



PLANNING COMMISSION AGENDA

October 10, 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 July 11, 2022 Planning Commission Minutes
 - Approval of the September 19, 2022 Planning Commission Minutes
5. New Business
 - Comprehensive Plan Update – Economic Development and Land Use Policy Gap Analysis
6. Old Business
 - Updated Land Use Zoning Map
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/83099113579?pwd=ZXVib2MxYWUxRm9Bd1lCTWREZGU2QT09>

Passcode: 502157
Telephone: 253-215-8782
Webinar ID: 830 9911 3579



CITY OF STANWOOD PLANNING COMMISSION

AGENDA STAFF REPORT

MEETING DATES: October 10, 2022

SUBJECT: October Agenda Items

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

2024 COMPREHENSIVE PLAN POLICY GAP ANALYSIS

Staff is working with the consultant team on policy analysis of the Comprehensive Plan as part of the periodic update process currently underway. LDC, Inc., one of the consultant firms on the project team, has been tasked with performing the gap analysis on the current Comprehensive Plan and recommending areas of revision and change to the City's goals and policies.

There are three components to the policy analysis:

- 1) Gaps in current policies caused by changes and updates to the Multi-County Planning Policies (MPPs) and Snohomish County's Countywide Planning Policies (CPPs);
- 2) Gaps in goals and policies related to requirements of the housing element in the Growth Management Act, which received a major update in 2021 as a result of the passage of House Bill (HB) 1220; and
- 3) Internal inconsistencies, overlaps, and outdated references or language within the current comprehensive plan.

This policy analysis update presents the Planning Commission with the policy gaps associated with the land use and economic development elements under component #1 above. (The HB 1220 gap analysis will be covered when the Planning Commission addresses housing element gaps in a later meeting, and LDC anticipates the internal policy review will be ready for the next Planning Commission meeting on the comprehensive plan.)

This gap analysis begins with the presumption that the existing comprehensive plan, having been reviewed by Commerce and found to be in compliance with the Growth Management Act, is consistent with the previous MPPs and CPPs. It is important to note that the City of Stanwood is not required to have a goal or policy for every CPP or MPP, and one city policy can fully or partially implement different CPPs. Because VISION 2050 was adopted by the Puget Sound Regional Council in 2021, and Snohomish County updated its CPPs accordingly, a gap analysis is needed to identify where new or updated CPPs implement new or updated MPPs, requiring policy language in the Stanwood Comprehensive Plan to be updated to be consistent with these plans.

CATEGORIES OF GAPS IDENTIFIED

The first level of analysis is identifying which existing City of Stanwood comprehensive plan policies, if any, implement each Countywide Planning Policy (and which CPPs, in turn, implement each Multi-County Planning Policy). You will note in the gap analysis table that the same sets of comprehensive plan policies repeat in many rows; this is because the same sets of policies implement related county or regional policies.

The next level of analysis involves determining whether there is a full or partial gap relative to a Countywide Planning Policy. Partial gaps typically arise as a result of language being added to existing policies, whereas full gaps typically come from new or wholly rewritten MPPs in VISION 2050 that translate to one or more new policies addressing new subjects or requirements within the CPPs. This distinction is important because in many cases, existing policies can be modified, expanded, or rewritten in some way to address a partial gap, while new policies or more substantial rewriting are more likely to be needed if a total gap is identified.

Substantively, there are several different categories of MPP/CPP updates that suggest changes the city could make to its economic development and land use comprehensive plan policies.

- 1) Updates to regional policies related to changes in the Regional Growth Framework and Centers Framework
- 2) Access to opportunity, including living wage jobs and jobs-housing balance, for historically underserved populations
- 3) Access to open space and parks for historically underserved populations
- 4) Reduction of health disparities
- 5) Coordination of planning with Tribal Nations
- 6) Preventing and mitigating displacement
- 7) Mitigating displacement risk
- 8) Climate change and resilience

Gap Analysis Document

Attached for your review is the full gap analysis and a truncated version showing only the policies where gaps were identified. Please note that these are large documents, in large part because multiple CPPs implement different parts of a given MPP and multiple city policies may fully or partially implement different combinations of CPPs. It is important for the record to identify all relevant policies and their relationships so that gaps can be fully accounted for and mitigated.

In the attached policy analysis, we have pulled out the table rows where gaps have been identified relating to the city's economic development and land use policies.

UPDATED LAND USE ZONING MAP

In September, staff brought before the Planning Commission envisioned land use alternatives. These discussions, along with multiple years of engagement and public outreach, have contributed to build the vision of what the land use map should look like. We are happy to present you with the most recent version of the updated land use zoning map. This zoning map incorporates a Planned Industrial zone, a mixed use zone through downtown Stanwood, and other zoning house keeping items.

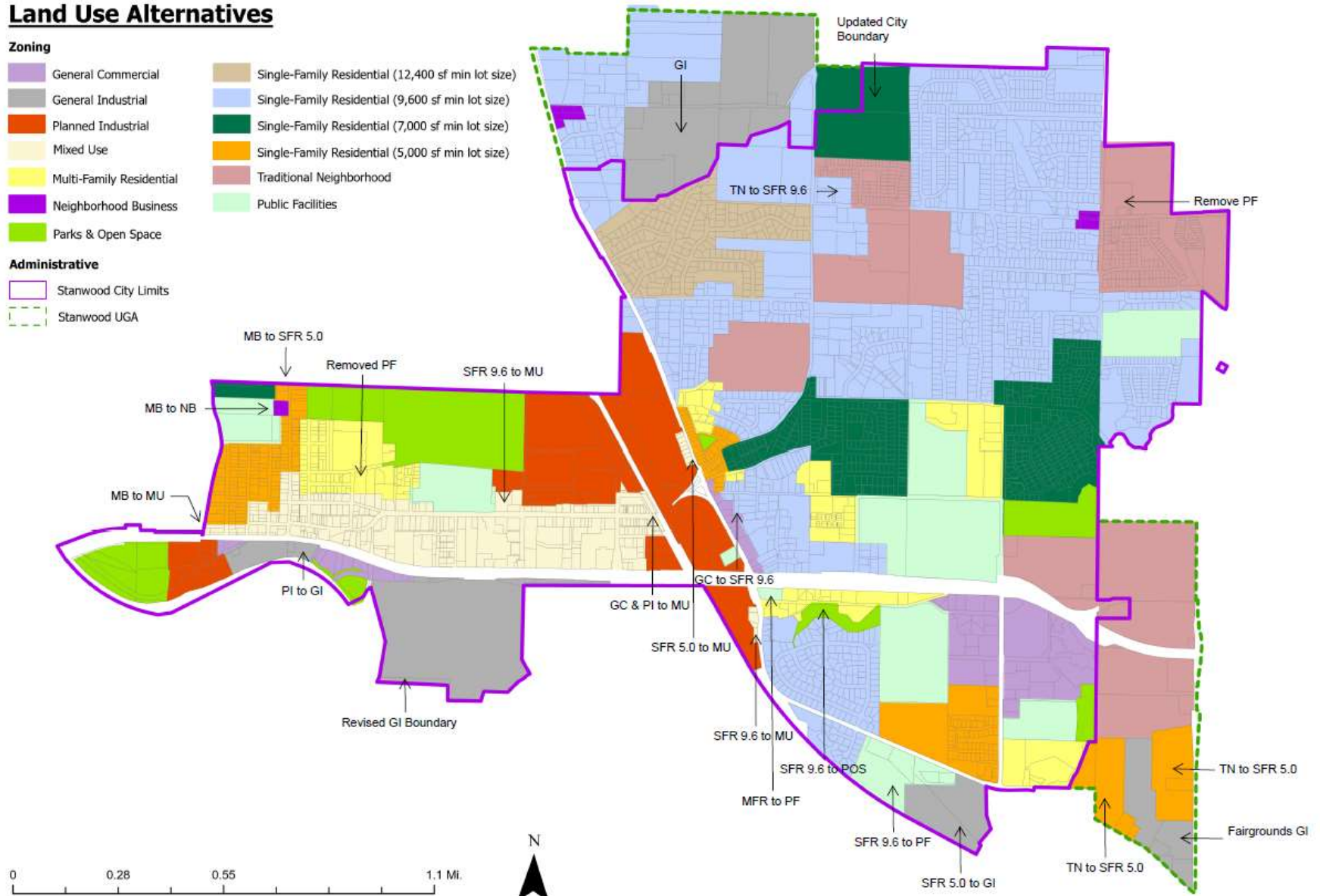
Land Use Alternatives

Zoning

General Commercial	Single-Family Residential (12,400 sf min lot size)
General Industrial	Single-Family Residential (9,600 sf min lot size)
Planned Industrial	Single-Family Residential (7,000 sf min lot size)
Mixed Use	Single-Family Residential (5,000 sf min lot size)
Multi-Family Residential	Traditional Neighborhood
Neighborhood Business	Public Facilities
Parks & Open Space	

Administrative

Stanwood City Limits
Stanwood UGA





Planning Commission Meeting Minutes July 11, 2022

Call to Order: 6:37 pm

Roll Call

Commissioners Present:

Eric Warnat, Commissioner
Monae Birkhofer, Commissioner
Cody Davis, Commission (stood in as Chair)
Jeff Wheatley, Commissioner

Staff Present:

Patricia Love, Community Development Director
Audrey Rotrock, Associate Planner
Tansy Schroeder, City Planner

Absent: Justin Burns, Commission Vice-Chair; Melissa Toner, Commissioner; Patrick Hosterman, Commission Chair

Also known to be present: Peter Kamb (online)

Public Requests and Comments:

None

Approval of Minutes:

The Minutes from the June 13, 2022 Planning Commission meeting were approved.

