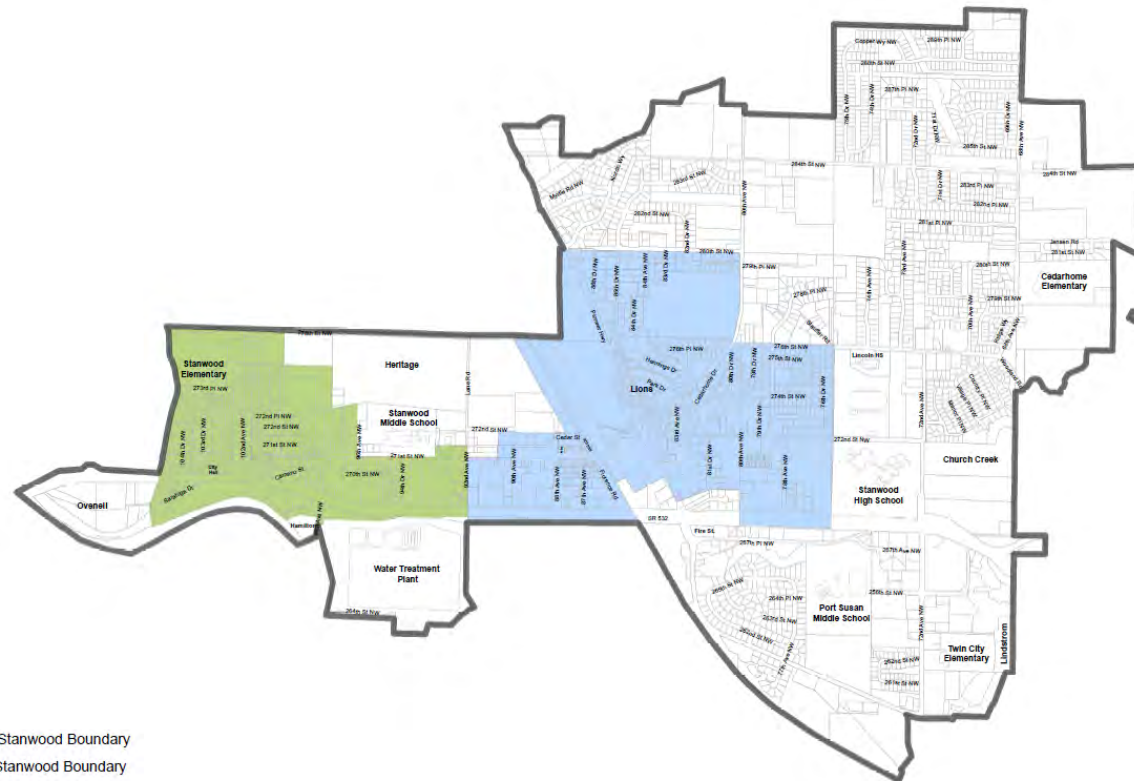
Stanwood's History

Original City Boundaries: 1903

1910 Population = 544

1920 Population = 704

1930 Population = 715



West Stanwood Boundary
East Stanwood Boundary
CITY LIMITS



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

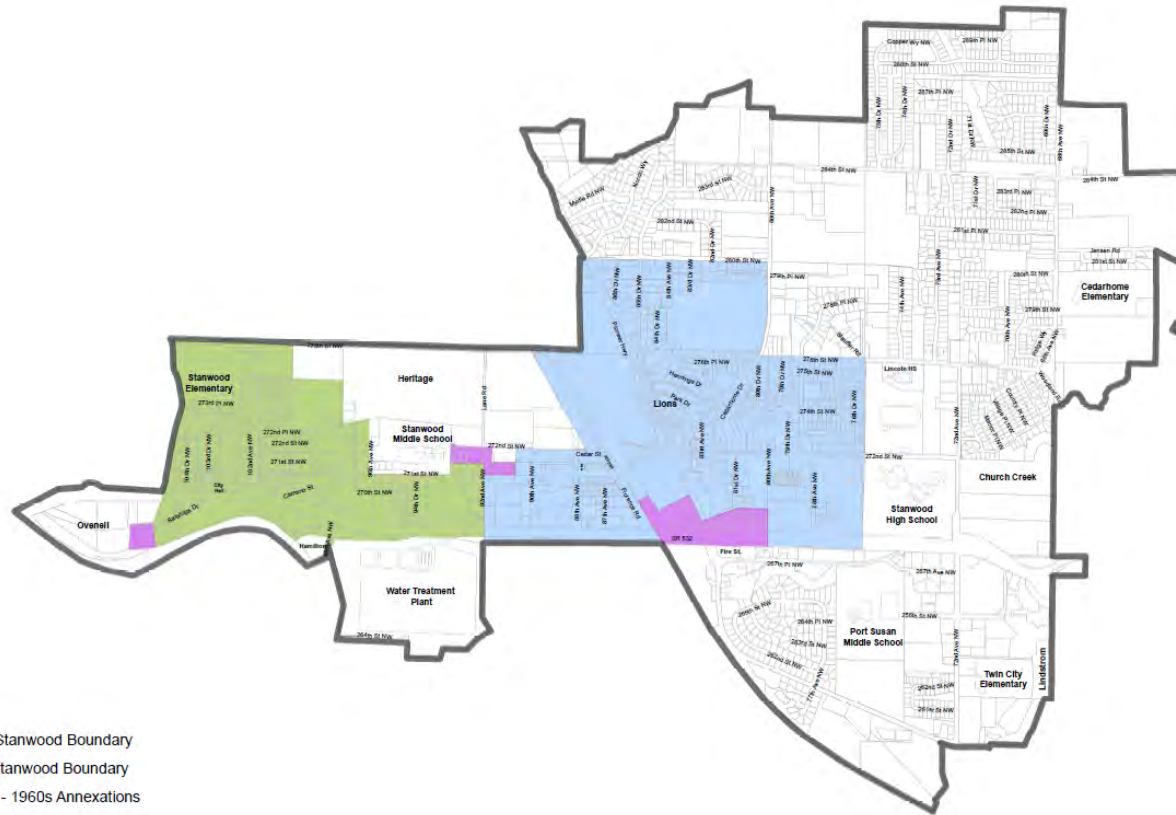
1960 Population =

