



PLANNING COMMISSION AGENDA

April 11, 2022– 6:30 PM

Stanwood Fire Station (8117 267th Pl NW)

1. Call to Order
2. Roll Call
3. Public Requests and Comments
4. Approval of Minutes
 - Approval of the March 14, 2022 Planning Commission Minutes
5. New Business
 - Inland Steel Public Meeting
 - Comprehensive Plan – Population Growth Targets
 - Stanwood Municipal Code Update Project – List of Potential Amendments
6. Old Business
 - Comprehensive Plan – Vision Statement
 - Kottsick Annexation Update
7. Miscellaneous Business
8. Recent Council Action on Commission Items
 - Park and Recreation Feasibility Study
 - Civic Campus Project
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 March 14, 2022

Call to Order: 6:31 pm

Roll Call

Present:

Monae Birkhofer
Melissa Toner
Patrick Hosterman
Cody Davis
Jeff Wheatly
Eric Warnat
Justin Burns

Staff Present:

Patricia Love
Audrey Rotrock
Tansy Schroeder

Absent: N/A

Also known to be present: Chris Castner, Izzie Lund, Meagan Watne, Paragon Partners, Paul & Teresa VanSant, TC Colleran, Barry Margoese, Wade Pogson

Public Requests and Comments:

None

Approval of Minutes:

The Minutes from the February 14, 2022 meeting were voted on and approved unanimously as written.

New Business:

Community Transit Presentation:

Representatives from Community Transit provided 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.

Planning Commission and Public Comments/Discussion:

- Community Transit plans to look at population size, traffic patterns and ridership, then compare these to the budget and fleet capacity to find a balance of specific plans for transit in Stanwood. They will also conduct a gap analysis and use community input through outreach to refine those plans.
- When designing new routes, Community Transit surveys sites, new bus stops, crosswalks, and sidewalks for safety issues. They will also work with communities and cities for better access to bus stops and safety concerns.



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- Historically, some areas in the region have not been part of the Public Transportation Benefit Area (PTBA). Some of these excluded areas are working on being annexed into the PTBA.
- Transit Service will be reviewed in the Transportation Plan portion of the Comprehensive Plan review. During this review, sidewalks and other improvements can be added to the Capital Improvement list for public safety.

Bakerview PRD Application

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.

After discussing the Bakerview PRD application, the Commissioners and public had the following questions, concerns, and comments:

- Why are townhomes and duplexes allowed in this area, and not others? The Traditional Neighborhood (TN) zone is required by the Stanwood Municipal Code (SMC) to provide a variety of housing types such as single family residential (SFR), townhomes, duplexes, etc. with no more than 70% being SFR.
- Why are stormwater management areas also considered open space? Stormwater management areas will be vault-style and underground with the space above available as open space for things such as green spaces, recreation, trails, picnic areas, etc. The Commissioners would like to see the open spaces planned to be useable spaces.
- There are concerns over traffic congestion on 284th St. due to construction traffic and eventual new residents. A residential roundabout will be considered directly across from 75th Dr. to slow speed and ease traffic congestion. The City has road standards that developers are required to meet. This developer is dedicating land on the south side 284th St. to meet these standards. The Commissioners would like to see sidewalks installed on 284th St. as well. Traffic studies are being conducted in other parts of town in order to relieve congestion. The update of the Transportation Plan and Non-Motorized Transportation during the Comprehensive Plan update will also address congestion.
- There are concerns about additional students joining an already overcrowded Cedarhome Elementary School. The Stanwood/Camano School District as a whole, has the capacity to accommodate this growth. The School District is updating their Comprehensive Plan and will address this concern with their update.
- There are concerns about whether existing public works infrastructure can handle a new, large development. During the review process of the developer's application, sewer and water capacity are evaluated as a whole. The developer is required to upgrade and/or install improvements to meet the necessary capacity.
- Concerns were raised about losing old growth trees on the property. The developers will be adding 482 replacement trees. Staff will discuss saving some of the old growth trees and proposed species and size of replacement trees with the developer.



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- The Commissioners would like to see a wide landscape buffer along 284th St. in order to buffer the back of new homes from the street.
- There are concerns about developments having a “cookie-cutter” appearance. According to SMC, developers are required to provide a variety floor plans and exterior elevations. This development in particular will have 8 different floor plans. Some homes will have alley loaded garages to further mitigate the look of uniformity.

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 Commission unanimously supports the Public Participation Plan.

Comprehensive Plan – Vision Statement:

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.

The Commission approves the vision statement and the mission but would like to see more standards for “small-town character” included with the Municipal Code update.

Old Business:

None

Miscellaneous Business:

- Municipal Code and Comprehensive Plan binders were compiled and delivered to the Commissioners.
- The next Planning Commission meeting will be in-person with a hybrid approach to allow for citizens to listen in.



Planning Commission Meeting Minutes March 14, 2022

Recent Council Action on Commission Items:

- The first Council reading of the Public Impact Fee (PIF) was completed and the final reading is scheduled for March 24. The PIFs will likely become effective on April 1, 2022.
- City Council members appreciate the hard work the Planning Commission did on the Park Impact Fees.
- Consultants have been approved for both the Municipal Code and the Comprehensive Plan updates.
- The Council is supportive of the 3 levels of service for a Parks Department. This will go to Council for action on March 24, 2022.

Upcoming Items:

Municipal Code and Comprehensive Plan Update Project

A motion to adjourn was made and seconded.

Adjourn: 8:54 pm



CITY OF STANWOOD PLANNING COMMISSION

AGENDA STAFF REPORT

MEETING DATES: April 11, 2022

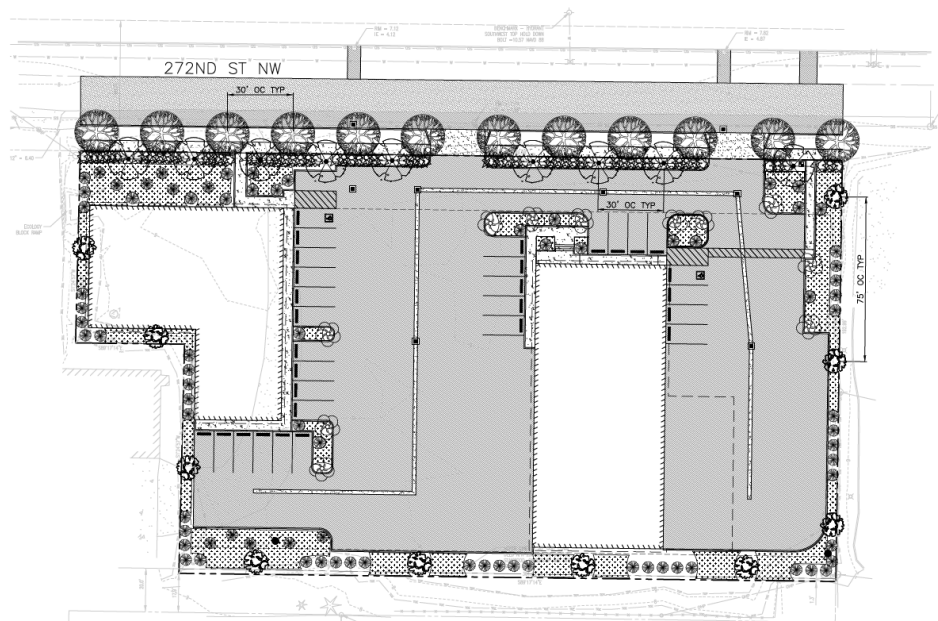
SUBJECT: April Agenda Items

CONTACT PERSON: Patricia Love, Community Development Director
Tansy Schroeder, City Planner