New Business:

Twin City Mile Recommendation

In December of 2020 the City Council adopted the City Beautification Action Plan and directed staff to begin implementation of the 2021-2026 Capital Improvement Project list. The Beautification Plan consists of 6 key program elements:

- 72nd Avenue Gateway Signage and Landscaping
- Main Street Revitalization
- Downtown Gateway Features
- SR 532 Beautification
- Wayfinding Signage
- Public Art

The 2022 budget includes preliminary design and public outreach for the Main Street Revitalization project that has been branded as the Twin City Mile Project. Using policy guidance from the Beautification Plan, the City is initiated the Downtown Revitalization Project that invests in the downtown business district infrastructure by:

- Creating Pedestrian-Friendly Streets;
- Actively Engage Storefronts with Walkable Sidewalks;
- Encourage Use of Streets for Community Festivals;
- Create Usable Urban Park Spaces; and
- Promote the Concept of Buying Local.



Planning Commission Meeting Minutes July 11, 2022

A Steering Committee was formed to help define the project vision, goals and project concepts. The 11-member committee consisted of Councilmembers, Downtown Business Owners, the Stanwood Camano Arts Advocacy Committee, and the Stanwood Chamber of Commerce. Consultants Scott Lankford of Lankford Associates, TranspoGroup, and KPG supported the design efforts.

The project reimagines how the City's main downtown commercial corridor, 271st and 270th Street, could look and function by connecting City Hall Park to the Train Station: The Twin City Mile. Project elements include constructing gateways, reconfiguring travel lanes and parking, building wider sidewalks and plaza areas, constructing park areas, and installing street trees, art, and other curb appeal amenities.

The Twin City Mile Steering Committee recommends moving forward with engineering designs focusing on the following important project features:

- General support for design elements
- Keep brick road element throughout downtown
- Keep downtown pedestrian friendly
- Seriously consider the one-way street on 271st option (East End) during preliminary design
- Vegetation/planting is needed to improve the look of downtown
- Two bookend parks are high priority to tie the whole downtown together
- *The City had the following marketing ideas: "Follow the Stanwood brick road!" or "From the brick road to the railroad" etc.*
- *Consider changing the name of 271st Street to something more descriptive of the Mainstreet / Twin City Mile improvement project*

The Planning Commissioners had the following comments:

- If sidewalks are widened to accommodate more pedestrians, request awnings to be added to buildings for rain protection.
- Consider allowing temporary closures of streets seasonally or per event and allow street vendors, performers, etc.
- Consider having requirements to incorporate the brick theme into facades of buildings/businesses across the entire Twin City Mile.
- Create a better bypass system for drivers to get around the Twin City Mile when traveling to the QFC area.
- Consider adding more signage to guide people to the City's public parking lots.
- Consider adding historical markers/placards as part of wayfinding.
- Make the Twin City Mile ADA accessible.

Peter Kamb, a member of the public, commented that he appreciates the effort the City has put in to this project. He also said that one benefit of creating a one-way street on the East end would be that traffic would be diverted north towards the train station and the City's public parking lot.

The Planning Commissioners support moving the Twin City Mile Recommendation forward to City Council.



Planning Commission Meeting Minutes July 11, 2022

Proposed Storefront Improvement Program

Throughout the Twin City Mile Steering Committee meetings, the issue of city and private property maintenance along the corridor became a recurring theme. While it has been widely documented that investment in city infrastructure, especially in downtowns, spurs investment in private property, the Committee has concerns that many of the small businesses may not have the resources to make improvements to their property.

Storefront Improvement Programs are a common tool used throughout the United States to incentivize private property owners to make investments in their properties. Attached is a draft proposal for the Committee's consideration of how a Storefront Improvement Program could work in the City of Stanwood. The proposed program seeks to preserve and enhance the charm of the downtown commercial area by providing small grants to property owners to make physical improvements to their storefronts.

The Planning Commission unanimously supports moving the Proposed Storefront Improvement plan to Council and had the following comments on the program:

- The Commissioners support this program with parameters such as design standards to match existing brick theme/Main Street design, and a deadline of when improvements must be completed after receiving the grant.
- Consider hiring a management company to help guide the process and ideas and have oversight of the financial side of the program.
- Consider allowing adjacent businesses to partner up for the grant which could in turn reduce total construction costs.
- Consider a modification to the sign code for Main Street to require a cohesive look throughout.
- Consider a bonus amount for businesses that have been in business five or more years.
- Consider involving the Stanwood Chamber of Commerce.
- Consider creating a "Tool Kit" as an aid for people wanting to start a business.

Old Business:

Farmers Market Outreach Event

On Friday, June 24th, the first Farmers Market Outreach Event was held. The staff hosted booth focused on housing: specifically, attendees were asked what type of housing is needed in the future. 73 people stopped by the booth on June 24th and were asked to vote on the following questions:

1. What type of housing is needed in Stanwood – Townhouses, Triplexes/Fourplexes, or Multifamily Residential?
 - 44 voted for Townhouses
 - 31 voted for Triplexes/Fourplexes
 - 18 voted for Multifamily Residential
2. Would you support infill manufactured housing?
 - 31 voted Yes
 - 9 voted No
3. Do you support Accessory Dwelling Units?
 - 40 voted Yes
 - 7 voted No



Planning Commission Meeting Minutes July 11, 2022

Other Comments:

Housing:

- Need more subsidized & Affordable housing
- Would not like to see any of these types of houses
- Does not want to participate in the poll because they have a house already
- Multifamily looks like Seattle = no
- Absolutely no to all
- No more apartments / We have enough MF
- Renter rights are important
- Cost of rent is too high
- Church Creek is charging for certain amenities
- Mixed used is good
- Section 8 housing accessibility is needed
- Property maintenance is needed
- Single family only
- Affordable housing land trust
- Maintenance is key!
- Make MF more affordable
- ADU displaced long term renters
- If More MF = Then they will leave Stanwood
- ADU's are too dense, too many cars in neighborhoods

Traffic:

- Traffic is terrible
- Possible roundabouts?
- Traffic issues and road issues, road to I5 needs widened

Permitting:

- Too difficult to develop sheds (10 years ago)
- Quality of materials/work, bad experience with permitting in the past
- Get permits through! Expedite!
- Transparency is key

Other:

- I feel I am not informed enough, not sure what we need in Stanwood
- Growth management act can be axed
- Higher density = higher crime and DV
- Quieter life in Stanwood (Came from Edmonds)

The Commissioners are excited to hear more results from future Farmer's Market outreach events and suggested a possible partnership with Housing Hope or Habitat for Humanity to address the Section 8 and subsidized housing need.

Miscellaneous Business:

No Planning Commission Meeting in August. See you in September

Recent Council Action on Commission Items:

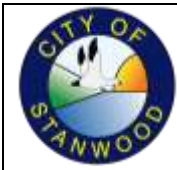
Update on Kottsick Annexation

Council approved the Kottsick Annexation on June 9th.