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

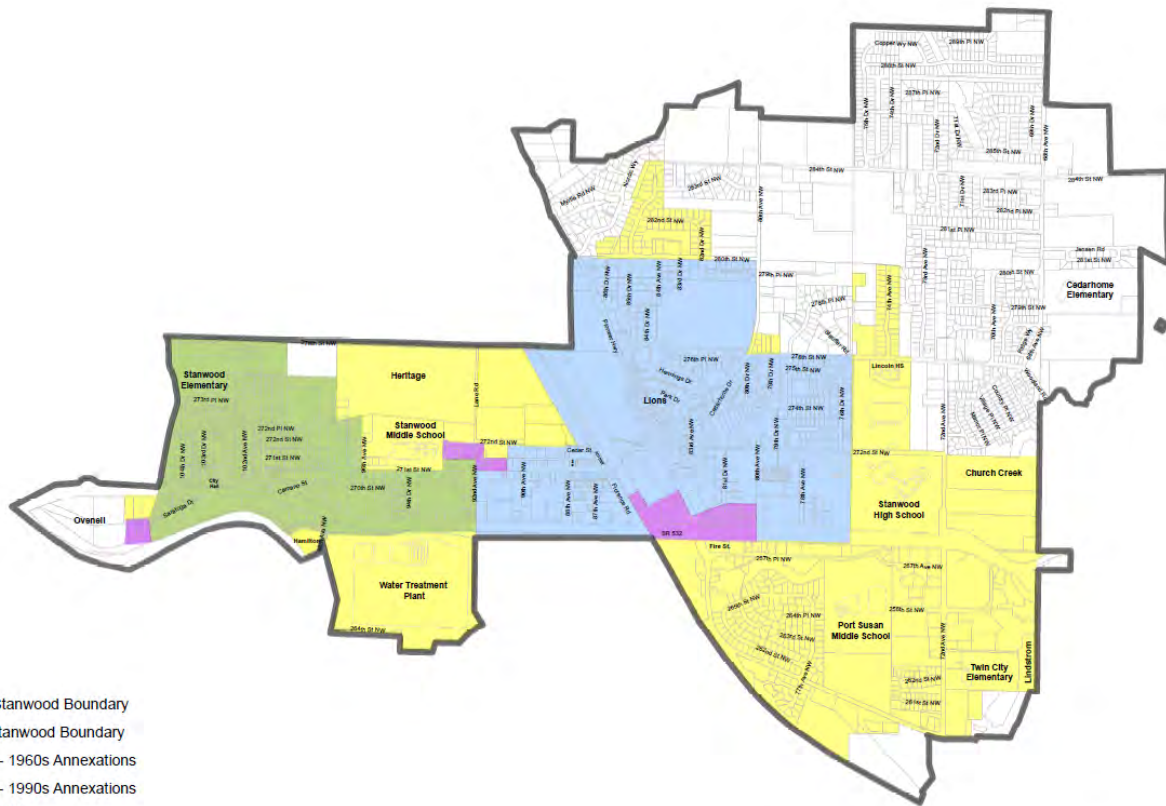
1950 Population = 710

1960 Population = 646**

1970 Population = 1,357

1980 Population = 1,646 Population Doubled

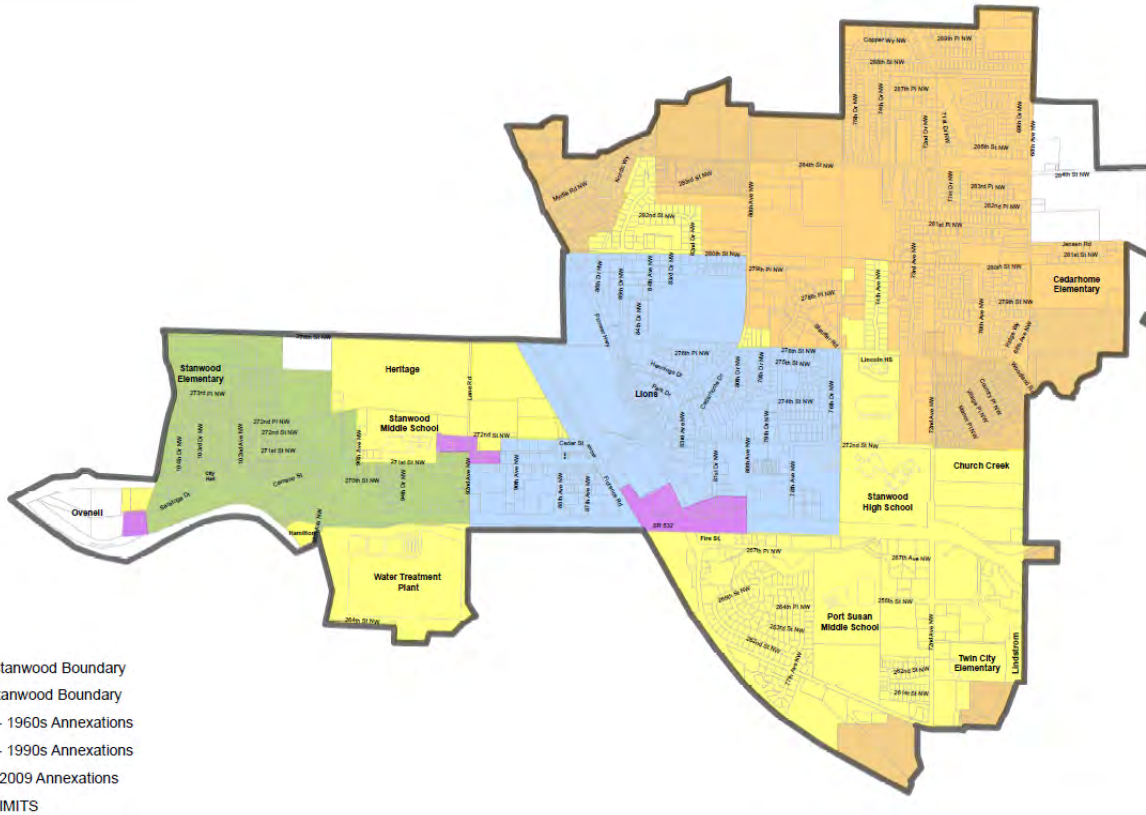
1990 Population = 1,961



* 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