Inland Steel Site Development Public Meeting (Permit 220011)

Request: The applicant is proposing two future buildings; 7,779 square feet and 6,622 square feet, on approximately 1.43 acres zoned Light Industrial. The project site is located southeast of the intersection of 272nd Street NW and 92nd Avenue NW. The project includes 29 parking stalls and paving, frontage improvements to 272nd Street NW, landscaping, and installation of storm management and utilities.

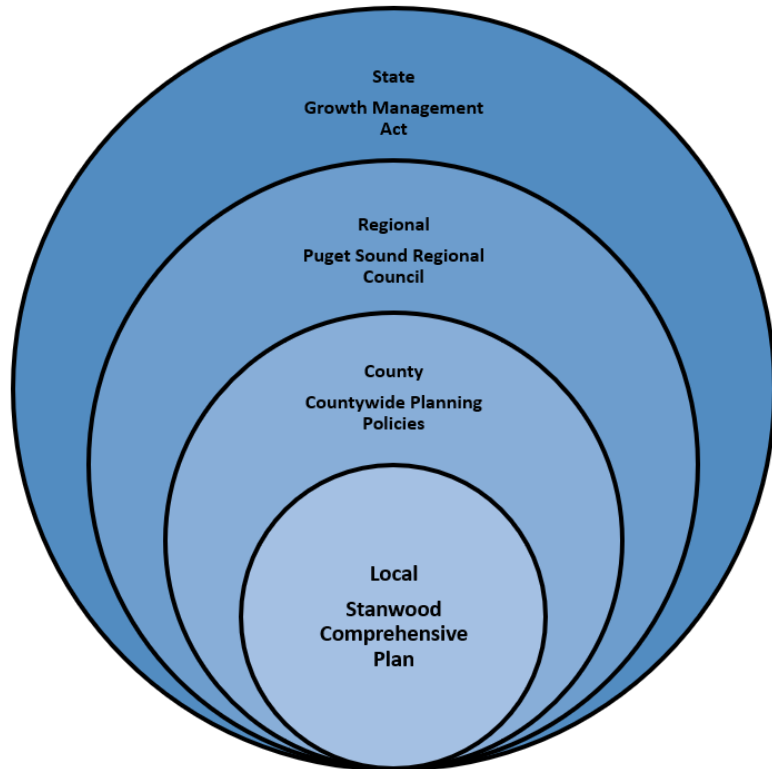
The project site is located on 272nd Street NW, Stanwood, Washington, within the city limits of Stanwood across the street from the Stanwood-Camano School District Bus Barn located at 27210 90th Avenue NW. Zoning for the site is Light Industrial (LI). Access to the parcel is from 272nd Street NW. This project will prepare the land for site development of two future office and warehouse buildings including paving, landscaping, frontage improvements, and installation of storm management and utilities. The building design standards for the LI zoning district (SMC 17.112.045) shall apply. The site is generally flat with existing lawn.



COMPREHENSIVE PLAN – POPULATION GROWTH TARGETS

The Washington State Growth Management Act (GMA) requires Snohomish, King, Pierce and Kitsap counties and cities within those counties to update their Comprehensive Plans by December 31, 2024 and every 10 years thereafter. One element of Comprehensive Plan updates is to ensure cities plan for their projected urban growth over the next twenty years.

Planning for the next twenty-year population growth targets begins with the state's Office of Financial Management (OFM). To project future statewide growth, OFM uses three primary sources of information: birth rates, death rates, and net migration. Based on these factors the state prepares a range of possible growth projections for Washington Counties.



Using the state's project growth forecasts, the regional planning organizations prepare growth strategies based on their region's unique characteristics. The Puget Sound Regional Council (PSRC) prepares the visioning document, Vision 2050, for the four-county region of Snohomish, King, Pierce and Kitsap. Stanwood is the most northern city with the PSRC boundaries. Vision 2050 sets the framework for how and where growth is expected to occur by establishing regional growth strategies and targets. Vision 2050 estimates that the Puget Sound could grow by 1.5 – 1.8 million people by 2050. To accommodate that growth the regional growth strategy states that growth should be focused near transit infrastructure and urban centers.

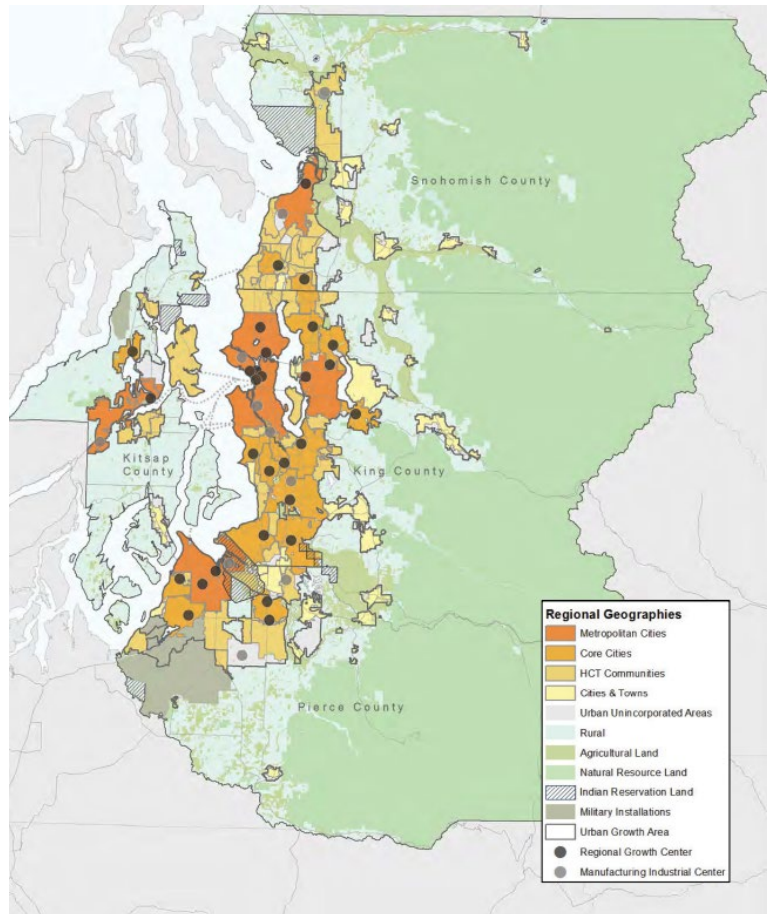
GOAL: *The region accommodates growth in urban areas, focused in designated centers and near transit stations, to create healthy, equitable, vibrant communities well-served by infrastructure and services. Rural and resource lands continue to be vital parts of the region that retain important cultural, economic, and rural lifestyle opportunities over the long term.*

Applying this strategy, growth is dispersed by county into the

PSRC Regional Geographies Map

following general population categories.