Upcoming Items:

Proposals from Comprehensive Plan Consultants for review

Adjourn: 7:55 pm



Community Development Committee and Planning Commission
Special Joint Meeting
Meeting Minutes
September 19, 2022

5:04 pm – 6:30 pm

Commissioners Present:

Eric Warnat, Commissioner
Monae Birkhofer, Commissioner
Melissa Toner, Commissioner
Patrick Hosterman, Commission Chair
Cody Davis, Commissioner
Justin Burns, Vice Commission Chair (online)

Staff Present:

Patricia Love, Community Development Director
Audrey Rotrock, Associate Planner
Tansy Schroeder, City Planner

Councilmembers Present:

Dani Gaumond, Council Position 1
Marcus Metz, Council Position 2
Steve Shepro, Council Position 5

Absent: Jeff Wheatley, Commissioner

Also known to be present: Todd Chase (FCS), Matt Covert (FCS), Caitlin Hepworth (Blueline), Clay White (LDC), Peter Kamb.

Public Requests and Comments:

None

New Business:

Economic Analysis of Land Use Options

Stanwood's Comprehensive Plan consultants, FCS Group, presented their Stanwood Economic Analysis of Land Use Options. They have identified market trends that are shaping future development opportunities within the City of Stanwood's municipal boundaries. The findings are intended to inform the 2024 update of the Stanwood Comprehensive Plan by conducting an Economic Analysis of Land Use Options.

An important element of this work is to identify and evaluate potential land use/zoning options that the City should consider as it prepares a new Comprehensive Plan and development code. Potential changes to the official zoning map and land use designations may be required to fulfill state and regional requirements for "providing sufficient land capacity suitable for development." The FCS/Blueline/LDC consultant team conducted the following activities:

1. Reviewed background planning documents and current City zoning/development code regulations.
2. Summarized current community demographic and socio-economic conditions using the most recent available Census data.
3. Analyzed buildable lands and current major developments that are now in the planning "pipeline" as part of a periodic review of the City's ability to meet land capacity requirements for housing and jobs.



Community Development Committee and Planning Commission
Special Joint Meeting
Meeting Minutes
September 19, 2022

4. Identified land use and zoning alternatives that could enhance the consistency between land capacity and growth allocations.
5. Evaluated three land use/zoning alternatives in terms of housing/employment capacity, impacts on the City's general fund, and the potential value of new private investment.

The land use/zoning alternatives will also be evaluated with respect to their transportation and infrastructure capacity impacts in separate studies.

Community Overview

As part of this economic and land use analysis, current demographic and socio-economic data trends were compiled. Key findings are summarized below:

Population and Income

- Stanwood has an area of approximately 2.8 square miles.
- The current population of Stanwood is 8,405, which is its peak population.
- The population of Stanwood has grown 135% over the past 12 years.
- According to current Census statistics, 12.7% of the residents of Stanwood are 65 or older, and the City has a relatively large share of residents under age 24.
- The racial demographics of Stanwood are 93.5% white, 4.3% two or more races, 1.6% Asian, 0.4% American Indian, and 0.2% black. Additionally, 4.4% of the population identifies as Hispanic.
- The median household income in Stanwood is \$75,767.
- In Stanwood, 7.5% of residents have an income below the poverty line, and the child poverty rate is 8.0%. On a per-household basis, 5.6% of families are below the poverty line in Stanwood.

Employment

- The unemployment rate in Stanwood is 2.1% which is calculated among residents aged 16 or older who are in the labor market.
- Within the City, 73% of the jobs are in the service sector, 14% are in the industrial sector, 10% are in the retail sector and 3% are in the government sector. Virtually all new job growth over the past 10 years has occurred in the service and government sectors.

Housing

- In Stanwood, 70.4% of housing units are occupied by their owners. Renters occupy 29.6% of housing units.
- An influx of relatively younger households with children is starting to drive up the average household size.
- The 2022 *Stanwood Housing Needs Assessment* forecasts a need for 1,522 net new dwelling units by 2044. This forecast is comprised of 1,017 single family dwellings and 505 multifamily dwelling units.

Housing Market

- New housing construction has been robust. The City added 649 new dwelling units between 2017 and 2020; plus, there are now over 1,120 housing units in the development pipeline. Prior to 2020, nearly 2/3 of the new construction permits were issued for single family homes and 1/3 were for multifamily. In more recent years, the share of multifamily permitting activity has exceeded the single-family share.



Community Development Committee and Planning Commission
Special Joint Meeting
Meeting Minutes
September 19, 2022

- Median home sales prices in Stanwood increased 24.6% (year to date) to \$573,000 in July 2022.
- Rental market activity has been brisk and vacancy rates are very low with only 17 vacant units listed on Apartmentfinder.com.

Commercial and Industrial

- Overall retail vacancy rates in Snohomish County were 2.6% (2nd Q 2022) and have been decreasing year over year as rents have increased 5% or more.
- The office market is rebounding more slowly than the retail and industrial market since the pandemic.
- Industrial market growth in the Region has been mostly concentrated in transportation and warehousing. Manufacturing activity has been relatively stable with moderate job growth overall.
- Since overall local industrial job growth declined between 1999 and 2019, it is recommended that the City of Stanwood consider changes to its Zoning Map and development code to provide added flexibility in the types of uses that can occur on industrial-zoned properties.

Pipeline Projects and Related Buildable Land Capacity Update

- The February 23, 2022, adopted Buildable Lands Report (BLR) indicated that the City of Stanwood is expected to have a zoned-land use capacity shortfall of 251 jobs. However, the adjacent unincorporated area within the Stanwood Urban Growth Area (UGA) was found to have a capacity surplus of 756 jobs.
- The analysis of pipeline developments indicates that the current projects in the development pipeline are expected to *overachieve* their housing capacity forecast by 165 dwelling units. In other words, the parcels identified in the BLR for housing growth are currently planned to be developed at a higher density than was assumed by the February 2022 BLR. Conversely, this pipeline project analysis indicates that the pipeline projects are expected to *underachieve* their employment capacity by 22 jobs.
- The current development pipeline in the Downtown area includes seven significant private developments that will add housing, office/warehousing and mini-storage developments. These projects are expected to create 106 townhomes and nearly 106,000 SF of improved non-residential building floor area that would likely support 77 jobs on site.
- Outside of the Downtown area, there are 14 projects in the planning pipeline, three of which include an employment component. These three developments combined are expected to support a total of 100 jobs on site.
- The combination of capacity findings from the prior BLR and the current analysis of pipeline projects indicates that the City is likely to have a capacity surplus for meeting its 2044 targets for population and housing, but a shortfall in job capacity based on current zoning. The combination of the projected shortfall in employment growth determined by the BLR (251 jobs) along with the employment shortfall created from the current pipeline projects (22 jobs) indicates that there would likely be an overall 2033 employment capacity shortfall of 273 jobs based on current zoning and development assumptions.
- As part of identifying new land use and zoning alternatives for providing sufficient land capacity that's suitable for development, the consultant team (from FCS, LDC, and Blueline) worked with City staff to prepare and evaluate three land use alternatives designed to enhance growth potential within City limits by at least another 273 jobs.



Community Development Committee and Planning Commission
Special Joint Meeting
Meeting Minutes
September 19, 2022

Land Use Alternatives Analysis

The land use alternatives identified below are intended to enable the City of Stanwood to provide sufficient land capacity for new development over the next 20+ years (by year 2044).

Alternative 1 – Combine LI and GI Zones into a Planned Industrial (PI) Zone

- This land use alternative is intended to protect existing industrial operations while encouraging redevelopment of underutilized industrial buildings/sites. The PI zone would replace the LI and GI zones in most locations with a single PI (Planned Industrial Zone) category that permits most industrial activities to occur as well as commercial (retail and office) uses. The PI zone would remove the current 2,000 SF maximum for ancillary retail and allow industrial operations to include retail/wholesale showrooms and uses such as commercial kitchens, brewpubs, meetings/event space, offices, and entertainment/recreation.
- An analysis was conducted of selected remaining GI and LI tax lots in the City that have a projected baseline job capacity of 10 or more net new jobs. The capacity analysis excluded the pipeline projects and identified nine (9) areas with a total of 41 acres of gross buildable land area. The BLR assumes that these parcels/sites will increase in job capacity from 38 currently to 573 over the next 20 years.
- The capacity analysis indicates that the overall amount of job capacity increase supported by a new user within the Twin City Foods site and changes in LI/GI to PI would result in an increase in the overall employment capacity by 513 jobs.

Commissioner & Council Member Comments and Questions:

- The PI zone would be more like a business park zone where the work is done on the inside of buildings as opposed to the outside.
- No heavy industrial uses near the Twin City Mile and downtown.
- Re-zone along Main Street to allow more commercial.
- Promote uses that will increase jobs.
- Examples of Planned Industrial zones nearby would be the East Arlington Airport Industrial Parks.
- More restrictive zoning is prohibitive. Explore all options for this zone.
- Encourage heavier industrial uses to develop in unincorporated areas.
- More senior housing could bring jobs to the City.
- The market will determine uses.
- Some uses might discourage others. The Municipal Code will need to specify conflicting adjacent uses.
- Overall, the Commissioners and Council members are supportive of Land Use Alternative 1.