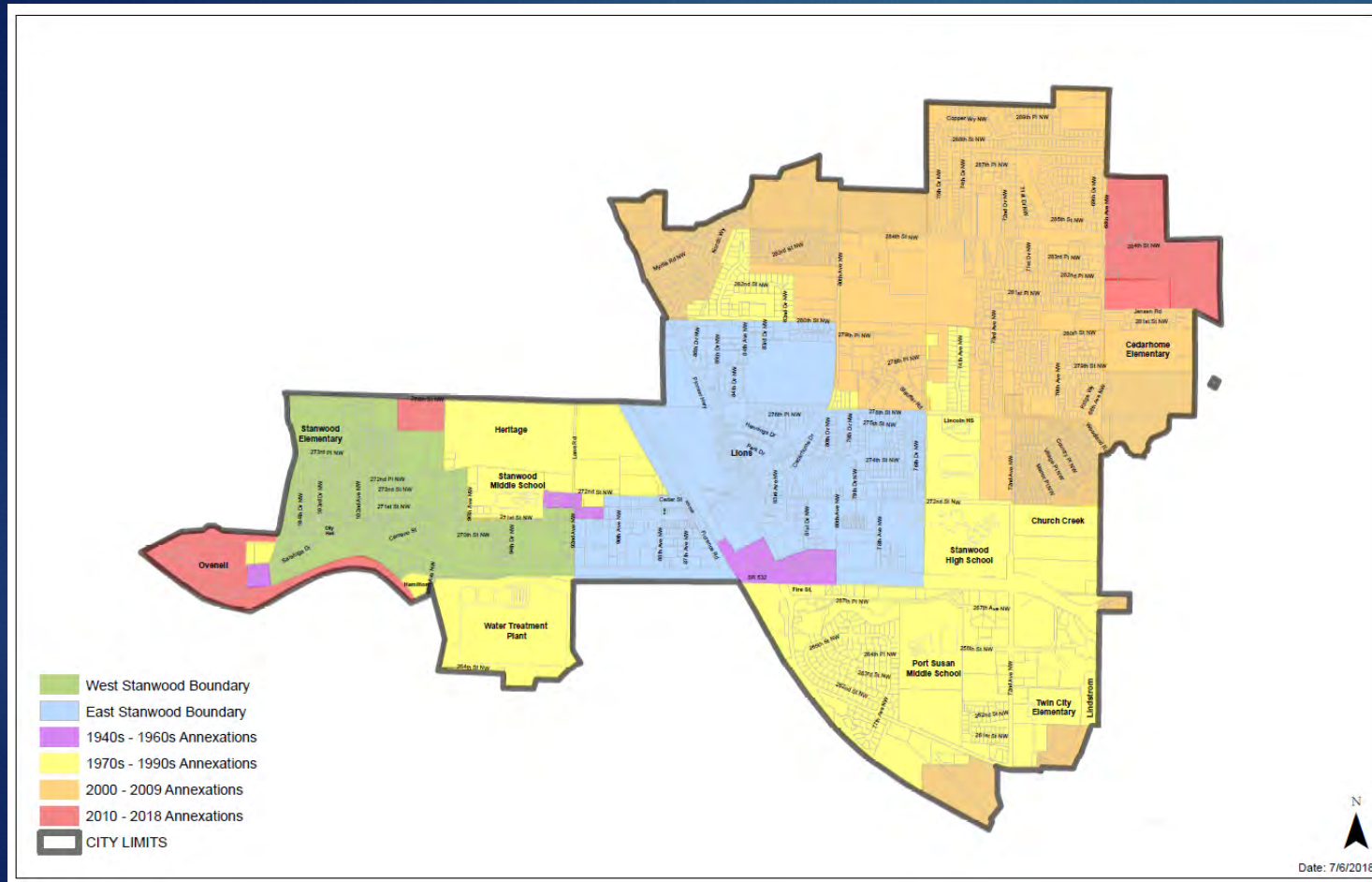
1980 Population = 1,646

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

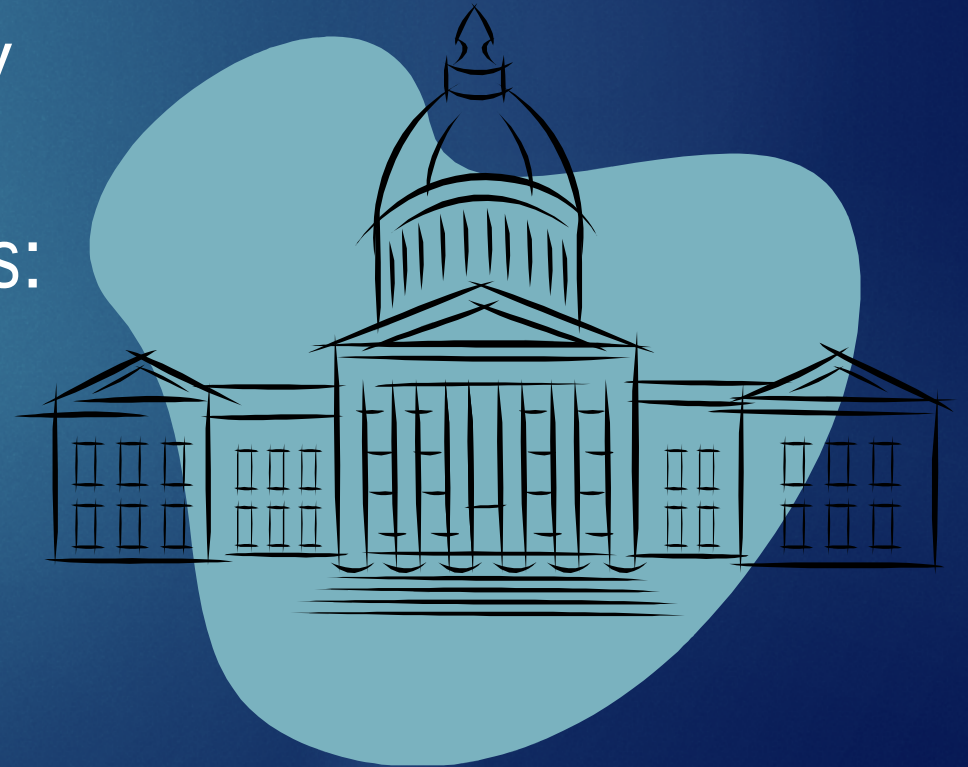
History of Land Use Regulation

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

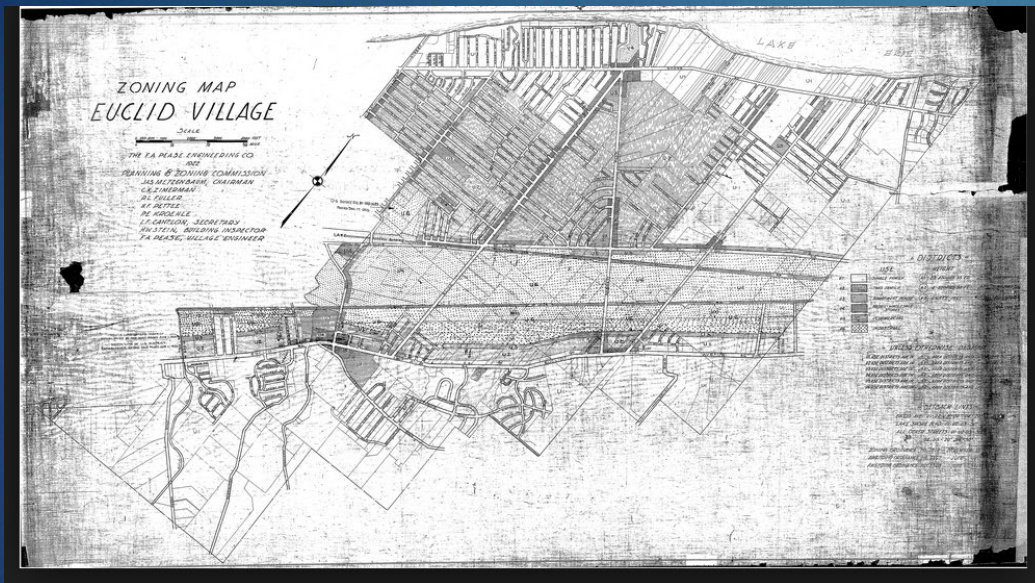
Still Applies Today with Exceptions:

- ▶ 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

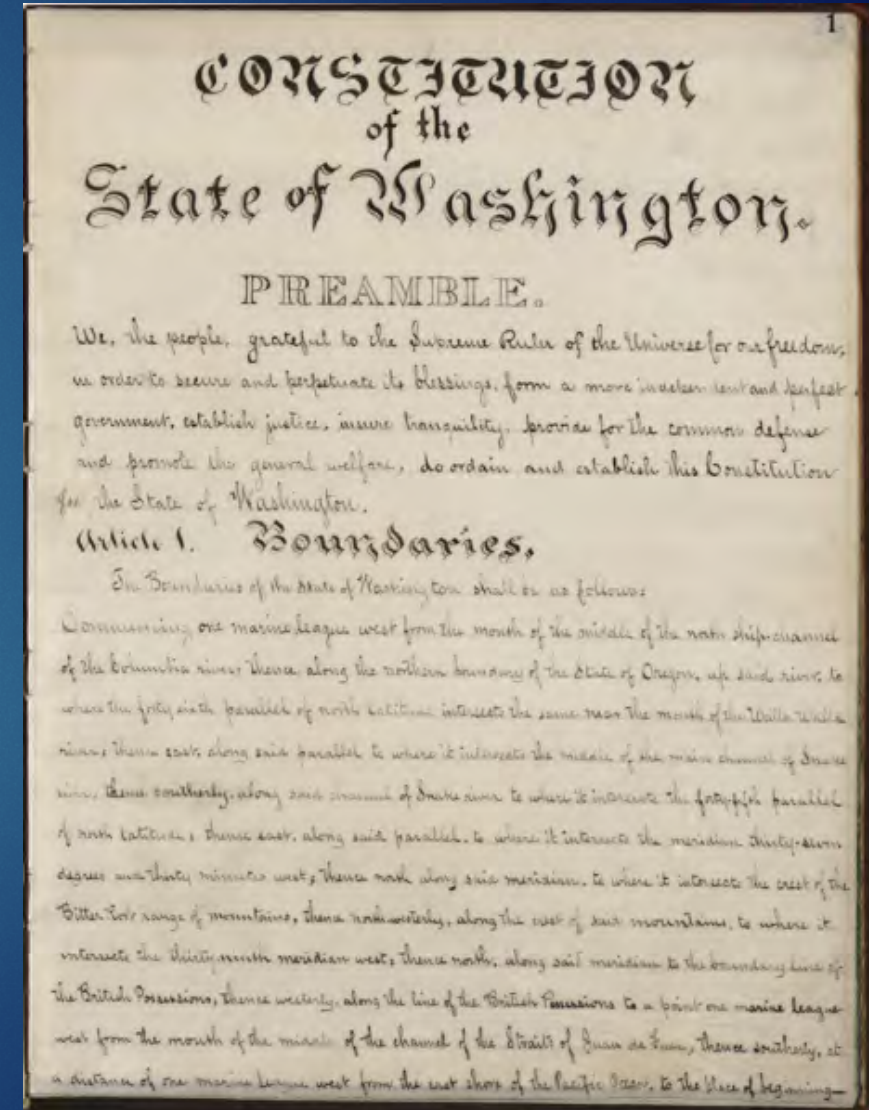
- ▶ Ratified on October 1, 1889
- ▶ Statehood Granted on November 11, 1889
- ▶ 32 Sections with 3 Amendments

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

ORDINANCE NO. 271

AN ORDINANCE ADOPTING A COMPREHENSIVE LAND USE PLAN FOR THE TOWN OF STANWOOD.

WHEREAS, the Stanwood Planning Commission, in conjunction with the County of Snohomish and the Department of Commerce and Economic Development of the State of Washington, has made surveys, analyses, researches and reports preliminary to submitting a comprehensive land use plan and report to the Town Council on March 23, 1962; and

WHEREAS, a public hearing was held by the Stanwood Planning Commission on February 26, 1962, after public notice thereof in the town legal newspaper on February 15, 1962, and February 22, 1962; and

WHEREAS, a public hearing was held by the Stanwood Planning Commission on December 13, 1966, at the Stanwood City Hall, pursuant to public notice thereof as required by law of a hearing on the proposed planned use map and a proposed zoning ordinance in connection therewith, at which time and place the public was given an opportunity to be heard for or against the proposed comprehensive land use map and proposed zoning ordinance, and the Planning Commission having recommended its adoption by the Town of Stanwood; and

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*

PROPOSED ORDINANCE NO. 271

AN ORDINANCE ESTABLISHING ZONES IN THE TOWN OF STANWOOD; REGULATING AND RESTRICTING THE LOCATION AND USE OF BUILDINGS, STRUCTURES AND LAND FOR RESIDENCE, TRADE, INDUSTRIAL AND OTHER PURPOSES; THE HEIGHT, NUMBER OF STORIES, SIZE, CONSTRUCTION AND DESIGN OF BUILDINGS AND OTHER STRUCTURES; THE SIZE OF YARDS, COURTS AND OTHER OPEN SPACES ON THE LOT OR TRACT; THE DENSITY OF POPULATION; THE SET BACK OF BUILDINGS ALONG PUBLIC AREAS; ESTABLISHING A BOARD OF ADJUSTMENT AND PROVIDING FOR THE ADMINISTRATION THEREOF; AND PROVIDING FOR PENALTIES FOR THE VIOLATION OF THIS ORDINANCE; AND REPEALING ORDINANCES INCONSISTENT HERewith.

STANWOOD ZONING ORDINANCE

This ordinance is part of a comprehensive plan establishing zones in the Town of Stanwood for the purpose of regulating the use of the land, height of buildings, lot areas, building sites, and yard areas. This ordinance provides for the adoption of a map or maps showing the boundaries of said zones. The ordinance also provides for the definition of terms used herein, for its adjustment, amendment and enforcement, and for prescribing penalties for violations and repealing ordinances or portions of ordinances in conflict therewith.