- **Metropolitan and Core Cities:** Cities with regional growth centers connected to high - capacity transit systems.
- **High-Capacity Transited Communities:** Cities and unincorporated county areas that are connected to regional high-capacity transit systems.
- **Cities and Towns:** Smaller cities and towns served by local transit. Stanwood falls into this category.
- **Urban Unincorporated Areas:** Urban areas within Counties served by transit and identified as areas for potential annexation.
- **Rural Areas and Natural Resource Lands:** Rural areas outside of urban growth areas.
- **Major Military Installations:** Hubs for both military and civilian employment and population.
- **Indian Reservation Lands:** Homelands of sovereign tribal nations.



PRSC Regional Growth Strategy: 2050 Growth by County and Geography

Stanwood falls into the cities and towns category as it is not connected to the regional transit system. Vision 2050 anticipates that the Snohomish County Cities and Towns Category should grow by 9.5% in the next twenty years.



With the adoption of the regional growth strategies, each county then begins the process to determine how

best to distribute the population growth among its cities and unincorporated areas. Snohomish County is expected to take nearly a quarter of the regions projected growth, approximately 424,000 people.

Regional Population and Job Growth 2017-2050:

	Population Growth	Job Growth
Region	1,756,000	1,158,000

Data Source: PSRC Regional Forecast

Countywide Population and Job Growth 2017-2050:

	Population Growth Share	Job Growth Share
King County	50%	59%
Kitsap County	5%	5%
Pierce County	21%	17%
Snohomish County	24%	19%

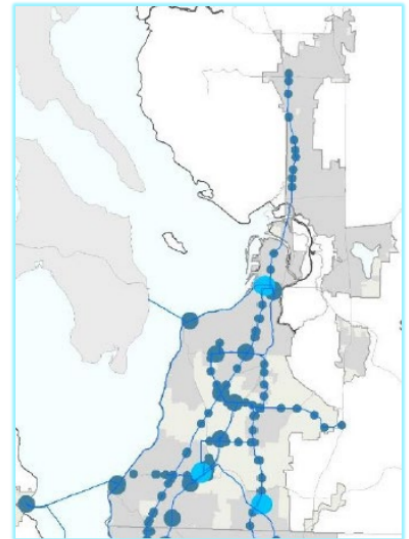
Data Source: County growth share from VISION 2050 Regional Growth Strategy

Note: Central Puget Sound counties have agreed to use this forecast for initial growth target setting for the 2024 Comprehensive Plan Updates

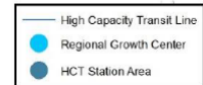
Snohomish County uses a process commonly known as the “population allocation process” through Snohomish County Tomorrow to assign population and employment growth to various cities and unincorporated areas. Snohomish County Tomorrow is a multi-jurisdictional planning consortium that includes the County and all of the cities who work together to address long range planning and transportation issues. This process was used to distribute future growth throughout the County. Vision 2050 Growth Rates for Snohomish County:

Snohomish County's Population and Job Growth Shares by Regional Geography 2017-2050

	Population	Jobs
Metro City	20.0%	39.5%
Core Cities	12.0%	17.5%
HCT Communities	50.0%	30.0%
Cities & Towns	9.5%	8.0%
Urban Unincorporated	4.0%	3.0%
Rural	4.5%	2.0%
Total Snohomish County	100.0%	100.0%



Source:
VISION 2050



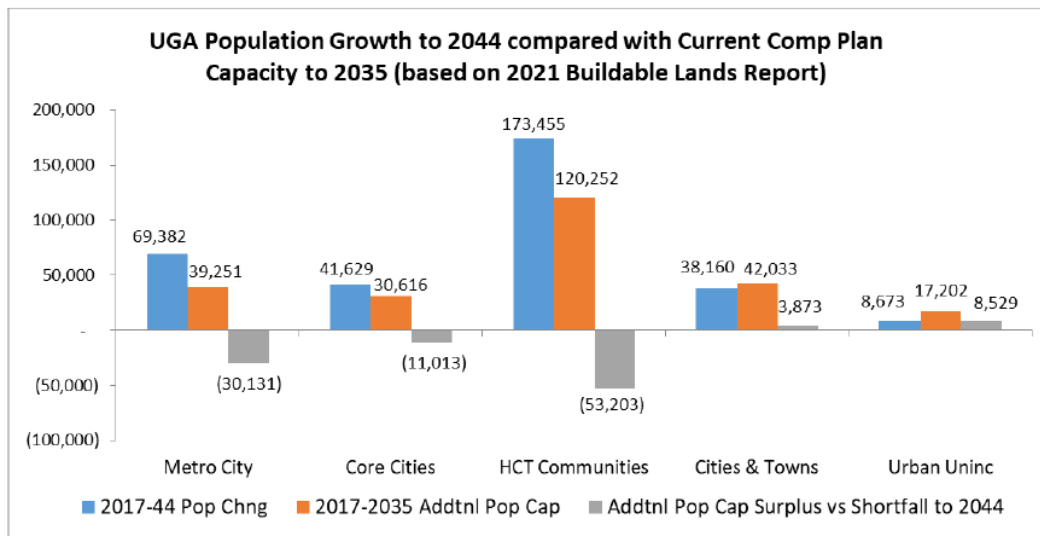
VISION 2050 RGS – Clear Emphasis on Focusing Growth Near Transit and in Centers:

- 82% of population and 87% of employment growth countywide targeted to Metro, Core, HCT Communities

Starting with the adopted PSRC population and employment growth projects assigned to each county, cities and counties use the buildable lands report to determine if they have the land capacity to take on the expected growth. Stanwood, along with Brier, Darrington, Gold Bar, Granite Falls, Index, Lake Stevens, Monroe, Snohomish, Sultan and Woodway belong to the cities and towns category who will be sharing the 9.5% anticipated growth which equals approximately 3,873 new people.