Alternative 2 – New Downtown Mixed-Use Zone

- The City is aiming to revitalize its downtown through visual and physical improvements to storefront buildings with stronger pedestrian linkages to surrounding neighborhoods. The Twin City Mile Project focuses on creating well-designed storefronts and pedestrian facilities.
- Currently, there are approximately 59 tax lots with underutilized buildings and redevelopment potential within the Downtown area with a mix of MB1, MB2, and MR zone designations. According to the Snohomish County BLR, the remaining buildable lands in the Downtown areas have the capacity to accommodate another 37 households and 324 jobs. However, recent



Community Development Committee and Planning Commission
Special Joint Meeting
Meeting Minutes
September 19, 2022

Downtown development activity in the pipeline is likely to displace businesses with new townhome construction and not result in any net new job growth.

- A new Downtown Mixed Use Zone designation can be created to allow and encourage a mix of housing and employment as buildings are rehabilitated and sites are redeveloped. The new zone would retain the historic overlay designation for significant buildings and encourage façade and building revitalization with bonus density allowances allowing some additional building height for mixed-use developments.
- With the Mixed-Use Zone designation and the related development incentives, the Downtown area would accommodate a mix of 2-3 story structures with ground floor commercial, upper-level offices and apartments and live/work buildings in mixed-use developments.
- The overall impact on development capacity attributed to the new Mixed-Use zoning is expected to result in a net increase in housing from 53 existing dwellings to 291 dwellings, which is above the BLR assumptions by 254 dwellings.
- The new Mixed-Use zone designation is expected to result in an increase of 287 net new jobs in Downtown, which is 37 fewer jobs than what the February 2022 BLR capacity had assumed for the remaining vacant, part vacant, and redevelopment tax lots in Downtown.

Commissioner & Council Member Questions & Comments:

- There is a gap of no businesses between East and West downtown, this alternative could help close this gap.
- Mixed-use historically doesn't work, but this alternative would bring the residential element to support the commercial element.
- Both groups support Land Use Alternative 2.

Alternative 3 – New GC Zone for Neighborhood Center

- This alternative would address the current projected employment shortfall through a specific land use action to redesignate approximately 4 acres of buildable land within a TN zone to a GC zone designation within the City. This additional consumer buying power would increase potential sales for existing and future retail and service businesses.
- An analysis of retail sales and supportable commercial development was conducted to ascertain the amount of growth necessary to support a small neighborhood center with a small grocery store (such as a Trader Joes or Whole Foods 365), coffee shop, day care center and 1-2 restaurants. The results indicate that if 1,600 households are added to the City and surrounding communities over the next 20-25 years, it would create approximately \$136.9 million in net new annual income and support \$70.6 million in net new annual in-store sales. That level of demand would likely generate demand for approximately 148,600 SF of new development or redevelopment.
- While the market support for a new neighborhood shopping center would not occur for 15+ years, it will likely occur within the 15-20 year time frame based on the pace of housing development underway. Other factors such as transportation access, visibility and walkability are important considerations in the location of any development.
- The project consultant team identified a central location for the new neighborhood center. The capacity analysis identified two remaining large vacant TN-zoned sites in the City that are not currently in the development pipeline. These two sites include 32.8 buildable acres with current capacity of 323 dwelling units per BLR assumptions (west side of 80th Avenue, just north of 276th



Community Development Committee and Planning Commission
Special Joint Meeting
Meeting Minutes
September 19, 2022

Street NW, and the East side of 68th Avenue NW, just north of 284th Street NW). The GC designation on 4 acres of land is expected to result in a net decrease in housing capacity by 22 units and a corresponding increase in employment capacity by 202 jobs.

Commissioner & Council Member Questions & Comments:

- These types of zones are typically on high traffic streets. The proposed locations may not attract enough business.
- There is nothing else in these areas to attract people to these locations.
- 64th Avenue NW and SR 532 would be a better location for this as an entryway to the City.
- GC development in these areas may take away from the “Vision” of Stanwood.
- Both groups support Alternatives 1 & 2 over Alternative 3.

Stanwood Municipal Code Titles Memorandum

As part of the Stanwood Municipal Code (“SMC”) Update Project, consultants BHC, reviewed existing SMC Title 1 and Title 2, as well as staff memos on these titles, to develop a proposed scope for the update of these first two titles. BHC also proposes a new Title 4, Administration, to logically segregate some material into its own title.

BHC proposes to correct existing code text in all cases to plain language principles as described in the SMC Style Guide (draft July 13, 2022), e.g., “shall” to “must” or “may.” BHC expects that repealed and reserved sections and chapters throughout the code will be repealed by the code reviser through the conversion of the code-to-Code Publishing Company’s new municipal codes platform; if not, BHC will propose to remove those labels through the update.

Title 1 General Provisions

Consistent with the SMC Style Guide (draft July 13, 2022), BHC recommends no high-level reorganizational changes to Title 1 other than those minor adjustments mentioned in the paragraphs above.

Title 2 Administration and Personnel

While it is very common for cities and counties to have an “Administration and Personnel” title, after discussion with staff, BHC recommends renaming this title to “Personnel” to make its content consistent with the SMC Style Guide (draft July 13, 2022) which recommends use of this title for the creation and regulation of all city offices, boards, commissions, and committees. BHC also recommends some reorganization and consolidation of its chapters. These recommendations generally attempt to avoid unnecessary chapter renumbering.

NEW Title 4 Administration

BHC proposes this new title to logically segregate material about government administration into its own title, separate from the Personnel title and the Revenue and Finance titles.

The Commissioners and Council members unanimously support these changes.



Community Development Committee and Planning Commission
Special Joint Meeting
Meeting Minutes
September 19, 2022

Ordinance Prohibiting Mini-Warehouse/Storage Facilities as an Allowed Use in All Zoning Districts within the City

WHEREAS, Mini-Warehouse/Storage Facilities are now allowed in the City in the Light Industrial (LI) and General Industrial (GI) Zoning Districts; and

WHEREAS, the City wishes to ensure land uses enable diverse economic development opportunities; and

WHEREAS, the City has sufficient Mini-Warehouse/Storage Facilities to accommodate existing needs; and

WHEREAS, Mini-Warehouse/Storage Facilities are passive uses rather than uses that encourage an activated, thriving business environment for the City; and

Commissioner & Council Member Questions and Comments

- Create a tax for storage units to generate more revenue.
- The majority of Commissioners and Council members support the prohibition. Some suggest allowing the use in locations other than downtown Stanwood.

Adjourn: 6:30 pm



Planning Commission Meeting Minutes September 19, 2022

Call to Order: 6:30 pm

Roll Call

Commissioners Present:

Eric Warnat, Commissioner
Monae Birkhofer, Commissioner
Melissa Toner, Commissioner
Patrick Hosterman, Commission Chair
Cody Davis, Commissioner
Justin Burns, Vice Commission Chair (online)

Staff Present:

Patricia Love, Community Development Director
Audrey Rotrock, Associate Planner
Tansy Schroeder, City Planner

Absent: Jeff Wheatley, Commissioner

Also known to be present: Peter Kamb (online), Renee Rhodes, Kathy O.

Public Requests and Comments:

None

Approval of Minutes:

Due to scheduling, approval of the July and September Planning Commission Minutes will take place at October's meeting.

New Business:

Meadow Hawk Preliminary Planned Residential Development Public Meeting

Request: The applicant is proposing to construct a 127-lot single-family planned residential development. The project is located north of 284th Street NW and east of 80th Avenue NW. The site consists of two parcels for a total of 29.09 acres zoned Single Family Residential 7.0 (SR 7.0). Resident vehicular access to the site will be from 80th Avenue NW and connect to 76th Drive NW to the south in the existing Cedar Hill Estates plat. The proposed community will include open space tracts, storm water management, utility infrastructure, and street and landscaping improvements.