This ordinance shall be known as the Stanwood Zoning Ordinance and is adopted by the authority of and for the purposes set forth in Chapter 7, Laws of 1965, Laws of the State of Washington (RCW 35.63).

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

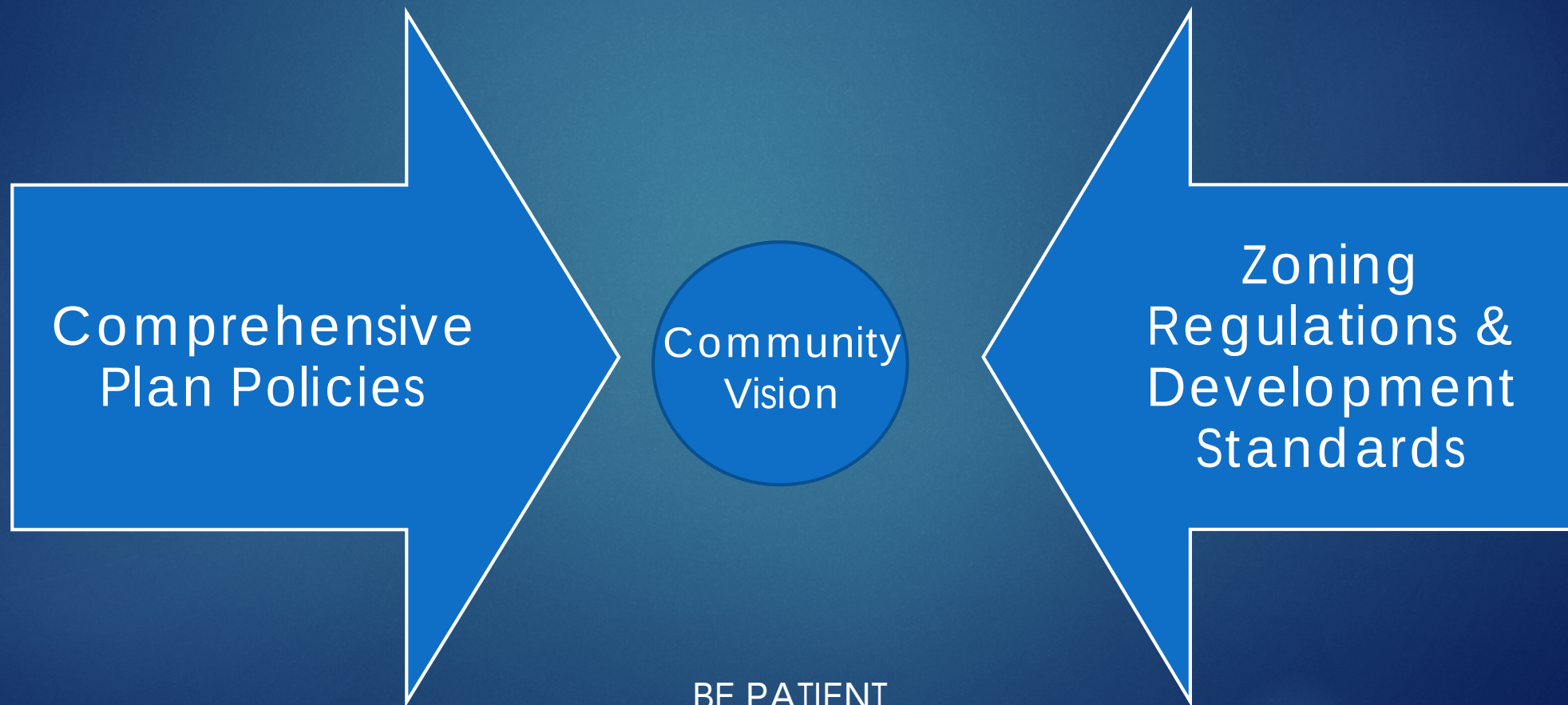
9. Stanwood added: ***Natural Features Element***

