



PLANNING COMMISSION AGENDA

March 14, 2022– 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 February 14, 2022 Planning Commission Minutes
5. New Business
 - Presentation by Community Transit
 - Bakerview PRD Public Meeting
 - Comprehensive Plan – Public Participation Plan
 - Comprehensive Plan – Vision Statement
6. Old Business
7. Miscellaneous Business
8. Recent Council Action on Commission Items
9. Upcoming Items
10. Adjourn

Zoom Meeting Information

Please click the link below to join the webinar:

[https://us02web.zoom.us/j/88487926635?pwd=aVlad0pzYVAreHl0TmhURT
NVTmJudz09](https://us02web.zoom.us/j/88487926635?pwd=aVlad0pzYVAreHl0TmhURT
NVTmJudz09)

Passcode: 152374

Telephone: 253-215-8782

Webinar ID: 884 8792 6635



Planning Commission Meeting Minutes February 14, 2022

Call to Order: 6:32 pm

Roll Call

Present:

Monae Birkhofer
Melissa Toner
Patrick Hosterman
Cody Davis
Jeff Wheatly

Staff Present:

Patricia Love
Audrey Rotrock

Absent: Eric Warnat, Justin Burns

Also known to be present: N/A

Public Requests and Comments:

None

Introduction of New Commissioners

Jeff Wheatly introduced himself. He has lived in Stanwood for 7 years and previously lived in Marysville. He is the Chief Operating Officer at the Angel of the Winds Casino.

Melissa Toner introduced herself. She and her husband have lived in Stanwood for 9 years, and she's originally from Canada. She is in the Real Estate Business and her husband was previously the Assistant Police Chief in Stanwood.

Approval of Minutes:

The Minutes from the January 10, 2022 meeting were voted on and approved unanimously as written.

New Business:

National Flood Insurance Program – Community Rating System

The City of Stanwood is interested in participating in the Community Rating System (CRS) to help reduce flood insurance premiums for our community. Currently Downtown, the historic heart of the city, is in the floodplain and participating in the CRS program would offer lower insurance premiums to all residents and business owners within city limits.

The National Flood Insurance Program (NFIP) provides federally backed flood insurance within communities that enact and enforce floodplain regulations. To be covered by a flood insurance policy (for structures and/or its contents), a property must be in a community that participates in the NFIP. To qualify for the NFIP, a community adopts and enforces a floodplain management ordinance to regulate development in flood hazard areas. The objective of the ordinance is to minimize the potential for flood damage to future development. The city of Stanwood participates in the NFIP, and the most recent floodplain regulations were adopted by the City Council on May 28, 2020.

After discussing the parameters of the program, the Commission is supportive of this plan.



Planning Commission Meeting Minutes February 14, 2022

Old Business:

Impact Fee Code Amendment and Fee Adoption

The issue before the Planning Commission is to review and hold a public hearing on the proposed amendments to the City's impact mitigation fee regulations and the 2022 update to the proposed park impact fee.

One of the City's 2022 work items is to adopt the City's updated park impact fees that staff and the Planning Commission have been working on since July of 2019; this code evaluation has resulted in the following amendments:

1. Traffic, park, fire, and school impact fees are listed in their own independent chapters of the Municipal Code; and
2. The park impact fee has been updated to reflect costs associated with the acquisition and development projects listed on the 2022-2027 Park Capital Improvement Plan.

Planning Commission Recommended Motions:

After Patrick Hosterman opened the public hearing, there was discussion among the Commissioners about the amendment.

The Commission considered the Master Builders Association's letter submitted on February 14, 2022 as part of their deliberations. In summary, their letter requested that a more reasonable fee be adopted due to the current housing crises and its effects on affordable homeownership. The Commission responded as follows:

- Average sales prices of homes are in the \$500,000 range; an increase of \$606 on a single-family home would not affect affordable housing and once incorporated into a mortgage may result in a \$10 / month increase.
- Funding of parks is a top priority for the city and fees should reflect current costs.
- New parks are a benefit to incoming city residents.
- Developers / new growth should pay their fair share of new park development costs.
- There remains a high demand for housing in Stanwood. An increase in the park impact fee will unlikely affect that demand and push growth elsewhere.
- They support adding the low-income credit and fee deferral program to reduce impacts on housing.

After considering staff comments and taking public comment, the Planning Commission unanimously recommended approval of the proposed amendments, park impact fee and the associated Findings of Fact and Conclusions. It was also motioned, seconded and approved unanimously to recommend that a low-income housing credit and fee deferral provisions be added to the ordinance.