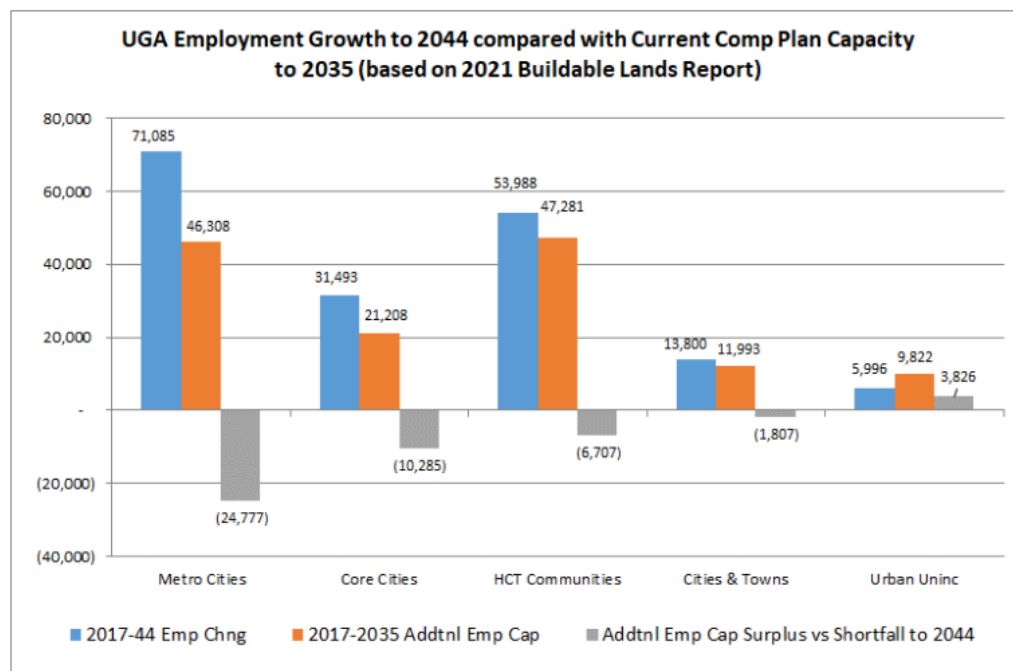
You'll note in the next few charts that the Cities and Towns growth category shows an 11% growth rate versus the 9.5% anticipated by PSRC. Snohomish County amended the PSRC targets for the cities and town category due to some large annexations by Lake Stevens and Sultan that hadn't yet occurred when PSRC adopted Vision 2050. These annexations slightly changed the regional growth strategy population growth shares to 11% for Cities & Towns category. Similarly, the job growth was changed to 7.7% for the Cities and Towns category for as some of the job growth was shifted to the Paine Field Industrial Center.

These types of minor changes are not unusual in the countywide planning process as the growth rates need to reflect current conditions and unique characteristics of each county. Snohomish County just recently adopted the Snohomish County population and job growth shares which will now be used to guide the adoption of Stanwood's Comprehensive Plan.



Notes:

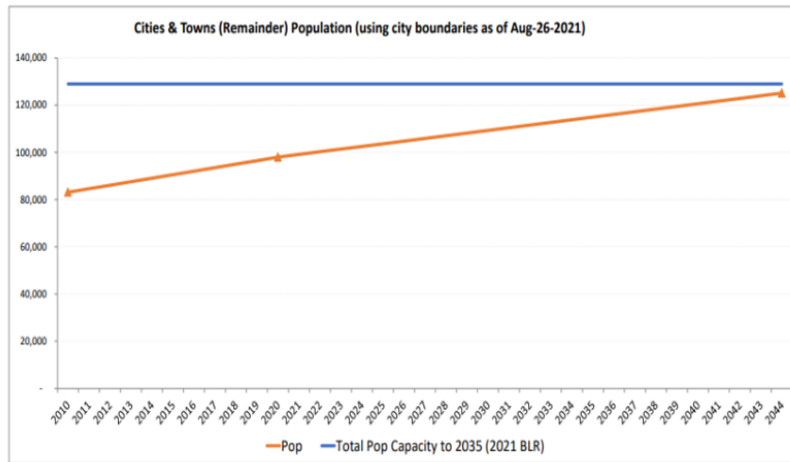
- 2044 population is derived from 2017-2050 straight line interpolation.
- Information shown is for current city boundaries as of Aug-26-2021.
- Due to relatively large annexations of portions of the unincorporated UGA into Cities & Towns since 2017, the RGS growth shares were adjusted to 11% for Cities & Towns (up from 9.5%) and 2.5% for Urban Unincorporated (down from 4%).



Notes:

- 2044 employment is derived from 2017-2050 straight line interpolation.
- Information shown is for current city boundaries as of Aug-26-2021.
- Employment estimates and forecasts exclude resource and construction jobs.
- Due to a recommended reassignment of employment growth from the Town of Darrington to other Cities & Towns and to the Paine Field MIC within the Urban Unincorporated regional geography, the RGS employment growth share for Cities & Towns dropped to 7.7% from 8.0%, while the Urban Unincorporated share rose to 3.3% from 3.0%.

Cities & Towns - Population

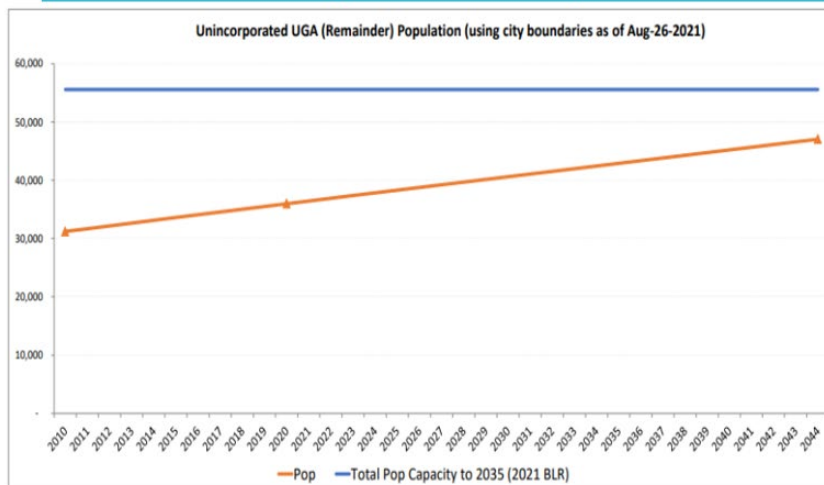


2010-2020 Annual Pop Chng	2020-2044 Annual Pop Chng
1,489	1,130

	2020-2044 Population Change	2035 Pop Capacity Surplus/ Shortfall @ 2044 *
Cities & Towns	27,129	3,873
Brier City	540	(167)
Darrington Town	308	42
Gold Bar City	247	(93)
Granite Falls City	2,101	1,319
Index Town	18	15
Lake Stevens City	9,614	583
Monroe City	4,603	(730)
Snohomish City	2,752	8
Stanwood City	3,258	701
Sultan City	3,526	2,194
Woodway Town	162	1

* - Negative amounts indicate additional capacity needed beyond BLR capacity results