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

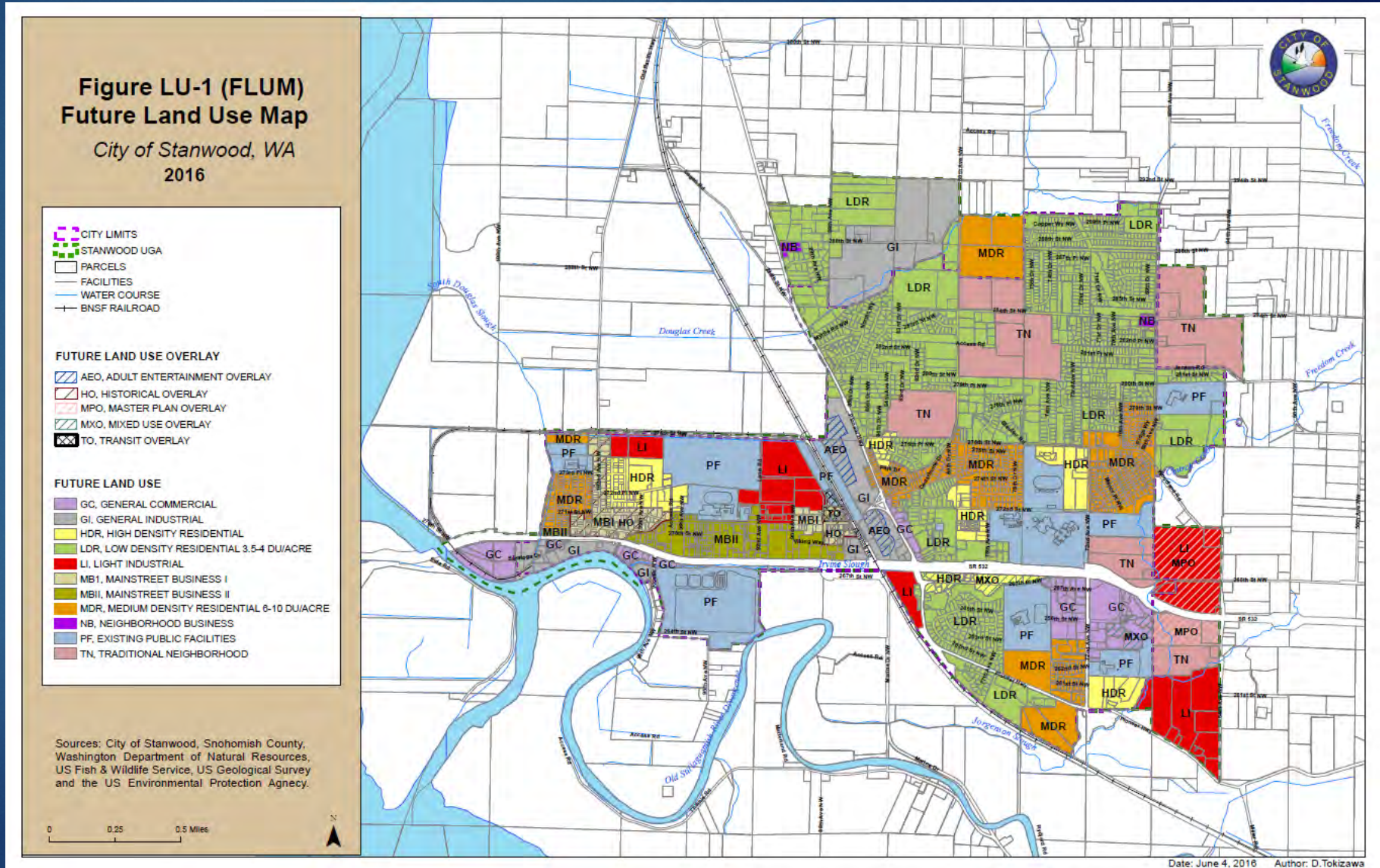
SFR Low

MF

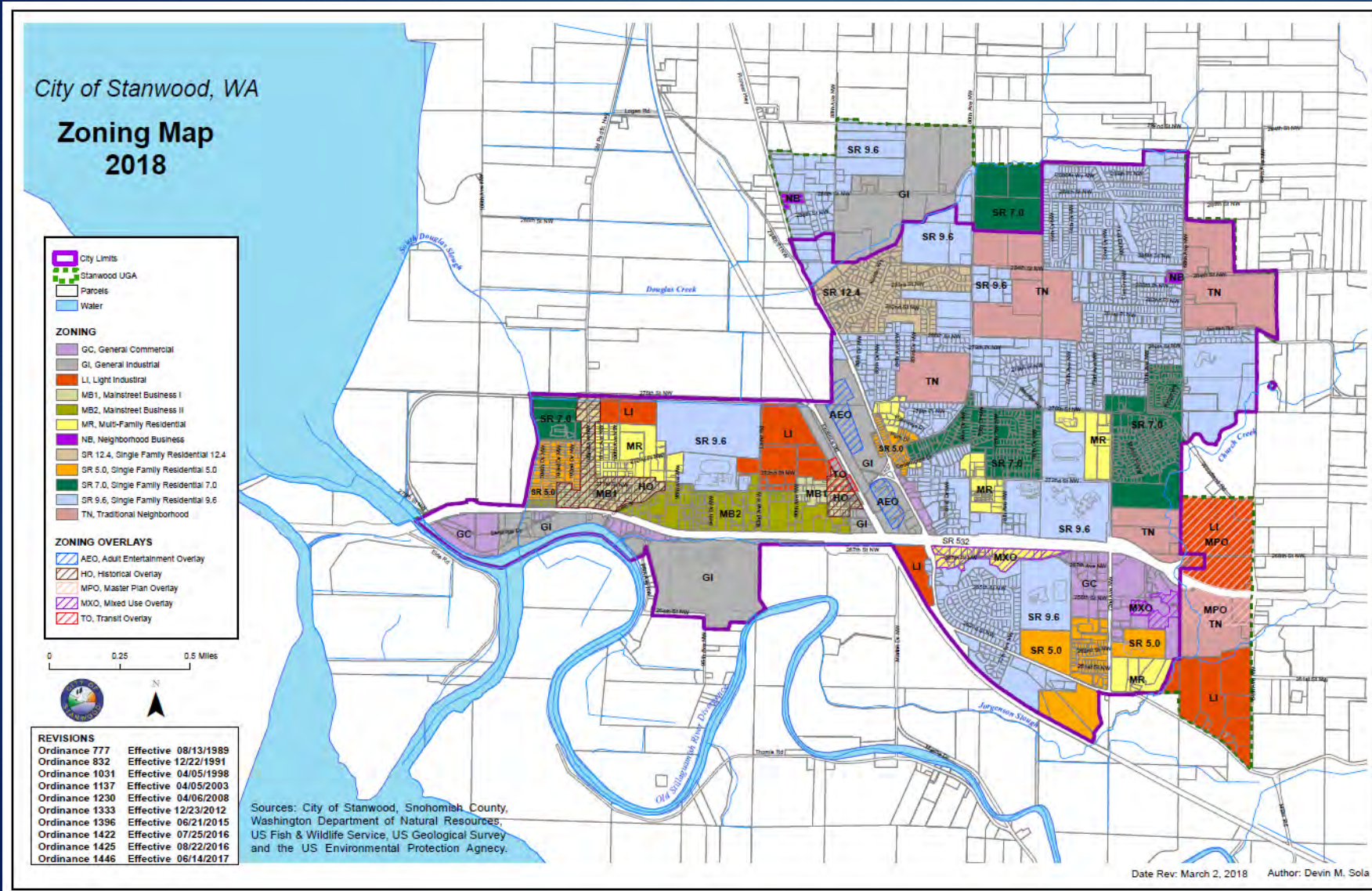
Commercial

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



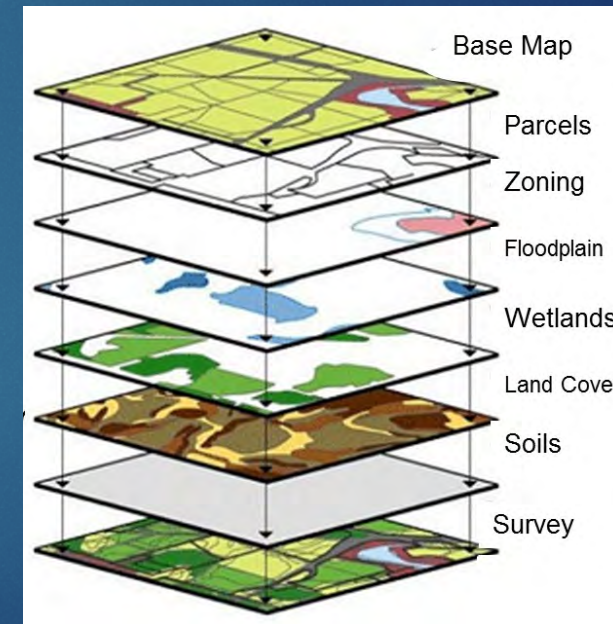
Zoning

Laws that Implement the Comprehensive Plan

What is Zoning?