Planning Commission Meeting Minutes February 14, 2022

Comprehensive Plan Update Schedule

It is the goal of the city to adopt the Comprehensive Plan by the end of March 2024 – leaving a three-month buffer for unforeseen circumstances. Work will be completed over a two-and-a-half-year period using the following tentative schedule as a guide.

- 2022: Phase 1 – Fact Finding and Technical Analysis
- 2023: Phase 2 and Phase 3 – Draft Plan and Environmental Review
- 2024: Phase 3 – Public Hearings and Plan Adoption

The City is in the process of soliciting consultant services to help with the update process; it is anticipated that the consultant should be under contract by mid-March. The consultant's work will include preparing an economic analysis of land use options, updating the plan in a user friendly format, public engagement and environmental review. To complete Phase 1 within 2022, a tentative schedule has been prepared that focuses on city demographics, population, employment, housing, land use, and transportation. We will also be conducting a major public outreach effort.

The Commissioners are ready to support the Comprehensive Plan update.

Miscellaneous Business:

None

Recent Council Action on Commission Items:

None

Upcoming Items:

Municipal Code Update Project

A motion to adjourn was made by Patrick Hosterman and seconded by Cody Davis.

Adjourn: 7:54 pm



CITY OF STANWOOD PLANNING COMMISSION

AGENDA STAFF REPORT

MEETING DATES:	March 14, 2022
SUBJECT:	March Agenda Items
CONTACT PERSON:	Patricia Love, Community Development Director

Community Transit Presentation:

Representatives from Community Transit will provide an update on their 2024 Network Planning and Long-Range Planning efforts as they prepare for the arrival of Light Rail coming to Snohomish County.

When light rail arrives in Snohomish County in 2024, Community Transit will end most bus service into King County and expand access to local bus service as well as regional light rail connections. This transition will allow the agency to expand public transit services across Snohomish County. The goal is for riders and residents to evaluate proposed routes: do they meet travel needs? Will they get more people from where they are to where they want to be? A network proposal will be presented to the public and the CT board of directors in late 2022 for final approval. Implementation of the new network will happen in stages and is expected to start in spring 2023.

Long Range Plan (Journey 2050):

Goals:

- Significant update to Community Transit's vision for future mobility in Snohomish County
- New service plan and service standards, based on new market and economic conditions, federal regulations and regional guidance
- Focus on engaging the public, as well as city, county, regional and community partners
- Provide view on future trends
- Provides strategic direction beyond the six-year 2021-2026 Transit Development Plan (TDP) not solely a 2050 service plan

Key Themes:

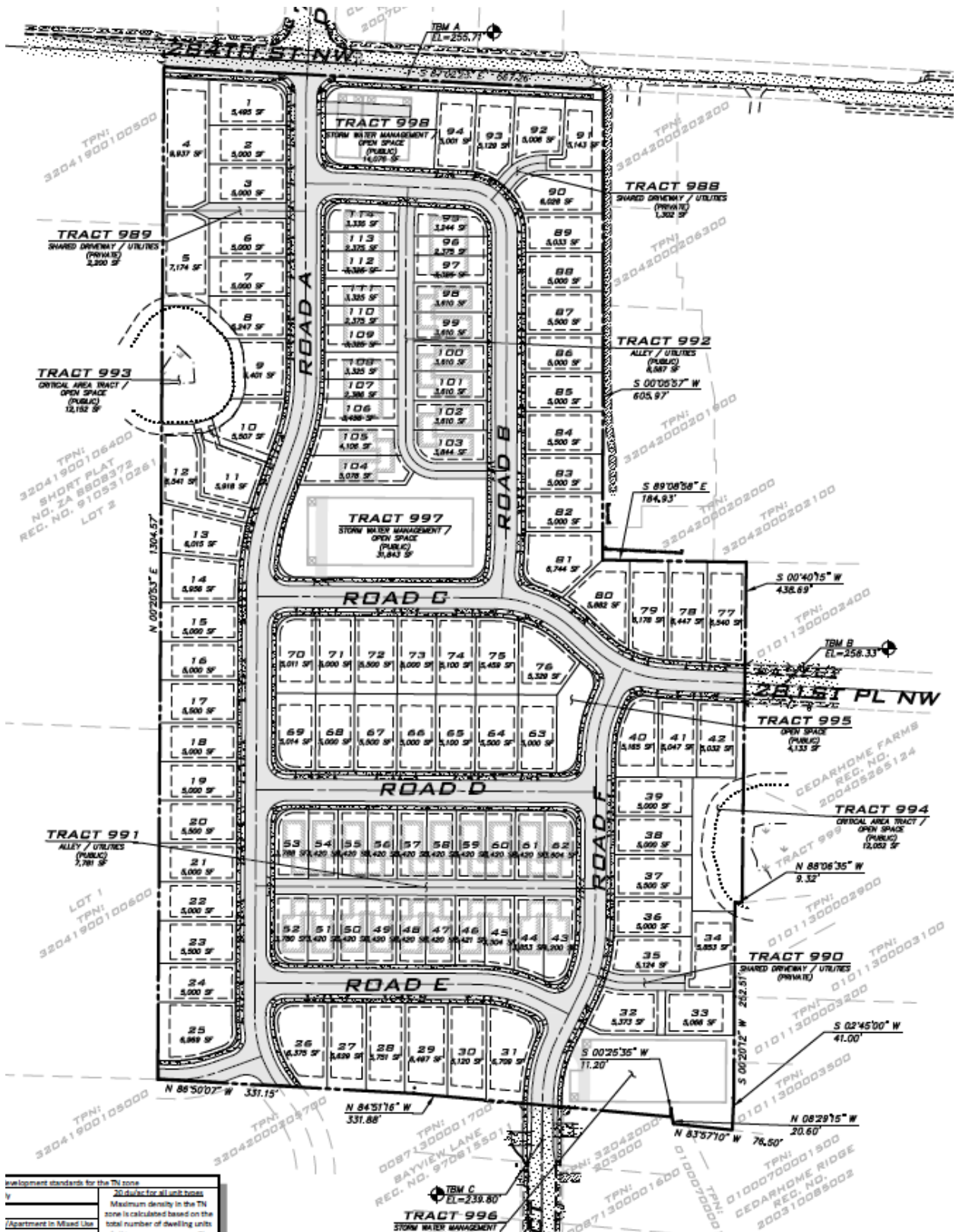
- Moves horizon year from 2030 to 2050
- Incorporates ST3 realignment plan (Everett Link Extension)
- Outlines what has changed in the last decade and current conditions
- Establishes guidance for policies, reassess priorities, align with regional plans
- Addresses:
 - Climate change/zero-emissions
 - Diversity, Equity and Inclusion
 - Expansion of mobility options (e.g. On-Demand Services/Microtransit)

Bakerview PRD Application: Contact Person: Tansy Schroeder, City Planner

Request: The applicant is proposing to construct a 114-lot single-family planned residential development. The project will consist of 74 detached single-family residences, 28 duplexes, and 12 townhomes. The project is located at 7510 284th Street NW. The site consists of one 20.07-acre parcel zoned Traditional Neighborhood (TN). Resident vehicular access to the site will be from 284th Street NW and connect to existing 281st Place NW and 74th Avenue NW. The proposed community will include open space tracts, storm water management, and street and landscaping improvements.

The project site is located at 7510 284th Street NW, Stanwood, Washington, within the city limits of Stanwood and has commonly been referred to as the "Lindberg Property". Zoning for the site is Traditional Neighborhood (TN). The accesses into the 20.07-acre property will be from 284th Street NW and connect to existing 281st Place NW and 74th Avenue NW. The construction entrance for the development will take access from 284th Street. This project will subdivide approximately 20.07-acres into 114 single-family lots. The residential / commercial zone development standards (SMC 17.60.030) allow for a maximum residential density of 20 dwelling units per acre in the TN zoning district. The majority of developed area around this site is made up of single-family residences, including the recent Cedar Hill Estates subdivision located northwest of the project, which is consistent with this development.

The site is generally flat with existing pasture land. The southeastern portion of the property is covered with approx. 8.8-acres of trees and heavy vegetation. There is an existing SFR that was constructed in 1913 and will be demoed as part of the project. The northern boundary of the site runs along 284th Street NW. To the east of the project is the Cedarhome Farms subdivision and to the south is the Bayview Lane subdivision. The developed site will provide approx. 10.6% of open space. The development plans provide all of the public improvements, facilities, and utilities and will be reviewed to meet city requirements (See development plans). These facilities include but are not limited to city streets, sidewalks, all utilities, open space and recreational facilities.