The project site is located at 7615 284th Street NW, Stanwood, Washington, within the city limits of Stanwood. Zoning for the site is Single-Family Residential 7.0 (SR 7.0). The accesses into the 29.09-acre property will be from 80th Avenue NW to the west, a new street connection to the existing 76th Drive NW in the Cedar Hill Estates subdivision to the south, and a new street connection to the existing 286th Place NW in the Copper Station subdivision to the east. This project will subdivide approximately 29.09-acres into 127 single-family lots for a gross density of 4.3 dwelling units per acre and a net density of 8.3 dwelling units per acre. The residential development standards (SMC 17.60.020) allow for a maximum residential density of 8 dwelling units per acre for PRD development in the SR 7.0 zoning district. The majority of



Planning Commission Meeting Minutes September 19, 2022

developed area around this site is made up of single-family residences which is consistent with this development.

The site is generally flat consisting of predominantly pasture-land. There are a few wetlands on the property that are proposed to be in Native Growth Protection Areas. The property was recently annexed into the City June 2022. Approximately 16.2% of the developed site will consist of common public open space and approximately 12.7% of the developed site will consist of Native Growth Protection Area. 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.

Commissioner Questions and Comments:

- What is the lot size for this development? The minimum lot size is 5,000 square feet. Some lots will exceed this minimum. The largest lot is 8,100 SF. Planned Residential Developments have standards to meet under the Stanwood Municipal Code (SMC), such as setbacks and lot coverages that must be met. Adjacent developments are in different zones, which will have different lot size requirements.
- What is being done with the wetlands on this site? The wetlands will be recorded as Native Growth Protection Areas (NGPAs) which will protect them in perpetuity. Some low impact uses will be allowed, such as trails. The HOA's will be allowed to decide which uses will be implemented.
- Active recreation spaces will be implemented as well, such as playgrounds.
- School capacity: The School District is also updating their comprehensive plan which will address growth. They currently have the capacity to accommodate this growth. The City encourages residents to reach out to their Elected Officials to voice concerns over school capacity. The City involves the School District in the Comprehensive Plan updates. If the School District finds there is a deficiency in school capacity, the City will begin collecting School Impact fees to remedy the gap.
- Electric vehicle (EV) charging stations: The SMC currently does not have standards addressing EV charging stations. The City is conducting a Policy Gap Analysis where EV charging stations will be discussed. Some developers are choosing to proactively install these stations.
- Does the City have the water and sewer capacity to take on these new developments? The City has a Water & Sewer Availability Certificate Program that analyzes whether or not it can handle the new capacity. These certificates are issued prior to development to ensure needs can be met.
- This development will have underground water detention vaults to handle stormwater. The City is working with the developer to determine who will take over maintenance in perpetuity. The vaults will have open/green space above.



Planning Commission Meeting Minutes September 19, 2022

- This area is going through construction fatigue. The developer has determined that all construction vehicles will enter the site on 80th Avenue in order to keep vehicles out of surrounding neighborhoods.
- The tract behind the development will likely be an ingress/egress road only with walking paths. It is not wide enough for fire access. The maintenance of this area is still under discussion, but the developer is open to the space being dedicated to the development and HOA.
- DR Horton will be the home builder.
- The Developer is making off-site sewer improvements for this site.
- The pipeline is already installed, and no structures will be built on top of it. The pipeline has setbacks of 35 feet to the north, and 15 feet to the south. The space will be open/green space. PUD will provide the gas utility to the neighborhood.
- What is the development timeline? The Developers timeline for plat approval and civil construction approval is 2023. The home builder construction timeline is 2024.
- Can the City install speed bumps in neighborhoods? There is a safety concern due to fast moving vehicles. The City recommends communities speak to their HOA and fellow residents. The HOA's can also have discussions with the Public Works department to determine if traffic calming measures are warranted.
- Two new traffic circles are to be installed in the surrounding areas for additional traffic calming.
- Street parking in this development will be on one side only to accommodate for fire/emergency access.

Miscellaneous Business:

Comprehensive Plan and Municipal Code Update Advisory Board Volunteers

- This meeting takes place virtually and about once a month. The Commissioners decided to rotate attendance between themselves.

Recent Council Action on Commission Items:

Storefront Improvement Project – Council approved the Storefront Improvement Project

Upcoming Items:

Policy Gap Analysis

Adjourn: 7:44 pm

VISION 2050 POLICY NUMBER and CHAPTER	VISION 2050 policy	Implementing Snohomish Countywide Planning Policy	Is there a current City of Stanwood Comprehensive Plan Policy that fully or partially implements the new or revised policy?	Notes/Comments/ Suggested Action for 2024 Comprehensive Plan update
VISION 2050 #	Policy/Action	Policy/Action	Policy/Action or indicate policy gap	
MPP-RC-1	Coordinate planning efforts among jurisdictions, agencies, and federally recognized Indian tribes, ports, and adjacent regions, where there are common borders or related regional issues, to facilitate a common vision.	JP-7 Snohomish County Tomorrow, the County, and cities should coordinate countywide and local planning efforts with tribes, recognizing the shared benefits and impacts of growth occurring within and outside Tribal Reservation lands	Partial gap	Consider modifying policies related to tribal coordination specific to benefits and impacts of growth.
MPP-RC-2	<u>Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities to ensure all people can attain the resources and opportunities to improve quality of life and address past inequities.</u>	DP-38 ➤ The County and cities should reduce disparities in access to opportunity for all residents through inclusive community planning and making investments that meet the needs of current and future residents and	Policy Gap EDG-3 - Promote a strong, diversified and sustainable local and regional economy, preserving or enhancing the quality of life in the community.	City should consider adding policies around reducing disparity in access and opportunity, specifically for communities with low and very low access to opportunity.
			Policy gap	City should consider adding policies around reducing disparity in access and opportunity, specifically for communities with low and

		businesses.		very low access to opportunity.
		ED-6 ➤ <u>As a part of the overall countywide economic development strategy, jurisdictions should target economic development activities that improve access to economic opportunity for residents that historically have low and very low access to opportunity.</u> PS-18 The County and cities should work collaboratively at a local and countywide level to promote equitable access of public services and facilities for all residents, especially	Partial gap UTP-1.11 – The City will pursue steps to meet or exceed all water quality laws and standards. NFP-2.1 - Work with other local, state, and federal jurisdictions on regional environmental issues such as surface and ground water quality and quantity and the maintenance/enhancement of the Stillaguamish River, Church Creek and Douglas Creek.	City should consider adding historically underserved focus to NFP-2.1.

		those that are historically underserved.		
MPP-RC-3	<u>Make reduction of health disparities and improvement of health outcomes across the region a priority when developing and carrying out regional, countywide, and local plans.</u>	DP- ((35)) 40 ➤ The County and cities should address the safety, health, and well-being of residents and employees ((by)) <u>in countywide and local planning through:</u> a. ((Adopting)) <u>Adoption of development standards ((encouraging)) that encourage design and construction of healthy buildings and facilities; ((and))</u> ((Providing)) <u>Provision of infrastructure that promotes physical activity((.)); and c. Incorporating a focus on health and well-</u>	Partial Gap LUP 23.2 Approve amendments that meet the following criteria: - a The amendment bears a substantial relation to the public health, safety, or welfare; - b The amendment is warranted because of changed circumstances or because of a need for additional property in the proposed Comprehensive Plan designation or because the proposed amendment is appropriate for reasonable development of the subject property; - c The subject property is suitable for development in conformance with standards under the proposed Comprehensive Plan designation; - d The amendment will not be materially detrimental to uses or property in the immediate vicinity of the subject property; - e The proposed Comprehensive Plan amendment has merit and	the city should consider language around design and construction of healthy buildings and inclusivity for those marginalized.

		<u>being, including the reduction of existing disparities between population groups, into countywide and local decision-making processes.</u>	value for the community as a whole; and f. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan. LUP 19.6 Promote retention of open space and recreational opportunities.	
MPP-RC-4	<u>Coordinate with tribes in regional and local planning, recognizing the mutual benefits and potential for impacts between growth occurring within and outside tribal boundaries.</u>	GF-2 ➤ Through Snohomish County Tomorrow and adoption by the County Council, the process for updating the Countywide Planning Policies shall be collaborative and participatory. This process should include regional service providers, state agencies, ((other)) tribal governments, and ((citizen)) public input. JP-7 ➤ <u>Snohomish County Tomorrow, the County, and cities</u>	Policy gap	The city should add policy language supporting coordination with tribes in planning for and mitigating impacts of growth. Consider modifying policies related to tribal coordination specific to benefits and impacts of growth.