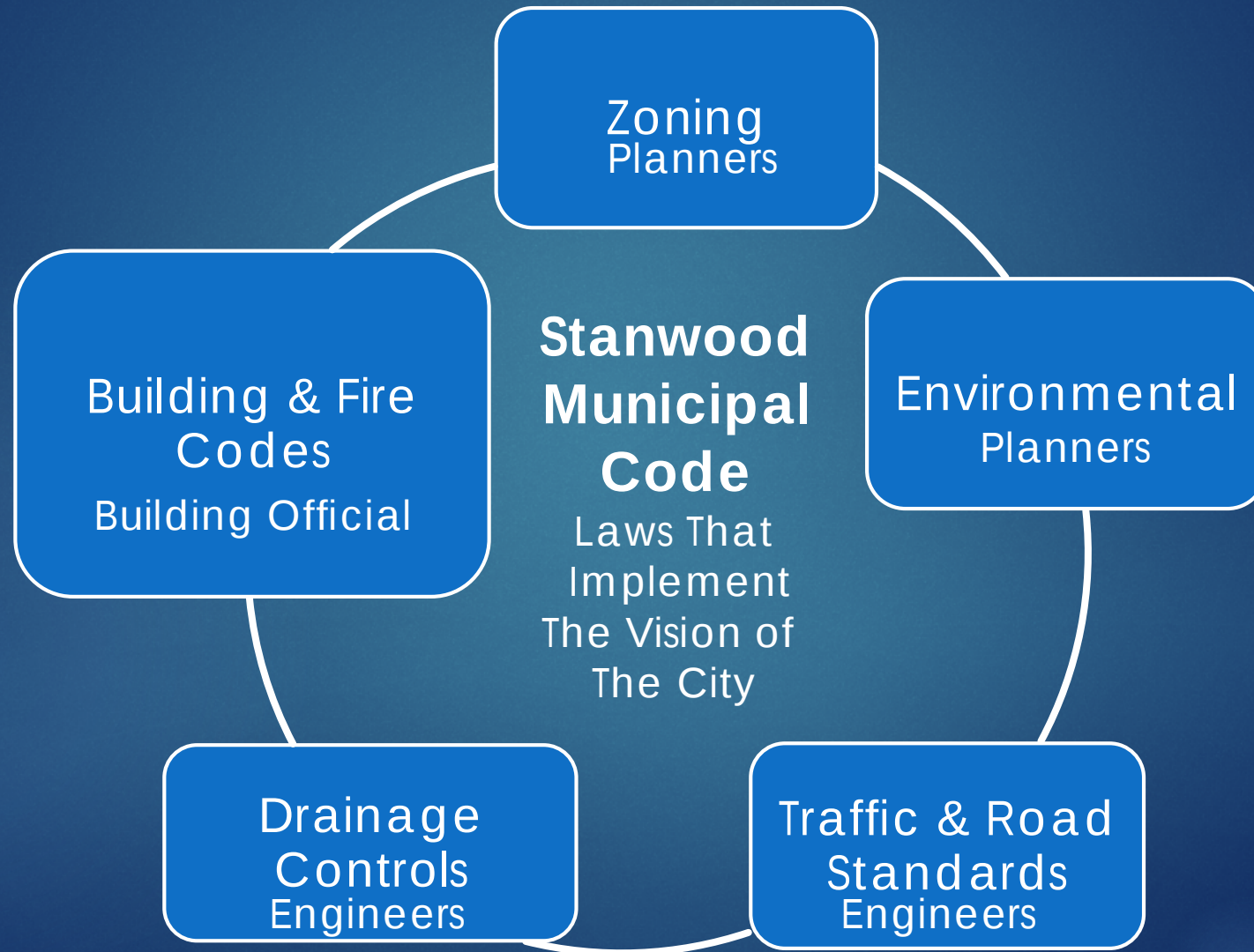
Zoning is a set of land use regulations used to implement Comprehensive Plan policies:

- ▶ 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:

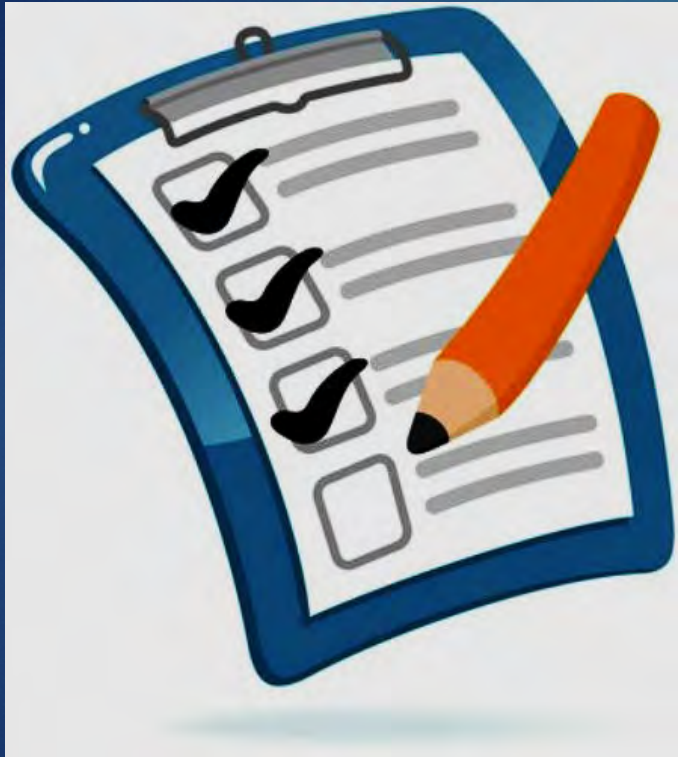
Land Use Decision	Guiding Document
Type of Land Use	Comprehensive Plan & Zoning
Density	Zoning
Adequacy of Public Facilities	Zoning & Development Standards