Comprehensive Plan – Public Participation Plan:

The Growth Management Act requires each city and county to review and update their Comprehensive Plans at least once every eight years. The legislature set a staggered schedule for cities and counties throughout the state to update their plans. Jurisdictions within King, Pierce, Kitsap and Snohomish County are required to update their plans review by June 30, 2024. The legislature is currently reviewing a funding package that may extend that date till December 30, 2024.

The Growth Management Act requires local governments to create and broadly disseminate a Public Participation Plan that describes how the city will conducts its Comprehensive Plan Update outreach efforts. The attached draft Public Participation Plan is presented to the Commission for review and comment.

Resolution 2022-XX

Remember Yesterday. Imagine Tomorrow.



PUBLIC PARTICIPATION PLAN

April 2022

Comprehensive Plan Update: Project Overview

The Comprehensive Plan is a long range (20 year) planning document that establishes city policy direction guiding growth, development, community character and quality of life. The Comprehensive Plan addresses required population and employment targets. It consists of 13 goals and five required “elements”, or chapters: land use, transportation, housing, capital facilities, and utilities. It also includes several optional elements including economic development, parks and recreation, conservation, solar energy, and climate change. Stanwood’s Comprehensive Plan also includes the policy element for the Shoreline Master Program mandated by the State.

Stanwood’s first Comprehensive Plan was adopted in 1975. In 1990-1991, the State adopted the Growth Management Act (GMA) which established specific requirements for Comprehensive Plans. As a result, Stanwood overhauled its Comprehensive Plan in 1995 to comply with the GMA. The City annually updates its Plan to keep it current and in 2002 undertook a major review as required by the GMA with adoption of an updated GMA compliant Comprehensive Plan in 2004. Amendments have been made over the years to address changing circumstances and state laws. The Comprehensive Plan is now due for the State mandated update which must be completed by June 30, 2024.

The City, through its Comprehensive Plan, decides issues such as:

- Where future growth in housing and employment should go,
- How to address community character and the form of development,
- Quality of life measures,
- Economic development initiatives,
- Open space and recreational opportunities,
- How future public utilities such as sewer, drainage and water need to be provided,
- What transportation policies are needed to effectively manage traffic,
- How new improvements will be funded.

The Comprehensive Plan must address a period of at least 20 years into the future. This Plan Update will cover 2024 through 2044 and is expected to build on the current City Vision which states:

- The City of Stanwood is the commercial and cultural center of the greater Stanwood/Camano region.
- The City is self-sufficient - providing employment, access to locally grown food, community activities, and a full range of goods and services for its residents and surrounding rural communities.
- Residents and members of the business community both support preservation of existing structures and seek new development that enhances the existing small-town character which gives the community its distinctive identity.
- Downtown Stanwood as the heart and core of the community.

There are two primary objectives of the 2024 Comprehensive Plan update: 1) examine the challenges faced by the community and provide strategies for overcoming those challenges and 2) identify opportunities for community growth as outlined in the Puget Sound Regional Vision 2050 Plan while preserving the City’s small-town vision and quality of life. The City wants to ensure that growth occurs in a way that considers quality of life, placemaking, and other community character goals. This update is not about adopting a new vision for the community, but instead builds upon decades of planning activities to update and refine the vision for the community.

Purpose of Comprehensive Plan Public Participation Plan

The goal of the **Public Participation Plan** is to educate the public, communicate with them, and encourage community participation in the update. Essentially the public participation plan is about reaching out to all segments of the community in new and innovative ways. Ultimately the feedback received from the community will be tied into each of the required comprehensive plan elements as well as the overall vision for the City.

Stanwood Comprehensive Plan: Remember Yesterday. Imagine Tomorrow.

Public Participation Plan Guiding Principles

One: Education

- Explain the requirements of the Growth Management Act and Comprehensive Plan
- Provide objective information to assist stakeholders in understanding issues and solutions
- Encourage public involvement in the Comprehensive Plan Update process
- Inform interested stakeholders of the progress, status, and key policy discussions throughout the update

Two: Communication

- Use multiple forms of communication: print, social media, city website, public surveys
- Integrate key messages in city communications
- Provide two-way communication as much as possible
- Use non-technical language and graphics to explain the technical or complex subject matter
- Provide timely and accurate information
- Acknowledge comments and concerns received from stakeholders and participants

Three: Participation

- Encourage robust public participation in the update process
- Build trust by providing timely and accurate information
- Provide information to those traditionally unreachable in city communications

