

City of Stanwood
Regular Meeting of the Planning Commission
April 13, 2026 | 6:30 PM

Minutes

1. Call to Order

Patrick Hosterman called the April 13, 2026 Planning Commission Meeting to order at 6:30 pm.

2. Roll Call

Attendance:

Commissioners

Present:

Eric Warnat

Richard Craig

Melissa Toner

Patrick Hosterman,

Chair

Doug Standish

Rachelle Pedersen

Staff Present:

Patricia Love, Community Development Director

Ty Schroeder, Senior Planner

Audrey Rotrock, Associate Planner

Absent: Gabrielle Braley

Also known to be present: None

Public Requests and Comments: None

3. Public Requests and Comments

None

4. Approval of Minutes

The minutes from March 9, 2026, Planning Commission meeting were unanimously approved with one correction to reflect the accurate date of public hearing for the Grading and Stormwater Code Amendments and the Permitted Use Matrix and Development Standards.

a. March 3, 2026, Planning Commission Meeting Minutes

5. Unfinished Business

a. Public Hearing: Grading and Stormwater Code Amendments

Similar to the other municipal code updates currently underway, related and complementary code provisions are being processed together. This grouping consists of the City's grading and stormwater management regulations. The grading code is currently codified as SMC 17.154, and the stormwater management code is codified as SMC 17.140. As part of this update, both

codes are proposed to be relocated to Title 18 under Division III, Environmental Codes, and renumbered as SMC 18.830, Grading, and SMC 18.840, Stormwater Management.

The City's grading and stormwater regulations were originally adopted in the mid-1990s and have received only minor amendments since that time. The most recent substantive updates to these codes occurred in 2013. The grading regulations were initially embedded within the City's permit procedures code and, in 2021, were readopted as a standalone chapter without substantive changes. As a result, the core provisions of the grading and stormwater codes have remained largely unchanged for more than a decade.

The draft Grading and Stormwater code amendments reflect current best practices and have incorporated suggested amendments by the City's Public Works staff. The proposed updates are primarily clarifying and procedural in nature and are intended to improve consistency, predictability, and implementation.

Commissioner Questions & Comments

- What are the stormwater management requirements for properties less than 5,000 SF?
 - Small properties must still meet applicable water quality treatment requirements prior to discharging to the Puget Sound.
- Why does Stanwood use the 2005 Edition of the Washington State Department of Ecology *Stormwater Management Manual for Western Washington* instead of more recent editions?
 - Stanwood has consistently used, and is proposing to re-adopt, the 2005 Manual because the 2005 Edition does not require Low Impact Development (LID) standards.
 - Stanwood is one of the few cities not classified as a National Pollutant Discharge Elimination System (NPDES) by Dept. of Ecology and therefore are not required to adopt newer editions of the stormwater manual.
 - The City's poorly draining soils do not work for LID methods such as rain gardens or bioswales
- Can you clarify what it means to re-adopt a code?
 - There are different ways a City can make code changes:
 - Rewriting code: Making changes to existing regulations, which may include reorganizing, updating standards, or adding new language.
 - Repealing code: Removing existing code sections entirely when they are no longer needed or are being replaced.
 - Adopting new code: Creating and adopting entirely new

sections or chapters to address topics not previously covered.

- *Re-adopting code: Re-enacting existing code without changes. This is often done when moving code into a new title or format, or as part of a larger reorganization. It may also include incorporating external plans or documents by reference rather than rewriting them in full.*
- Because the City is not proposing any changes to the standards outlined in the 2005 Manual, Stanwood can re-adopt the Manual by reference in the New Title 18 Unified Development Code.
- The Commissioners motioned unanimously to move the Grading and Stormwater Code Amendments forward to the City Council.

b. Public Hearing: Permitted Use Matrix and Development Standards

The next phase of the City's Municipal Code Update focuses on revising and modernizing the Permitted Use Matrix. This effort represents an important step in aligning the City's Unified Development Code with current state laws, industry standards, and Comprehensive Plan policies.

Staff presented to the Planning Commission updates to the use definitions, matrix uses, and associated use standards.

Commissioner Questions & Comments

- Commissioners requested that staff cross reference new definitions in the Permitted Use Matrix to the source definition (ex. Websters, other jurisdiction, etc)
- The Community Resource Center would be better defined as a Non-Profit or Public Service, instead of a government facility.
- Remove "private" from the language for recreational clubs.
- What if an existing business has a use that becomes prohibited when these standards go into effect?
 - In that scenario, the use would become a legally non-conforming use.
- Incorporate drive-through facilities standards into the use standards instead of listing in the use matrix.
- The Commissioners agreed to continue the Permitted Use Matrix and Development Standards Public Hearing to the next meeting on May 11, 2026.

6. New Business

a. Comprehensive Plan Amendment: Climate Change Element

7. Miscellaneous Business

- a. **Historic Preservation Ordinance**

8. Recent Council Action on Commission Items

9. Upcoming Items

- a. **Stanwood Municipal Code: Design Standards**
- b. **Multimodal Comprehensive Plan Amendment and Concurrency**

10. Adjourn

8:17 pm

City of Stanwood

Attest:

Sid Roberts, Mayor

Lisa Sokolik, City Clerk