Urban Unincorporated - Population



2010-2020 Annual Pop Chng	2020-2044 Annual Pop Chng
478	461

	2020-2044 Population Change	2035 Pop Capacity Surplus/ Shortfall @ 2044 *
Urban Unincorporated Areas	11,057	8,529
Arlington UGA	307	633
Brier MUGA	150	144
Darrington UGA	111	240
Gold Bar UGA	38	19
Granite Falls UGA	187	433
Lake Stevens UGA	315	100
Marysville UGA	1	0
Monroe UGA	407	1,123
Mountlake Terrace MUGA	7	12
Snohomish UGA	405	1,553
Stanwood UGA	290	438
Sultan UGA	149	565
Woodway MUGA	271	272
Lake Stickney Gap	3,800	453
Silver Firs Gap	4,193	2,118
Maltby UGA	426	424
Paine Field Area	-	-

* - Negative amounts indicate additional capacity needed beyond BLR capacity results

Based on the charts above, Stanwood's 2044 growth target is 3,258 people and the UGA's target is 290 for a total of 3,548 new residents. Of the 11% county growth that is anticipated to go into the Cities and Towns category, Stanwood and its urban growth area is anticipated to take 1.2%.

The current Comprehensive Plan includes the following 2035 growth targets:

2035 Growth Target

City: 10,116

UGA: 969

Total: 11,085

Projected new 2044 growth:

2044 Growth Target

City: 10,963

UGA: 432

Total: 11,395

Difference: 310

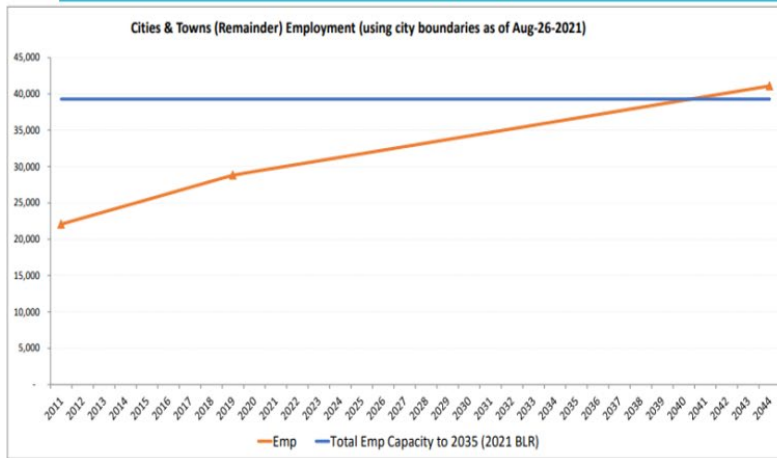
Area	2020 Census Population	2044 Population Targets	2020-2044 Population Growth	
			Amount	Pct of Total County Growth
Non-S.W. County UGA	187,883	260,836	72,953	23.7%
Arlington UGA	20,418	35,506	15,088	4.9%
Arlington City	19,868	34,649	14,781	4.8%
Unincorporated	550	857	307	0.1%
Darrington UGA	1,564	1,963	419	0.1%
Darrington Town	1,462	1,770	306	0.1%
Unincorporated	102	213	111	0.0%
Gold Bar UGA	3,211	3,496	285	0.1%
Gold Bar City	2,403	2,650	247	0.1%
Unincorporated	808	846	38	0.0%
Granite Falls UGA	4,597	6,865	2,268	0.7%
Granite Falls City	4,450	6,551	2,101	0.7%
Unincorporated	147	314	157	0.1%
Index UGA (incorporated)	155	173	18	0.0%
Lake Stevens UGA	41,023	50,952	9,929	3.2%
Lake Stevens City	38,951	48,565	9,614	3.1%
Unincorporated	2,072	2,387	315	0.1%
Maltby UGA (unincorporated)	164	590	426	0.1%
Marysville UGA	70,911	100,020	29,109	9.4%
Marysville City	70,714	99,822	29,108	9.4%
Unincorporated	197	198	1	0.0%
Monroe UGA	21,266	26,276	5,010	1.6%
Monroe City	19,699	24,302	4,603	1.5%
Unincorporated	1,567	1,974	407	0.1%
Snohomish UGA	11,526	14,683	3,157	1.0%
Snohomish City	10,126	12,878	2,752	0.9%
Unincorporated	1,400	1,805	405	0.1%
Stanwood UGA	7,847	11,395	3,548	1.2%
Stanwood City	7,705	10,963	3,258	1.1%
Unincorporated	142	432	290	0.1%
Sultan UGA	5,201	8,876	3,675	1.2%
Sultan City	5,146	8,672	3,526	1.1%
Unincorporated	55	204	149	0.0%
S.W. County UGA	505,947	731,264	225,317	73.1%
Incorporated S.W.	282,883	423,950	141,067	45.7%
Bothell City (part)	19,205	32,355	13,150	4.3%
Brierley City	6,560	7,100	540	0.2%
Edmonds City	42,853	55,966	13,113	4.3%
Everett City	110,629	179,176	68,547	22.2%
Lynnwood City	38,568	63,735	25,167	8.2%
Mill Creek City	20,926	24,813	3,887	1.3%
Mountlake Terrace City	21,286	34,710	13,424	4.4%
Mukilteo City	21,538	24,616	3,078	1.0%
Woodway Town	1,318	1,480	162	0.1%
Unincorporated S.W.	223,064	307,334	84,270	27.3%
UGA Total	693,830	992,120	298,290	96.7%
City Total	463,562	674,946	211,384	68.6%
Unincorporated UGA Total	230,268	317,174	86,906	28.2%
Non-UGA Total (Uninc. Rural/Resource Area)	134,127	144,190	10,063	3.3%
County Total	827,957	1,136,309	308,352	100.0%

NOTES: All estimates and targets above are based on August 26, 2021 city boundaries.

The City needs to plan for an additional 310 new residents through the Comprehensive Plan Update process.

Applying a similar approach to the population growth targets, the city also needs to plan for employment growth. The following charges show the assigned employment growth to the City of Stanwood.