With Whom Will We Communicate? Key Stakeholders

The city will strive to use multiple means of communications to educate, communicate, and encourage participation in the Comprehensive Plan Update and will seek out the following key stakeholders:

Stakeholder Category	Stakeholder Groups
<i>City of Stanwood Residents:</i>	Stanwood Historical Society Stanwood Rotary Club Kiwanis Club of Stanwood Lions Club of Stanwood Homeowner Associations (HOA)
<i>Stanwood Business Community:</i>	Stanwood Chamber of Commerce Stanwood Business Representatives
<i>Elected and Appointed Officials:</i>	City Council Planning Commission Parks and Trails Advisory Committee Economic Development Board
<i>Non-City Service Providers:</i>	North County Regional Fire Authority Snohomish County Sheriff's Office PUD Snohomish Health District
<i>State Agencies:</i>	Washington State Department of Commerce Washington State Department of Ecology Washington State Department of Fish and Wildlife Washington State Department of Commerce
<i>Regional Agencies:</i>	Puget Sound Regional Council Association of Washington Cities
<i>Local Governments:</i>	Snohomish and Island Counties City of Arlington
<i>Transit Agencies:</i>	Community Transit Island County Transit Skagit Transit Snow Goose Transit
<i>Tribal Governments:</i>	Stillaguamish Tribe Swinomish Tribe Tulalip Tribe
<i>Other Agencies:</i>	Stanwood - Camano School District Diking District 7 WRIA 5 / Stillaguamish Watershed Stillaguamish Flood Control District Master Builders Association of King and Snohomish Counties

Who Will Make the Decisions on The Final Plan?

Steering Committee

The Steering Committee will be made up of volunteers whose members will represent the community and will provide early policy guidance that reflect the community's core values and goals. The Steering Committee will provide policy recommendations to the Planning Commission.

Planning Commission

The Planning Commission will provide policy recommendations for the Comprehensive Plan update and will assist in ensuring the public is involved through the process. Planning Commission members will be notified of all community activities and events. All public workshops, hearings and other activities with the Planning Commission will be noticed per city code. The Commission will receive regular briefings on the update and will review all drafts on a section-by-section basis, providing opportunities for public comments. At the conclusion of their work, they will hold a formal public hearing on the Plan before forwarding a recommendation to the City Council.

City Council

The City Council will provide policy guidance and is the final decision maker on the Comprehensive Plan update. Council members will be notified of all public activities and events. All public workshops, surveys, hearings and other activities with the City Council will be noticed per city code. The Council will also receive periodic briefings throughout the update process and will review the Planning Commission's recommendations. The City Council will hold a public hearing on the final draft of the update prior to taking final action on the Plan.

How Will We Ensure Effective Communications?

Techniques for public participation vary in scale, technology, structure and timing. Our community members are busy and active people and in the age of Covid-19, new innovative ways of communicating will be necessary. We will bring activities to places where people are already going and provide a series of on-line platforms for public discussion. The City recognizes the need to involve community members in a variety of outreach methods continuously throughout the update process.

The following tables provide lists of outreach methods and communication tools that will be used to foster broad and ongoing community involvement. These are not meant to be an exhaustive list, and if other processes are requested, the plan is meant to be flexible to accommodate those requests.

Table 1: Community Outreach Methods

<i>Public Meetings:</i>	Planning Commission, Parks and Trails Advisory Commission, Economic Development Board and community open house meetings will be held throughout the update process. Staff reports will include a combination of educational and technical information describing proposed amendments to the Comprehensive Plan.
<i>Community Events and Activities:</i>	As opportunities arise following Covid-19 protocols, staff will attend scheduled community events to reach out to the community. These events include the farmers market, Touch-a-Truck and/or National Night Out.
<i>Public Surveys:</i>	The city will hold an online open house / public survey to gather public feedback on the Comprehensive Plan amendments.
<i>Interviews:</i>	Online, in person and paper interviews will be used to collect community members stories, ideas, and opinions on a wide range of topics.
<i>Community Group Meetings:</i>	As opportunities arise following Covid-19 protocols, staff will attend scheduled community meetings. These events include the Stanwood Chamber of Commerce, Arts Advocacy, and / or Homeowner Association meetings.
<i>Environmental Review and Public Comments</i>	Request for comments will be solicited per City of Stanwood regulations.
<i>Public Hearings:</i>	Public hearings will be held with the Planning Commission and City Council prior to adoption. Written, electronic and oral testimony will be accepted at public hearings.