		<u>should coordinate countywide and local planning efforts with tribes, recognizing the shared benefits and impacts of growth occurring within and outside Tribal Reservation lands.</u>	Policy gap	
RC-Action-7 (Regional and Local)	Funding Sources: PSRC, together with its member jurisdictions, will investigate existing and new funding sources for infrastructure, services, economic development, military-community compatibility, natural resource planning, and open space, to assist local governments with the implementation of VISION 2050. Explore options to develop incentives and innovative funding mechanisms, particularly in centers and transit station areas. Provide technical assistance to help local jurisdictions use existing	ED-5 ((The process for designating Manufacturing/Industrial Centers (MICs) shall be as follows: a. A local jurisdiction may nominate an MIC; b. An economic development subcommittee of Snohomish County Tomorrow (SCT) reviews the proposal for conformity with the criteria in ED-6; c. If the MIC proposal is found to be	Partial gap EDP-3.1 - Identify sectors of the economy within Stanwood where opportunity might exist to create additional jobs and identify potential strategies for attracting employment. EDP 3.2- Provide a supportive business environment for start-up of commercial businesses, light manufacturing, and assembly businesses throughout the City. EDP-3.3 - Strive to create jobs in order to promote economic opportunity for Stanwood citizens. EDP-3.4 – Recognize the importance of home-based businesses as a source of new business development. EDP-3.5 – Provide incentives to attract new industry.	City could consider adding language to existing economic development policies referencing the importance of living wage jobs.

	and new funding sources.	appropriate the SCT Steering Committee recommend s the MIC for designation ; and d. The County Council holds a public hearing and makes the decision to seek designation of the MIC as a candidate center to be forwarded to the Puget Sound Regional Council for consideration.)) <u>Jurisdictions should promote economic and employment growth that creates a countywide economy that consists of a diverse range of living wage jobs for all of the county's residents.</u>	EDP-3.6 - Encourage businesses and recreational activities that promote tourism. EDP-3.7 - Participate or otherwise assist in business sponsored activities to increase local awareness of goods and services available in Stanwood.	
MPP-RGS-6	Encourage efficient use	DP-15	Partial gap	Plan's statement of

	of urban land by maximizing optimizing the development potential of existing urban lands and increasing density in the urban growth area in locations consistent with the Regional Growth Strategy such as advancing development that achieves zoned density.	➤ The County and cities should adopt policies, development regulations, and design guidelines that allow for infill and redevelopment of <u>underutilized lands and other appropriate areas((as identified in their comprehensive plans))</u>.	LUP 1.1 Establish density lot size and road access standards that create incentives for infill development in urban areas that are either underdeveloped or underutilized.	conformity with VISION 2040 references studying underused lands, but there are no specific policies to that effect. Consider inventory of underutilized land as a policy.
MPP-RGS-8	Attract 65% of the region's residential growth and 75% of the region's employment growth to the regional growth centers and high-capacity transit station area to realize the multiple public benefits of compact growth around high-capacity transit investments. As jurisdictions plan for growth targets, focus development near high-capacity transit to achieve the regional goal.	DP-8 ➤ <u>If applicable, the County and cities shall designate and provide for the development of local, countywide, and regional centers consistent with the Regional Growth Strategy, the Regional Centers Framework, and the Countywide Center Criteria contained in Appendix I.</u>	Potential policy gap LUP 2.9- Maintain commercial centers with a sufficient range of uses a. To allow residents to meet their basic daily needs within town, b. support a network of personal and business interactions that result in a friendly hometown. LUP 7.1 The City recognizes the importance of a well-designed, aesthetically pleasing built environment in attracting customers to its	Stanwood's existing plan identifies downtown as a Center under VISION 2040. Will need to have a discussion about whether to designate downtown as a local center under the Centers Framework of VISION 2050.

			commercial centers. Therefore, the City supports the adoption of design/development guidelines that addresses facades, signage and site planning. HP-2.4 - Encourage single and multi-family housing close to transportation facilities, public services, and employment centers.	
MPP-RGS-9	Focus a significant share of population and employment growth in designated regional growth centers.	DP-8 ➤ <u>If applicable, the County and cities shall designate and provide for the development of local, countywide, and regional centers consistent with the Regional Growth Strategy, the Regional Centers Framework, and the Countywide Center Criteria contained in Appendix I.</u>	Potential partial gap LUP 2.9 Maintain commercial centers with a sufficient range of uses a. To allow residents to meet their basic daily needs within town, b. support a network of personal and business interactions that result in a friendly hometown. LUP 7.1 The City recognizes the importance of a well-designed, aesthetically pleasing built environment in attracting customers to its commercial centers. Therefore, the City supports the adoption of design/development guidelines that addresses facades, signage and site planning.	The City designated its downtown as a center according to VISION 2040. Will need to have a conversation about whether it will want to designate downtown as a local center under the RGS and Regional Centers Framework.

			HP-2.4 - Encourage single and multi-family housing close to transportation facilities, public services, and employment centers.	
MPP-RGS-10	Focus a significant share of employment growth in designated regional manufacturing/industrial centers.	DP-((7)) 6 ➤ City and County comprehensive plans should locate employment areas and living areas in close proximity in order to maximize transportation choices, ((and)) minimize vehicle miles traveled, ((and to)) <u>optimize the use of existing and planned transportation systems and capital facilities, and improve the jobs-housing balance.</u>	Partial Gap LUP 9.1 Maintain a unified signage plan that establishes the gateways to both the Uptown and Downtown Centers and also directs people to districts and facilities. LUP 7.1 The City recognizes the importance of a well-designed, aesthetically pleasing built environment in attracting customers to its commercial centers. Therefore, the City supports the adoption of design/development guidelines that addresses facades, signage and site planning. LUP 9.9 Provide for pedestrian sidewalks along SR 532 from the west City limits to 98th Ave NW and connect these sidewalks to downtown sidewalk network.	City could consider adding policy language to one or more of these policies related to jobs-housing balance.

			LUP 4.1 Allow a mix of residential, office, retail, entertainment and service uses to serve incorporated Stanwood, unincorporated Snohomish County and Camano Island in Island County.	
MPP-En-12	<u>Identify, preserve, and enhance significant regional open space networks and linkages across jurisdictional boundaries through implementation and update of the Regional Open Space Conservation Plan.</u>	DP-35 Jurisdictions should identify and plan for the development of parks, civic places, and public spaces, especially in or adjacent to centers. Env-2 The County and cities should work collaboratively to identify, designate, and protect regional open space ((networks/wildlife)) networks and wildlife corridors both inside and outside the Urban Growth Area and across the jurisdictional boundaries. Jurisdictions should establish policies and coordinated approaches to preserve and enhance	Partial gap LUP 2.10 Encourage preservation of open space and recreational opportunities. LUP 19.6 Promote retention of open space and recreational opportunities. NFP- 1.4 - Encourage the protection of the natural environment and open space through the use of clustering (i.e. Planned Residential Developments [PRDs]). NFP-1.5 – Consider the use of density transfers or other incentives to promote clustering for the protection of critical areas and open space. NFP-2.2 – Work with other local jurisdictions to preserve and manage vegetated and open space corridors that extend beyond the City's boundaries, but are necessary to provide	City could consider adding a reference within existing policies to the Regional Open Space Conservation Plan and coordination with the county.

		these ((networks/corridors across jurisdictional boundaries)) open space networks and corridors and ensure that all residents have access to parks and open space.	habitat connectivity in the region. NFG-3.2 – Prepare an updated City-wide comprehensive map and inventory of critical areas, including identification of natural corridors and open space that should be retained and maintained to provide connectivity and migration routes between critical areas and other designated open space. NFP-8.3 – Encourage the preservation and incorporation of natural streams, wetlands, and open spaces into new commercial development.	
		Env-3 The County and cities shall work collaboratively to create goals and policies intended to implement and address the needs identified in the Regional Open Space Conservation Plan.	PROS 5.1.1 Preserve and protect significant environmental features for open space including wetlands, woodlands, shorelines, waterfronts, and other areas with characteristics that reflect Stanwood’s natural heritage. PROS 5.1.2 Encourage the preservation of unique areas	

			and/or site features including natural and exemplary built features such as the Hamilton Smokestack. PROS 5.1.3 Provide public use and access to open space in new land developments. PROS 5.1.4 Work with property and facility owners to increase public access and utilization of special features – including the shorelines, wetlands, and bluffs that meander through and between developed areas. PROS 5.1.5 Acquire or protect, through easements or other means, ecologically significant areas and preserve them in their natural state.	
		Env-((4)) 5 The County and cities should work with neighboring jurisdictions and tribes to identify and protect significant open space areas, natural resources, and critical areas through appropriate local	NFP-2.2 – Work with other local jurisdictions to preserve and manage vegetated and open space corridors that extend beyond the City’s boundaries, but are necessary to provide habitat connectivity in the region.	