Cities & Towns - Employment

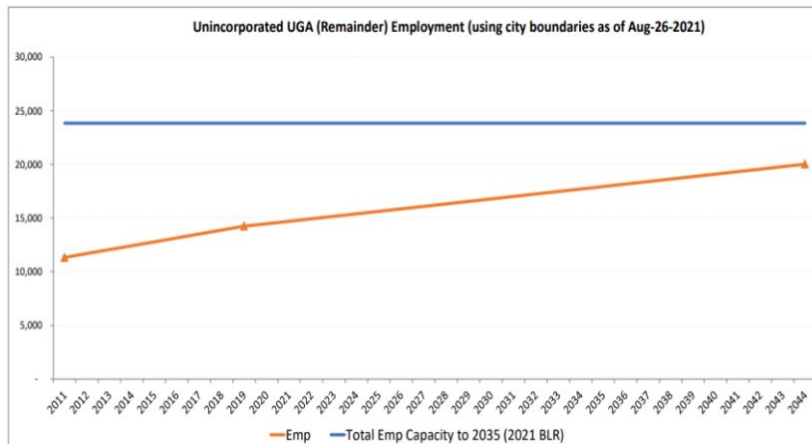


2011-2019 Annual Emp Chng	2019-2044 Annual Emp Chng
843	491

	2019-2044 Employment Change	2035 Emp Capacity Surplus/ Shortfall @ 2044 *
Cities & Towns	12,270	(1,807)
Brier City	114	(84)
Darrington Town	493	1,029
Gold Bar City	591	(29)
Granite Falls City	1,155	(112)
Index Town	3	(3)
Lake Stevens City	3,219	(1,156)
Monroe City	2,324	(715)
Snohomish City	1,824	(394)
Stanwood City	1,208	(251)
Sultan City	1,329	(82)
Woodway Town	12	(12)

* - Negative amounts indicate additional capacity needed beyond BLR capacity results

Urban Unincorporated - Employment



2011-2019 Annual Emp Chng	2019-2044 Annual Emp Chng
363	231

	2019-2044 Employment Change	2035 Emp Capacity Surplus/ Shortfall @ 2044 *
Urban Unincorporated Areas	5,783	3,826
Arlington UGA	39	14
Brier MUGA	81	(81)
Darrington UGA	76	201
Gold Bar UGA	14	(14)
Granite Falls UGA	3	0
Lake Stevens UGA	65	(65)
Marysville UGA	93	(93)
Monroe UGA	77	(76)
Mountlake Terrace MUGA	0	(0)
Snohomish UGA	37	27
Stanwood UGA	534	756
Sultan UGA	1	(1)
Woodway MUGA	32	87
Lake Stickney Gap	707	(305)
Silver Firs Gap	1,434	(1,402)
Maltby UGA	1,006	2,723
Paine Field Area	1,584	2,055

* - Negative amounts indicate additional capacity needed beyond BLR capacity results

Based on the charts above, Stanwood's 2044 employment target is 5,073 jobs and the UGA's target is 726 for a total of 5799 new jobs. Of the 7.7% county growth that is anticipated to go into the Cities and Towns category, Stanwood and its urban growth area is anticipated to take 1.0%.

The current Comprehensive Plan includes the following 2035 growth targets:

2035 Employment Target

City: 4,688
UGA: 1,035
Total: 5,723

Projected new 2044 growth:

2044 Employment Target

City: 5,073
UGA: 726
Total: 5,799

Difference: 76

APPENDIX B, Table E1 - 2044 Initial Employment Growth Targets for Cities, UGAs and the Rural/Resource Area
(Recommended by the Snohomish County Tomorrow Steering Committee on December 1, 2021)

Area	2019 Employment Estimates	2044 Employment Targets	2019-2044 Employment Growth	
			Amount	Pct of Total County Growth
Non-S.W. County UGA	58,827	104,955	46,128	26.8%
Arlington UGA	10,289	24,751	14,462	8.4%
Arlington City	10,267	24,690	14,423	8.4%
Unincorporated	22	61	39	0.0%
Darrington UGA	522	1,091	569	0.3%
Darrington Town	522	1,015	493	0.3%
Unincorporated	-	76	76	0.0%
Gold Bar UGA	257	862	605	0.4%
Gold Bar City	250	841	591	0.3%
Unincorporated	7	21	14	0.0%
Granite Falls UGA	971	2,128	1,157	0.7%
Granite Falls City	971	2,126	1,155	0.7%
Unincorporated	-	3	3	0.0%
Index UGA (Incorporated)	27	30	3	0.0%
Lake Stevens UGA	5,732	9,017	3,285	1.9%
Lake Stevens City	5,675	8,894	3,219	1.9%
Unincorporated	57	122	65	0.0%
Maltby UGA (Unincorporated)	3,623	4,629	1,006	0.6%
Marysville UGA	15,974	33,683	17,709	10.3%
Marysville City	15,310	32,926	17,616	10.3%
Unincorporated	664	757	93	0.1%
Monroe UGA	10,260	12,660	2,400	1.4%
Monroe City	10,096	12,420	2,324	1.4%
Unincorporated	164	241	77	0.0%
Snohomish UGA	6,110	7,971	1,861	1.1%
Snohomish City	5,842	7,666	1,824	1.1%
Unincorporated	268	305	37	0.0%
Stanwood UGA	4,057	5,799	1,742	1.0%
Stanwood City	3,865	5,073	1,208	0.7%
Unincorporated	192	726	534	0.3%
Sultan UGA	1,005	2,335	1,330	0.8%
Sultan City	1,005	2,334	1,329	0.8%
Unincorporated	-	1	1	0.0%
S.W. County UGA	219,102	340,365	121,263	70.6%
Incorporated S.W.	184,813	291,764	106,951	62.2%
Bothell City (part)	16,100	24,805	8,705	5.1%
Brier City	495	609	114	0.1%
Edmonds City	14,174	17,232	3,058	1.8%
Everett City	99,817	167,157	67,340	39.2%
Lynnwood City	28,628	50,540	21,912	12.8%
Mill Creek City	6,787	7,523	736	0.4%
Mountlake Terrace City	8,431	11,148	2,717	1.6%
Mukilteo City	10,313	12,671	2,358	1.4%
Woodway Town	68	80	12	0.0%
Unincorporated S.W.	34,289	48,601	14,312	8.3%
UGA Total	277,929	445,320	167,391	97.4%
City Total	238,643	389,778	151,135	88.0%
Unincorporated UGA Total	39,286	55,542	16,256	9.5%
Non-UGA Total * (Uninc Rural/Resource Area)	17,887	22,314	4,427	2.6%
County Total	295,816	467,634	171,818	100.0%

NOTES: All estimates and targets above are based on August 26, 2021 city boundaries.

Employment includes all full- and part-time wage and salary workers and self-employed persons, excluding jobs within the resource (agriculture, forestry, fishing and mining) and construction sectors.

The City needs to plan for an additional 76 new jobs through the Comprehensive Plan Update process.

Next steps include evaluating the city's land uses against these new targets to determine needed capacity and types of land use needed to accommodate the expected growth.

****Note:** The charts and graphs shown in this staff report were prepared by either PSRC or Snohomish County for the adoption of the Countywide Planning Policies which contain the population and growth targets.

STANWOOD MUNICIPAL CODE UPDATE PROJECT – LIST OF POTENTIAL AMENDMENTS

The last comprehensive update to the Stanwood Municipal Code occurred in 1968. As the City has grown and development has increased over the years, so has the need for updated regulations. Fifty years of amendments has resulted in inconsistencies, conflicts and outdated regulations. The City desires to adopt a modernized Municipal Code that reflects the character of Stanwood and meets the current needs of the community.