Table 2: Communication Tools

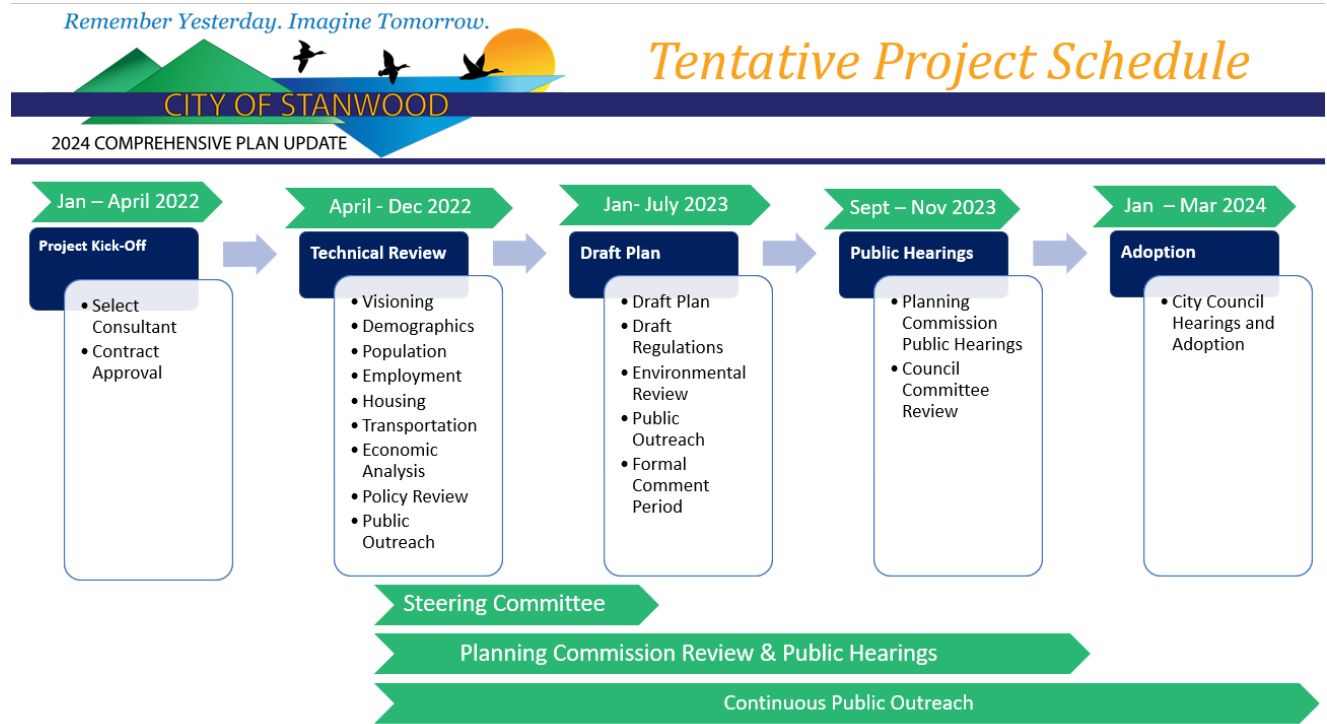
<i>Written Materials:</i>	Written materials will be accessible on the City's website and will be shared during regularly scheduled Planning Commission, Parks and Trails Advisory Commission, Economic Development Board and City Council meetings.
<i>Party of Record List:</i>	A party of record list will be prepared and maintained throughout the update process. This list will be used for notification of public meetings, surveys and public hearings.
<i>Comprehensive Plan: Webpage</i>	The City's webpage will include access to all written materials and information regarding proposed amendments, meetings, events, and resources.
<i>Social Media:</i>	The city will use existing social media sites such as Facebook and Twitter to notify the community about the Comprehensive Plan update.
<i>Press Releases and Newspaper Articles:</i>	The City will provide legal notices as required by the Stanwood Municipal code and will request that the local newspaper publish articles regarding the update at key points during the process.

Table 3: Communication Objectives

<i>Build credibility and trust among stakeholders and participants.</i>	City materials answer questions completely, accurately, and quickly.
<i>Use non-technical language and simple graphics to explain technical aspects of the project.</i>	City materials presented to the public will be reviewed to eliminate overly technical language.
<i>Use a variety of media (website, printed materials, email updates, social media, multi-media) to provide information about the project.</i>	Communication methods other than public meetings will be used when appropriate to obtain feedback from stakeholders and participants.
<i>Provide information to those traditionally unreachable in city communications.</i>	Conduct assessment at the onset to identify populations traditionally not engaged in citywide public involvement efforts.