		policies, regulations or other mechanisms such as public acquisition, easements, voluntary agreements, ((or by))supporting the efforts of conservation organizations, and other best practices.		
MPP-En-15	<u>Provide parks, trails, and open space within walking distance of urban residents.</u> <u>Prioritize historically underserved communities for open space improvements and investments.</u>	DP-35 Jurisdictions should identify and plan for the development of parks, civic places, and public spaces, especially in or adjacent to centers.	Partial gap LUP 4.1 Allow a mix of residential, office, retail, entertainment and service uses to serve incorporated Stanwood, unincorporated Snohomish County and Camano Island in Island County.	City could consider updates in its PROS plan update that would prioritize historically underserved communities for open space investments and improvements.
		Env-2 The County and cities should work collaboratively to identify, designate, and protect regional open space ((networks/wildlife)) networks and wildlife corridors both inside and outside the Urban Growth Area and across the jurisdictional	LUP 2.10 Encourage preservation of open space and recreational opportunities. LUP 19.6 Promote retention of open space and recreational opportunities. NFP- 1.4 - Encourage the protection of the natural environment and open space through the use of clustering (i.e.	

		boundaries. Jurisdictions should establish policies and coordinated approaches to preserve and enhance these ((networks/corridors across jurisdictional boundaries)) open space networks and corridors and ensure that all residents have access to parks and open space.	Planned Residential Developments [PRDs]). NFP-1.5 – Consider the use of density transfers or other incentives to promote clustering for the protection of critical areas and open space. NFP-2.2 – Work with other local jurisdictions to preserve and manage vegetated and open space corridors that extend beyond the City's boundaries, but are necessary to provide habitat connectivity in the region. NFG-3.2 – Prepare an updated City-wide comprehensive map and inventory of critical areas, including identification of natural corridors and open space that should be retained and maintained to provide connectivity and migration routes between critical areas and other designated open space. NFP-8.3 – Encourage the preservation and incorporation of natural streams, wetlands, and	
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			open spaces into new commercial development.	
MPP-DP-2	<u>Reduce disparities in access to opportunity for the region's residents through inclusive community planning and targeted public and private investments that meet the needs of current and future residents and businesses.</u>	DP-38 The County and cities should reduce disparities in access to opportunity for all residents through inclusive community planning and making investments that meet the needs of current and future residents and businesses. ED-6 <u>As a part of the overall countywide economic development strategy, jurisdictions should target economic development activities that improve access to economic opportunity for residents that historically have low and very low access to opportunity.</u>	Partial Gap EDP-3.3 Strive to create jobs in order to promote economic opportunity for Stanwood citizens. EDP-3.4 Recognize the importance of home-based businesses as a source of new business development. EDP-2.5 Coordinate with universities, community colleges, the local Workforce Investment Board, private firms, and other community stakeholders to align research, workforce development, and resources to support targeted industry sectors. EDP-2.6 Support expansion of higher education programs to address the educational and training needs of the local workforce	There is a partial gap around disparity and inclusivity. the city should have language around reducing disparity.
MPP-DP-4	Support the transformation of key underutilized lands, such as surplus public lands	Not in crosswalk table	Partial gap LUP 1.1 Establish density lot size and road access standards that create	City should consider more clearly call for an inventory of both underutilized and potentially environmentally

	or environmentally contaminated lands as brownfields and greyfields, to higher-density, mixed-use areas to complement the development of centers and the enhancement of existing neighborhoods.		incentives for infill development in urban areas that are either underdeveloped or underutilized. LUP 4.2 Support re-development of the area within the Transit Overlay for pedestrian oriented development organized around the Amtrak Station. Develop a sub-area plan for the Transit Overlay area and develop flexible parking standards within the Overlay to encourage business development.	contaminated land. Also, since the city is seeking to eliminate the overlay zones as part of this comprehensive plan update, redevelopment around the Amtrak station should be modified in the goals and policies as well as the code.
MPP-DP-7	<u>Consider the potential impacts of development to culturally significant sites and tribal treaty fishing, hunting, and gathering grounds.</u>	DP- ((34)) 37 The County and cities are encouraged to protect and preserve historical, cultural and archaeological resources in a manner consistent with state law and local policies and in collaboration with state agencies and tribes. <u>The County and cities should consider the potential impacts of development to culturally significant sites and tribal treaty fishing, hunting, and gathering grounds and should work with tribes to protect Tribal</u>	Partial Gap EDP-4.3- Balance the continued need to protect the natural features of property with the desire for growth and development EDP 1-2 – Develop incentives for property owners to improve deteriorating facades, signage and the general outside appearance of buildings.	The city could consider adding language to existing policies related to potential impacts of development on culturally significant sites and tribal treaty fishing, hunting, and gathering grounds.

		Reservation lands from encroachment by incompatible land uses and development both within reservation boundaries and on adjacent land.		
MPP-DP-8	Provide a wide range of building and community types to serve the needs of a diverse population. Conduct inclusive engagement to identify and address the diverse needs of the region's residents.	DP-38 The County and cities should reduce disparities in access to opportunity for all residents through inclusive community planning and making investments that meet the needs of current and future residents and businesses.	Policy Gap	This is a totally rewritten MPP. City should add at least one EDP policy related to inclusive planning and investing to reduce disparities in access to opportunity.
MPP-DP-19	Develop and implement design guidelines to encourage construction of healthy buildings and facilities to promote healthy people.	Not in crosswalk table	Partial gap LUP 9.3 Maintain design guidelines that control or direct development along SR 532 to minimize the appearance of a strip mall. LUP 7.1 The City recognizes the importance of a well-designed, aesthetically pleasing built environment in attracting customers to its commercial centers. Therefore, the City supports the adoption of design/development guidelines that addresses facades, signage and site planning. LUP 7.2 Revise downtown design guidelines to promote greater pedestrian scale and attractive façades.	The city could consider broadening its recommendations on design to cover the city as a whole and promote health and wellbeing more broadly.

			LUP 7.3 Provide incentives for property owners to facilitate the improvement of deteriorated facades, signage and general outside appearance in the downtown. Base the improvements on the design characteristics of the downtown. LUP 7.4 Develop design guidelines for sign awning design, and color schemes.	
MPP-DP-22	Plan for densities that <u>maximize benefits of transit investments in high- capacity transit station areas</u> that are expected to attract significant new <u>population or employment growth</u>.	DP-10 The County and cities shall coordinate the designation and planning of ((urban)) <u>regional, countywide, and local centers</u> with transit service and other <u>service</u> providers to promote well-designed and transit oriented developments that enhance economic development opportunities <u>for all residents</u>, address environmental goals, and reduce vehicle miles traveled <u>and greenhouse gas emissions from transportation</u>.	Potential partial gap TG 7 – Support the development of a balanced regional transportation system and work with federal, state, regional and local agencies to develop the City’s transportation system, financing strategy, and land use plan that helps achieve regional mobility goals. <u>TP-7.1</u> – Coordinate with WSDOT and with Puget Sound Regional Council (PSRC) to ensure consistency with state and regional transportation plans and requirements. <u>TP-7.2</u> – Coordinate with WSDOT, Island County, and Snohomish County to implement the SR-532 Route Development Plan, including the collection of impact fees for improvements on SR-532.	N/A to the MPP (Stanwood has no high-capacity transit station areas) Stanwood defines its downtown as a Center consistent with VISION 2040, but centers designation has changed with VISION 2050. City will need to decide whether downtown will continue to be a local center per VISION 2050.

			TP-7.3 – Encourage rail providers to expand passenger rail service.	
		DP-18 <u>In coordination with transit agencies, jurisdictions that are served by transit should, where appropriate, enact transit oriented development policies and development standards. Transit oriented development should include the following common elements:</u> a. <u>Located to support the development of designated local growth centers, countywide growth centers, regional growth centers, and existing and planned transit emphasis corridors;</u> b. <u>Include pedestrian scale neighborhoods</u>	Partial gap TG-5 – Reduce the number of trips made via the single occupant vehicle. TP-5.1 – Encourage land use patterns that facilitate multi-purpose trips and reduce the quantity and length of trips by single-occupancy vehicles in association with Commute Trip Reduction Act goals and policies. TP-5.2 – Encourage use of public transit and bicycle and pedestrian facilities. LUP 4.2 Support re-development of the area within the Transit Overlay for pedestrian oriented development organized around the Amtrak Station. Develop a sub-area plan for the Transit Overlay area and develop flexible parking standards within the Overlay to encourage business development.	Transit-oriented development is mentioned in passing a couple policies, but given that the Transit Overlay is likely to disappear as part of this plan periodic update, it might make sense to re-examine where and how transit-oriented development is supported in the city.