The new code should reflect best practices with respect to the content and administration of the code. The update needs to be user friendly for staff, property owners and developers by 1) removing legalese and jargon unfamiliar to the lay person, 2) improving clarity and overall functionality, and 3) reflect regulatory best practices. It is also envisioned that the update will include tables and illustrations whenever possible to help convey concepts. Lastly, the updated code must be consistent with current case, state and federal laws. The following principals have been drafted to guide the update process.

- Focus on improving the code to eliminate deficient, outdated, overly or unnecessarily complex codes that inhibit development.
- Make the code internally consistent between Titles and Chapters.
- Create a user-friendly code that is easy to administer by staff and easily understood by developers and the community.
- Use plain, easily understood language in describing requirements and procedures.
- Identify existing development regulations that need to be revised or updated to be consistent with the Comprehensive Plan.
- Standards and regulations should reflect current needs and desires of the community.
- Ensure compatibility with current state and federal law.
- Evaluate the code for regulatory gaps.
- Eliminate “repealed” or “deleted” titles, chapters, or sections.
- Apply form-based concepts and development flexibility where appropriate.
- Insert tables, graphics and/or illustrations wherever necessary to convey concepts.

Staff has identified the following needed amendments and is seeking additional input from the Planning Commission on potential amendments.

Title	Anticipated Amendments
Title 1: General Provisions	General review for consistency with other Titles and Chapters of the Municipal Code including but not limited to definitions, public noticing requirements, and determine if Public Works Contracts would be more appropriate in a different Title.
Title 2: Administration and Personnel	Thorough review of roles and responsibilities of the council, boards, commissions, and staff. Consider adopting an ethics code section and determine the most appropriate location for such a code. Consider a citizen referendum process – when applicable and when not.

Title 3: Revenue and Finance	Thorough review of the Title; Chapter 3.16 - Funds, needs a complete update.
Title 4: Reserved	Eliminate and re-number.
Title 5: Business Licenses and Regulations	Review against current state law and city practices. Add clarity to address when a business license is needed or not. Update the taxicab business license requirements as they are out of date. Consider amendments to ban or limit the use of fireworks within the city limits. The Special Events Chapter needs a complete update. Look at business license requirements for rideshare businesses (uber / lyft) and food delivery services (doordash / uber eats).
Title 6: Reserved	Eliminate and re-number.
Title 7: Health and Sanitation	Evaluate to determine if the Garbage Collection Chapter needs to reflect current franchise agreements and current city practices. Review litter control against state law. Update Nuisances Chapter with regards to current case law, address junk vehicles on public and private property, garbage, noise, property maintenance and other common nuisances. Consider adopting citation authority for infractions verses a notice of violation process.
Title 8: Animals	Review and update as needed. Evaluate 2020 Docket Item to consider allowing small "livestock" as pets.
Title 9: Public Peace, Morals, and Safety	Reflect that the City contracts police services with the Snohomish County Sheriff's Department. Review and update with current policing best practices as many code sections were adopted in 1968. Evaluate if "park rules" should be in a different chapter. Review "nuisances" in Chapter 7.16 and "nuisances" in Chapter 9.5 to determine if these chapters should be combined and determine best placement within the municipal code.
Title 10: Vehicle and Traffic	Review against current city practices. Consider reorganizing to separate law enforcement sections by the Police Department from street design managed by Public Works. Update to be current with city street standards and designations.
Title 11: Reserved	Eliminate and re-number.
Title 12: Utilities	Ensure consistency with Title 3 and rewrite of "funds" chapter. Add language that ADU's and Adult Family Homes should be considered residential uses in regard to rates – not commercial uses.

Title 13: Code Enforcement	Add an option for the City (Code Enforcement Officer and Police Department) to issue municipal civil infraction citations /tickets for minor / reoccurring code enforcement cases. Maintain notice of violation process for major land use violations. Ensure appeal section is consistent with Hearing Examiner authority and process.
Title 14: Building and Construction	Ensure permit processes are consistent with Title 17, Zoning. Consider moving all code sections referring to the use of streets and right-of-ways into a new Title. Clarify what uses or activities are allowed within city rights-of-way. Evaluate when a permit is required for use of city right-of-way as well as identify permit exemptions. Clarify right-of-way maintenance responsibilities. Consider a complete streets ordinance or standards.
Title 15: Forest Practices	Update with current state practices and consider integrating into Title 17, Zoning.
Title 16: Subdivisions	Update to be consistent with state and case law. Ensure consistency with Title 17, Zoning.
Title 17: Zoning	Modernize the zoning code so that it is easy to read and interpret by the general public. Ensure consistency throughout entire Title. Add development standards flexibility to preserve existing buildings and implement the downtown master plan. Sections needing particular attention include density standards, bulk standards for buildings versus lot development, critical areas, infill development standards, reasonable use measures, sign code, non-conforming standards, daycares, and parking standards. The permitted uses and permit process has just recently been updated; all code revisions should be made consistent with these updates. Evaluate the zoning code for barriers to development and suggest amendment options. Other specific zoning issues that need review include: ▪ Address use of shipping containers as storage sheds – both residential and commercial ▪ Multicomplex and off-site signs ▪ Fence materials – no barbwire ▪ Day Care Centers in residential zones ▪ Impact fees: Level of Service Standards, adjustment rate, exemptions, and clarify impact fee exemptions (existing lots prior to July 1, 1969) ▪ Re do the nonconforming use standards; make clear differences between nonconforming uses, lots, and structures ▪ Evaluate the home occupation standards

	▪ Provide density transfers for critical areas / subdivisions / PRDS ▪ Floodplain regulations – 1’ above base flood elevations for mobile homes and mobile home parks ▪ Long term parking lots (airport or training parking) ▪ Update the submittal checklists to be consistent with new review process
Other	Update code to be gender neutral.

Planning staff will be recommending to Council to enter into a contract with BHC Consulting to help with the code update project. We anticipate having them under contract by the end of April and work would proceed according to the following tentative timeline.



The original timeline shows that the project would be phased: non-development codes Titles 1- 13 and then creation of a Unified Development Code which combines Titles 14-17. Because of the size of this project, we anticipate that the project may be broken into more than two phases. Titles 1-13 may be reviewed and processed as separate projects because it would be too much to review and adopt at one time. The new Unified Development Code needs to coincide with the Comprehensive Plan update.

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: Vision Statement, Mission of the Organization, and List of Core Values.

At the Planning Commission’s March meeting they requested more descriptive language to better define “small town character”. The following amendments are proposed.



2024 Draft Vision Statement:

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

Proposed Change: Preserving Stanwood’s “small-town character” is about preserving downtown, the historical area of the city. The proposed change reflects the importance of downtown while continuing to plan for the entire city.