What is the Comprehensive Plan's Tentative Schedule?

It is the goal of the city is to adopt the Comprehensive Plan by March 2024. Work shall be completed over a two-year period using the following tentative schedule as a guide.



Comprehensive Plan – Vision Statement:

One of the first steps in drafting a Comprehensive Plan is preparing a clear vision statement. This statement should be descriptive, yet concise, focusing on the values of the community. All other goals and policies are then built upon the guidance of the vision statement. Effective vision statements include three parts:

1. Vision Statement
2. Mission of the Organization
3. List of Core Values

Using the 2015 vision statement as a starting point, the attached proposed vision, mission and core values statement is presented for the Commission's consideration. Also attached is the 2015 Comprehensive Plan vision statement for comparison.



2024 Draft Vision Statement:

Promote the City of Stanwood as the commercial and cultural center of the Greater Stanwood/Camano region by preserving its distinctive small-town character while strategically planning for future growth and economic development opportunities.

Mission:

The Mission of the City of Stanwood is to create and maintain a community where people can live, work and play in an environment that is safe, vibrant and aesthetically pleasing. Stanwood: is inclusive of everyone, includes the community in its decision-making process; ensures a thriving local economy, provides transparent government, and is responsive to the needs of the community.

Values:

The following core values represent the desires of the community and provides a common basis for developing and implementing the City's 2024 Comprehensive Plan:

Sense of Community: Retain the City's small-town rural character and identity at all costs.



Livability: Continue to make Stanwood a desirable place to live by investing in the historic downtown, new uptown commercial areas and residential neighborhoods to create an aesthetically pleasing community.

Mobility: Stanwood should provide for all forms of multi-modal transportation, including includes trails, sidewalks, bike lanes, transit and private vehicles.

Growth: Manage growth to avoid suburban sprawl while protecting the city's small-town community character.

Economic Development: Focus on retaining the city's role as the center of the Greater Stanwood area by pursuing new endeavors that support the downtown and leverage Stanwood's location as an urban center surrounded by world class agricultural land.

Environment: Protect the environment while promoting access and tourism to local natural features.

Parks: Develop a parks system that provides public spaces for all age ranges that bring people together to create a more vibrant, healthy and equitable community.

2015 Comprehensive Plan Vision Statements

The Community Vision of Stanwood

The people of Stanwood value specific characteristics that are unique to the City. Residents are very clear in stating that they would like to maintain the special qualities of the City. It is the City's intention to encourage an ongoing, long-term public involvement program. This program will involve Stanwood and surrounding jurisdictions.

The 1995 Community Vision of Stanwood was established through a multi-faceted approach. Comments and input on the City's Vision were collected from several different sources, including:

1. General discussion from the Comprehensive Plan Committee. There were 7 committee members, 2 staff members, and 2 professional consultants working together in structuring the 1995 Stanwood Comprehensive Plan.
2. Continuous input from the general public.
3. Two general surveys taken in Stanwood--the surveys of the spring of 1986 and the spring of 1992. Although these surveys are non-scientific, a number of similarities appear on both.

In 2002, the Vision Statement was updated based on input from the following:

1. Visioning Workshops - Two workshops were conducted by City Staff and the Planning Commission, one on January 28th, 2002 and the second on September 23rd, 2002. The second visioning workshop focused on the "downtown" and economic development. Everyone in attendance at these workshops was asked to fill out a questionnaire and answer some general questions relating to Stanwood's future.
2. Citizen planning - a committee of 6 citizens, 2 members of the Economic Development Council, 2 City Council members, one staff member, and the Planning Commission (9 citizens total) who assisted the Planning Commission with the 2004 update.
3. Continuous input from the general public.

In 2003, the City engaged in a professional design charrette over an intense three-day period ("Design Stanwood"). The Design Stanwood charrette resulted in many new ideas for downtown Stanwood and also confirmed some of the existing vision for downtown. During the 2004 update, the Planning Commission recommended incorporation of the results of the Design Stanwood charrette into the Comprehensive Plan. The concepts of Design Stanwood are incorporated accordingly into the Vision Statement.

In 2008 the Vision was again reviewed in the context of developing an Economic Development Strategic Plan. A community stakeholder group provided input to the Economic Development Element and Downtown Plan goals and strategies in the context of a future action plan. The future Vision and adopted policies of the Comprehensive Plan were renewed and affirmed through this process. Several policy refinement amendments were made in the Land Use and Economic Development Elements as well as the Downtown Plan.