“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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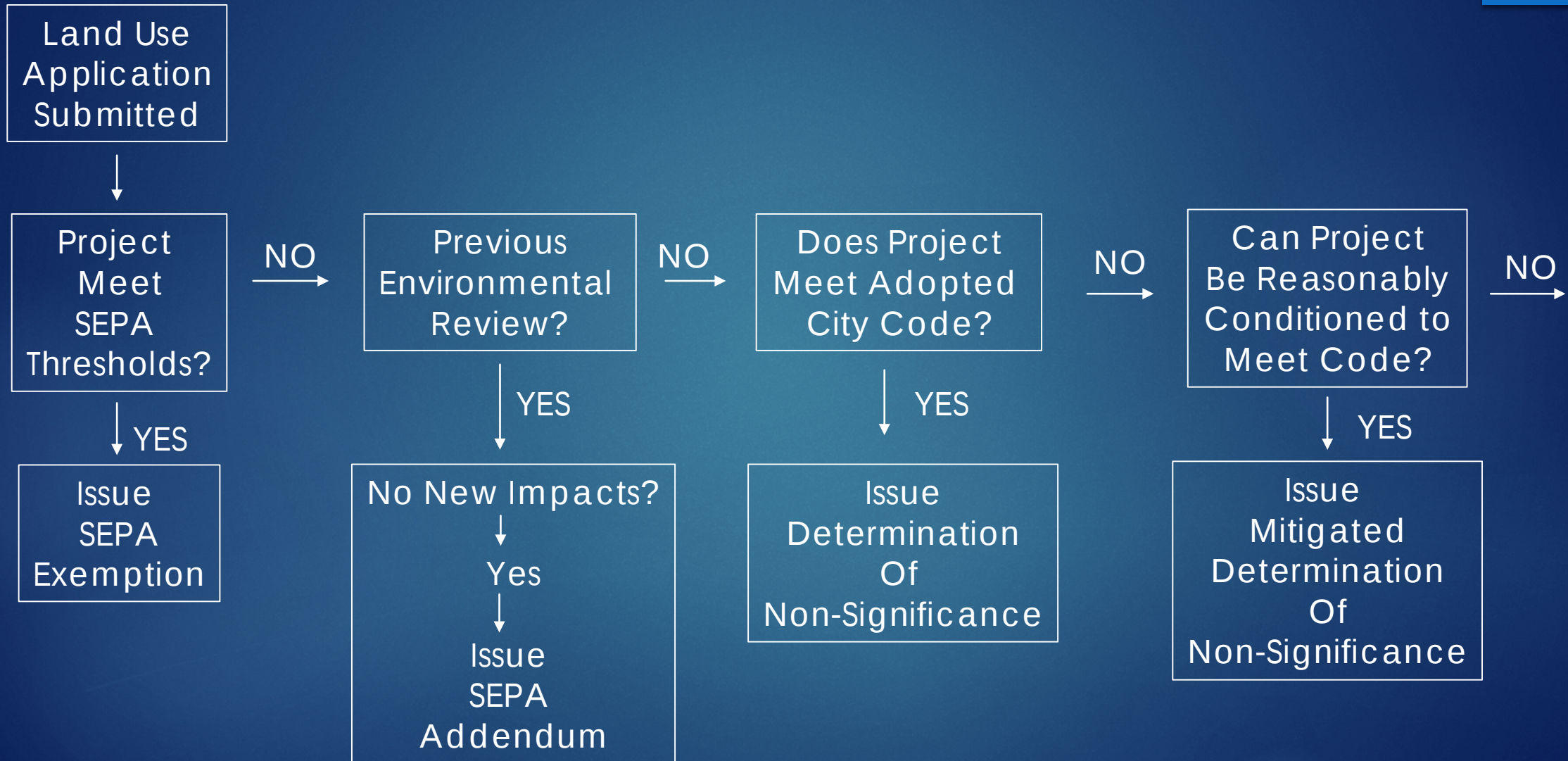
Comprehensive Planning = Vision, Goals & Policy

Policies = Foundation for Regulations

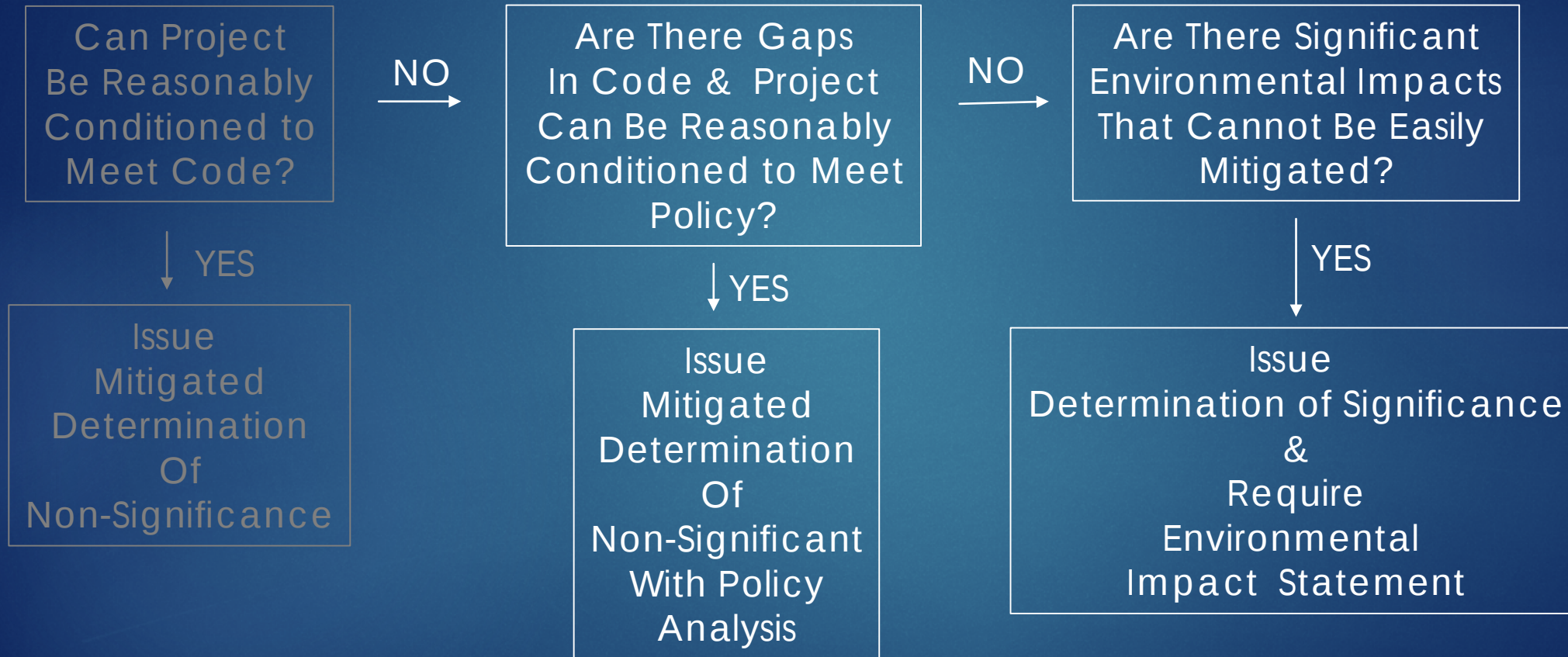
Regulations = Zoning & Development Standards

SEPA = **Gaps** in Policy and Regulations

SEPA Review Process:



SEPA Review Process:





Questions?