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.~~ **Retain the City’s strong sense of community by fostering a family friendly culture that protects the areas natural beauty, celebrates its rural roots, promotes local businesses, and provides spaces for families to work and play.**

Proposed Change: The intent of the proposed revised language is to better define what “community” and “small town rural character” means to Stanwood residents: families, natural beauty, rural roots, supporting local businesses, and space to live, work and play.

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 **and further expansion of the City's urban growth boundaries** while ~~protecting~~ **ensuring new development conforms to** the city's small-town community character.

Proposed Change: According to the State of Washington and the Growth Management Act, Stanwood is an urban city that is required to take its fair share of growth – both population and employment. This proposed language is intended to reflect the city's desire to remain a small town and limit further growth beyond the City's current urban growth boundary line.

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.

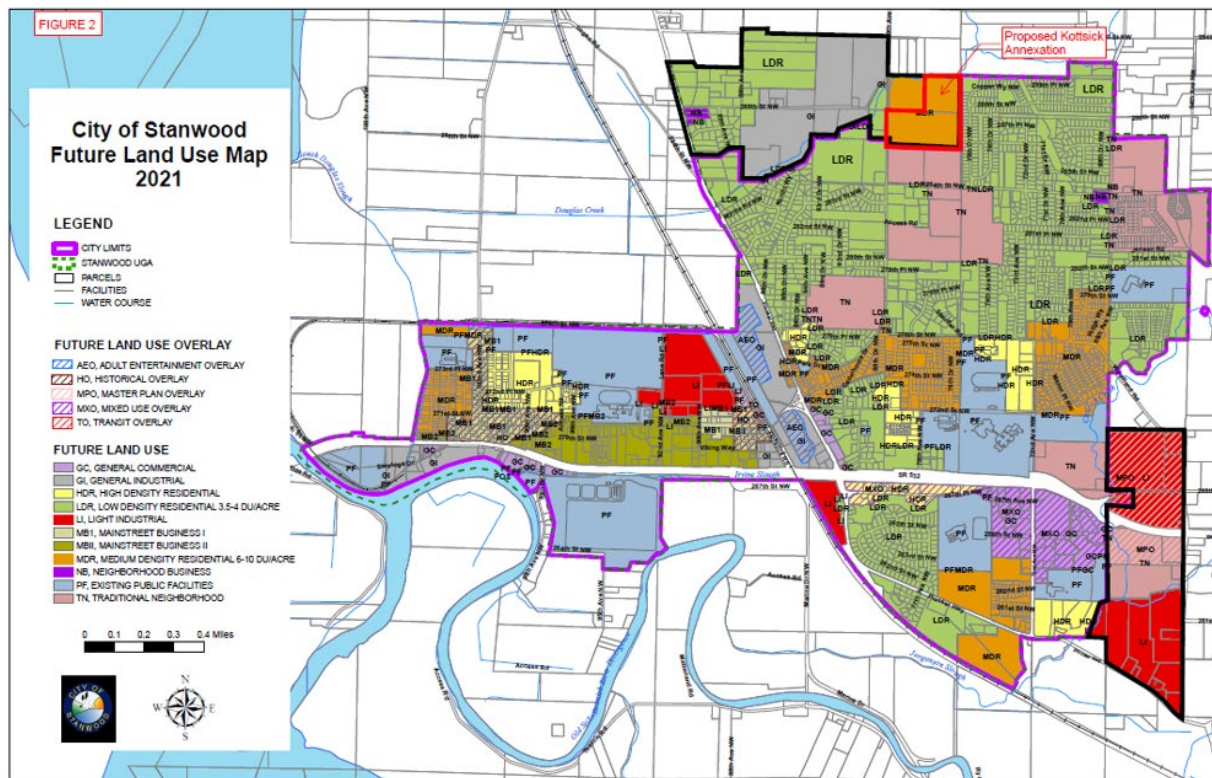
Parks: Develop a parks system that provides public spaces for all age ranges that bring people together to create a more vibrant, healthy and equitable community.

KOTTSICK ANNEXATION:

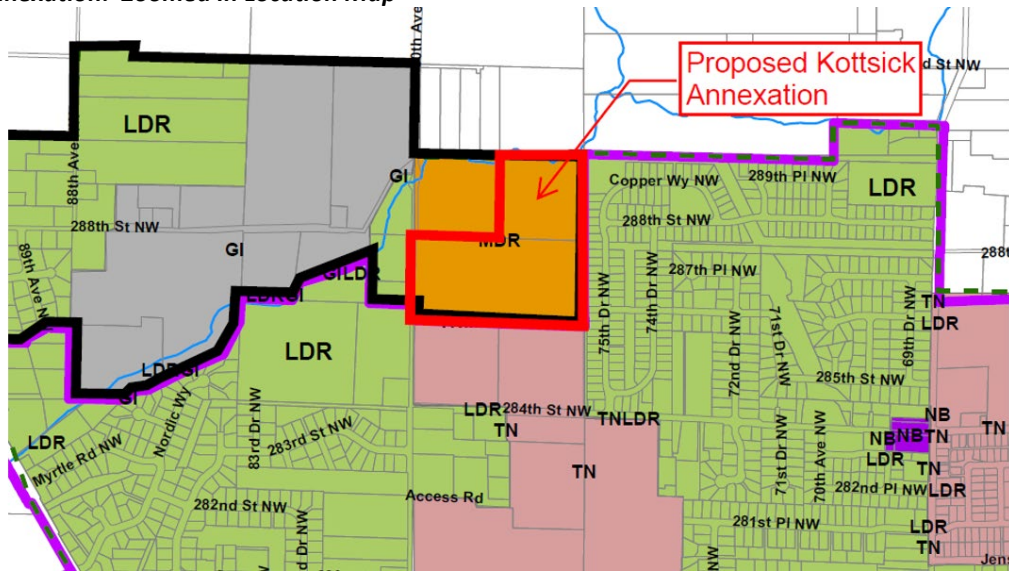
On June 28, 2021, the City received a request to annex approximately 30 acres into the City known as the Kottsick Annexation. On November 8, 2021 the Council voted to accept their 60% annexation petition and authorized the city to submit the annexation petition to the Snohomish County Boundary Review Board. Snohomish County notified the city of March 18th that the proposed annexation has been deemed approved. For the annexation to be finalized the City Council must formally accept the annexation then it can be filed with the County.

The City has pre-designated the property as Single Family Residential on the Future Land Use Map and on SR 7.0 on the zoning map. Upon annexation, these designations will be applied to the property. Also, the property will be required to be assessed and taxed at the same rate and basis as other property within the City of Stanwood. This includes assessments or taxes for the payment of its pro rata share and all outstanding indebtedness of the City contracted or incurred prior to or existing on the effective date of the annexation.

Kottsick Annexation: Location Map



Kottsick Annexation: Zoomed In Location Map



Kottsick Annexation: Aerial View of Property



Staff anticipates bringing the full annexation request forward to the Council at the end of April or first meeting in May.