In 2012 the Plan was amended by two major initiatives.

1. A community wide Sustainable Design Assessment Team charrette resulted in refinement of the future Vision. Similar to the 2003 DAT, this visioning session refined ideas for downtown Stanwood and again confirmed the existing vision for downtown. This charrette was attended by over 200 citizens and business groups over a three day period.
2. A Parks Plan update resulting in the incorporation of parks plan policies into a new Parks Recreation and Open Space Element. The Parks Recreation and Open Space Plan changes were made after an online survey with over 70 responses, an Open House with 20 attendees and a public hearing before the Planning Commission.

In 2014 through 2015 the Plan was updated in accordance with the required Growth Management Act update and the adoption of the Shoreline Master Program.

1. A comprehensive Shoreline Management Program Update resulting in adoption of the Shoreline Management Element. The Shoreline Master Program update was the accumulation of three and a half years of study and public process consisting of over ten Planning Commission and City Council meetings, workshops and public hearings.
2. A review and update of all the elements of the City's Comprehensive Plan to ensure compliance with the Growth Management Act during the mandatory update process.

Based on this input, the major components of the Vision were re-affirmed and updated, and are reflected in the following Vision Statement for this Plan.

Vision Statement

The City of Stanwood is the commercial and cultural center of the Greater Stanwood/Camano region and is self sufficient - providing employment, access to locally grown food, community activities, and a full range of goods and services for its residents and surrounding rural communities.

Surveys indicate that residents and members of the business community both support preservation of existing structures and seek new development that enhances the existing small town character which gives the community its distinctive identity. Simply put, Stanwood is a nice place to live, work, shop and visit and citizens of Stanwood would like to see it remain that way.

Over 200 community members participated in the 2012 community Sustainable Design Assistance Team charrette. The strong consensus was to continue building on the assets currently in Stanwood, engage in more economic development to diversify the City's employment base, and support the existing business community.

The assets needed to achieve the City's long-range vision include:

Sense of Community

The City's sense of community is highly valued and residents would like to retain this character at all costs.

Livability and Convenience

Stanwood is considered to be very livable. The scale and design quality of historic downtown, new commercial areas and residential neighborhoods combine to create an aesthetically pleasing community character. Many residents are within a safe and convenient walking distance or a short drive to stores, restaurants or services that they utilize. There are many goods and services that can be obtained within this City.

Transportation and Mobility

Residents like to be able to move about freely and safely. Continual improvements to City sidewalks and trails are desired. A system of walkways, trails and bike paths between schools, parks and natural open spaces would ease the conflict between pedestrians, bicyclists and the automobile. Stanwood should be a hub for all forms of transportation to and from surrounding areas. The importance of trails, both within the existing City and as connectors to the region, are emphasized.

Growth Patterns

The City envisions continued growth at low to moderate rates (2-5 percent per year). People would like to avoid suburban sprawl. This threatens Stanwood's City center and sense of community. Sprawl would also create a greater dependence on the automobile.

Economic Development

The City will focus on retaining its role as the center of the Greater Stanwood area by pursuing new endeavors that support the downtown and employment diversification and leverage Stanwood's location as an urban center surrounded by world class agricultural land. These efforts include the following initiatives:

- A successful year around farmers market and support of local food distribution.
- Special events, festivals, and sports tournaments to attract additional foot traffic into the downtown.
- Pursuing more effective means to address the flooding issues inherent in its location along the Stillaguamish River.
- Promoting businesses that fit into the downtown plan through incentives.

Value of the Environment

There is overwhelming support from the community to protect the local environment, and to promote access and tourism to local natural features. The updated policy framework for the shorelines emphasizes shoreline access and future trail development within the Stillaguamish River shoreline area. In addition, the lower reaches of Church Creek are recognized for their high quality natural habitat which will be retained.

Surrounding Land Use Valued

Residents generally value the agricultural land use surrounding Stanwood. Stanwood's identity associated with the agricultural and rural environment is very important.

Parks Recreation and Open Space

The vision for the Stanwood parks system includes developing a new park that connects the downtown to the Stillaguamish River, developing neighborhood parks in the downtown and the north portion of the residential area, and expanding trails to provide a loop route within the City while providing trail and bicycle access to the region. The parks system also continues to be envisioned as providing regional facilities at Heritage Park to serve the needs of the Greater Stanwood area.