

**City of Stanwood**  
**Regular Meeting of the Planning Commission**  
**February 9, 2026 | 6:30 PM**

**Minutes**

**1. Call to Order**

Attendance:

Commissioners Present:  
Richard Craig, Vice Chair  
Melissa Toner  
Patrick Hosterman, Chair  
Doug Standish  
Gabrielle Braley  
Rachelle Pedersen

Staff Present:  
Patricia Love, Community Development  
Director  
Audrey Rotrock, Associate Planner

Absent: Eric Warnat

Also known to be present: Connor Hutchison, Resident

Public Requests and Comments: None

**2. Roll Call**

**a. Introduction of new Planning Commission member Doug Standish**

Doug is the Teen Program Coordinator at the Stanwood Community Resource Center. He grew up in Marysville and currently lives in Warm Beach. The Commissioners welcomed him and look forward to Doug's perspective.

**3. Public Requests and Comments**

Connor Hutchison has requested additional information regarding the feasibility of installing solar panels on the roof of Stanwood High School, as this could potentially generate cost savings and allow funds to be reallocated to other school projects.

**4. Approval of Minutes**

The minutes from January 12, 2026, Planning Commission meeting were unanimously approved.

**a. Planning Commission Minutes January 12, 2026**

**5. Unfinished Business**

**a. Permitted Use Matrix and Standards Discussion**

The next phase of the City's Municipal Code Update focuses on revising and modernizing the Permitted Use Matrix. This update represents an essential step in updating the City's Unified Development Code with current state laws, industry standards, and Comprehensive Plan policies, while improving the code's usability and clarity for staff, developers, and the public. The ordinance consists of three

primary components:

- Definitions related to the Permitted Use Matrix
- The Permitted Use Matrix
- The use-specific development standards associated with allowed uses

The Commissioners discussed the following Permitted Use Categories

- Agricultural
- Entertainment and Tourism
- General Services
- Industrial
- Institutional
- Residential
- Retail
- Utilities and Infrastructure

#### Commissioner Questions & Comments

##### ***Agriculture***

- Commissioners would like Community Gardens to be allowed in existing neighborhoods that have the space for one.
- Commissioners asked what Small Animal Husbandry means. Small animal husbandry means raising small animals for the primary consumption of or use by the occupants of the premises.

##### ***Entertainment and Tourism***

- Consider adding Indoor Amusement as a permitted use in the TN mixed-use zone.
- Consider allowing Athletic Facilities as a permitted use in all zones.
- Consider allowing Parks and Trails as a permitted use in the TN zones.

##### ***General Services***

- Would animal daycare and/or animal grooming be allowed as an Accessory Use in residential zones?
  - Yes, the City would need to amend the municipal code to include this use, with clear standards such as maximum allowable noise levels and a limit on the number of animals permitted at one time.
- Consider adding a cross reference to estheticians operating in residential zones in the commercial use allowed use table.

- The Commissioners agreed to remove hospitals from the list of permitted uses, but leave Health Care Offices, citing insufficient available land within Stanwood to accommodate a hospital facility.

### ***Industrial Uses***

- The Commissioners requested additional information on what a 'Laundry Plant' is and what wage-type jobs they can create.
- Consider allowing small scale printing/publishing as a permitted use in the TN, DMU, and GC zones.
- Commissioners also requested additional information on what detached commercial accessory structures are and what they would look like in Stanwood.

### ***Institutional Uses***

- Consider removing Community Centers from the residential zones and adding them as a permitted use in the TN, GC, and PI zones.
- The Commissioners would like to combine Elementary, Middle, and High Schools into one 'Public School' use.
- Consider including a Seminary into the School category.

### ***Retail Establishments***

- The Commissioners would like small scale retail allowed in the TN-MU zone.
- Commissioners would like to consider modifications to the square footage criteria for small and medium retail.

### ***Utility Uses***

- Consider refining the definition of what a Solid Waste Disposal facility is.
- Consider adding electric vehicle charging as a permitted use.

## **6. New Business**

### **a. Grading and Stormwater Code Amendments**

The City's grading and stormwater regulations are intended to protect public health, safety, and welfare by minimizing erosion, managing runoff, preventing flooding, and protecting water quality and downstream infrastructure. These regulations also ensure that development occurs in a manner consistent with adopted engineering standards, environmental requirements, and the City's long-

term maintenance standards.

Over time, changes in state and federal regulations, evolving best management practices, and experience gained through project review and construction have identified areas where the City's existing grading and stormwater codes would benefit from minor clarifying amendments.

Commissioner Questions & Comments

None

**7. Miscellaneous Business**

**8. Recent Council Action on Commission Items**

**9. Upcoming Items**

**a. Design Standards in April / May Time Frame**

**10. Adjourn**

8:03 pm

City of Stanwood

Attest:

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Sid Roberts, Mayor

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Lisa Sokolik, City Clerk