		<u>and activity centers to stimulate use of transit and ride sharing;</u> c. <u>Plan for an appropriate intensity and mix of development, including both employment and housing options, that support transit service; and Plan for growth near high-capacity transit.</u>		
MPP-DP-25	Support the development of centers within all jurisdictions, including <u>high-capacity transit station areas and countywide and local centers.</u> town centers and activity nodes.	DP-8 <u>If applicable, the County and cities shall designate and provide for the development of local, countywide, and regional centers consistent with the Regional Growth Strategy, the Regional Centers Framework, and the Countywide Center Criteria contained in Appendix I.</u>	Potential policy gap	Stanwood defines its downtown as a Center consistent with VISION 2040, but centers designation has changed with VISION 2050. City will need to decide whether downtown will continue to be a local center per VISION 2050.

		DP-9 ((Local plans should identify centers as designated by the Regional Growth Strategy presented in VISION 2040.)) Jurisdictions ((in which)) that have designated regional growth centers and ((manufacturing and industrial)) manufacturing/industrial centers ((are located)) shall ((provide)) direct a significant share of population and employment growth to those areas through the provision of land use policies and infrastructure investments that support growth levels and densities consistent with the regional vision ((for these centers)).		
MPP-DP-51	Protect tribal reservation lands from encroachment by incompatible land uses and development both within reservation boundaries and on	JP-7 Snohomish County Tomorrow, the County, and cities should coordinate countywide and local planning efforts with tribes, recognizing the shared	Policy gap	City should add one or more policies on coordination with tribes on growth and protection of cultural resources.

	<u>adjacent land.</u>	<u>benefits and impacts of growth occurring within and outside Tribal Reservation lands.</u> DP- ((34)) 37 The County and cities are encouraged to protect and preserve historical, cultural and archaeological resources in a manner consistent with state law and local policies and in collaboration with state agencies and tribes. <u>The County and cities should consider the potential impacts of development to culturally significant sites and tribal treaty fishing, hunting, and gathering grounds and should work with tribes to protect Tribal Reservation lands from encroachment by incompatible land uses and development both within reservation boundaries and on adjacent land.</u>		
DP-Action-7 (Local)	<u>Identification and</u>		Partial gap	The plan's statement of

	Clean-up of Underused Lands: <u>Local governments, in cooperation with state and/or federal regulatory agencies, will develop strategies for cleaning up brownfield and contaminated sites. Local jurisdictions should identify underused lands (such as environmentally contaminated land and surplus public lands) for future redevelopment or reuse.</u>		LUP 1.1 Establish density lot size and road access standards that create incentives for infill development in urban areas that are either underdeveloped or underutilized.	conformity with Vision 2040 states, "The comprehensive plan also addresses local implementation actions in VISION 2040, including identification of underused lands[...]". Cannot find any goals or policies specifically related to identification of underused lands.
MPP-H-10	Encourage jurisdictions to review and streamline development standards and regulations to advance their public benefit, provide flexibility, and minimize additional costs to housing.	Not in crosswalk table	Partial gap LUP 7.8 Incentives supporting development in the Downtown Center should be evaluated to reduce the cost of development within the floodplain. Incentives may include programs such as: a. Streamlined processing; b. Reduction in impact fees when road and park facilities are not required to serve new capacity; c. Regional stormwater and drainage facilities; d. Off-site mitigation sites for wetland, flood and stormwater mitigation.	The city could consider adopting development standards streamlining as a land use goal related to housing and/or a housing goal encouraging the city to seek ways to streamline standards and permit process to minimize unnecessary costs to housing.

			EDP-8.3 – Streamline the permit process for developments that are consistent with the Downtown Plan.	
MPP-H-12	Identify potential physical, economic, and cultural displacement of low-income households and marginalized populations that may result from planning, public investments, private redevelopment and market pressure. Use a range of strategies to mitigate displacement impacts to the extent feasible.	HO-5. d Evaluate the risk of physical and economic displacement of residents, especially low-income households and marginalized populations.	Policy Gap	City should consider developing new policy or policies related to countering economic and physical displacement of low-income households and marginalized populations
MPP-Ec-1	Support economic development activities that help to recruit, retain, expand, or diversify the region's businesses, targeted - Target recruitment activities towards businesses that provide family living-wage jobs.	ED-2 ➤ The County and cities should ((encourage)) foster an equitable business and regulatory environment that supports and encourages the establishment and growth of ((locally owned,)) small and startup businesses	Partial Gap EDP 3.2 Provide a supportive business environment for start-up of commercial businesses, light manufacturing, and assembly businesses throughout the City. EDP-3.4 – Recognize the importance of home-based businesses as a source of new business development. EDP-8.2 – Encourage business retention.	Could consider adding particular support for woman- and minority-owned businesses to existing policies.

		((through comprehensive plan policies, infrastructure investments, and fair and appropriate land use regulations in all communities)), especially those that are woman- and minority-owned.		
MPP-Ec-8	Encourage the private, public, and nonprofit sectors to incorporate environmental and social responsibility into their practices.	ED-5 ➤ <u>Jurisdictions should promote economic and employment growth that creates a countywide economy that consists of a diverse range of living wage jobs for all of the county's residents.</u>	Policy gap	City should add policy language that supports a focus on living wage jobs.
		ED-15 ➤ <u>Jurisdictions should ensure that economic development sustains and respects the county's natural</u>	Partial gap EDP-4.1 - Support new commercial and industrial businesses that are resource based and build on the natural amenities present in the community. EDP-4.2 - Consider service and	City could consider adding language to one or more of these policies addressing climate change and resilience.

		<u>environment and encourages the development of existing and emerging industries, technologies, and services that promote environmental sustainability, especially those addressing climate change and resilience.</u>	infrastructure implications during business recruitment and address needs in the Capital Improvement Plan. EDP-4.3- Balance the continued need to protect the natural features of property with the desire for growth and development	
		ED-6 ➤ <u>As a part of the overall countywide economic development strategy, jurisdictions should target economic development activities that improve access to economic opportunity for residents that historically have low and very low</u>	Policy Gap	City should add language to one or more policies to focus economic development efforts on those with low and very low access to opportunity.

		<u>access to opportunity.</u> DP-38 <u>The County and cities should reduce</u>		
		<u>disparities in access to opportunity for all residents through inclusive community planning and making investments that meet the needs of current and future residents and businesses.</u>	Partial Gap EDG-3 - Promote a strong, diversified and sustainable local and regional economy, preserving or enhancing the quality of life in the community.	There is a partial gap around disparity and inclusivity. the city should have language around reducing disparity.
MPP-Ec-9	Promote economic activity and employment growth that creates widely shared prosperity and sustains a diversity of <u>family living</u> -wage jobs for the region's residents.	ED-13 Jurisdictions should recognize, where appropriate, the growth and development needs of businesses of local, regional, or statewide significance and ensure that local plans and regulations provide opportunity for the growth and continued success of such businesses. ED-5 <u>Jurisdictions should promote economic and employment growth</u>	Partial Gap EDP-3.1 - Identify sectors of the economy within Stanwood where opportunity might exist to create additional jobs and identify potential strategies for attracting employment. EDP 3.2 - Provide a supportive business environment for start-up of commercial businesses, light manufacturing, and assembly businesses throughout the City. EDP-3.3 - Strive to create jobs in order to promote economic opportunity for Stanwood citizens. EDP-3.4 – Recognize the importance of home-based businesses as a source of new business development.	Consider adding to policy language to reference living wage jobs per CPP ED-5.

		that creates a countywide economy that consists of a diverse range of living wage jobs for all of the county's residents.	EDP-3.5 – Provide incentives to attract new industry. EDP-3.6 - Encourage businesses and recreational activities that promote tourism. EDP-3.7 - Participate or otherwise assist in business sponsored activities to increase local awareness of goods and services available in Stanwood. EDP-3.8 – Stimulate public and private financing of improvement projects for immediate and long-term objective of revitalization.	
MPP-Ec-12	Identify potential physical, economic, and cultural displacement of existing businesses that may result from redevelopment and market pressure. Use a range of strategies to mitigate displacement impacts to the extent feasible.	ED-18 ➤ <u>Jurisdictions should identify the potential for physical, economic, and cultural displacement of existing locally owned, small businesses as a result of development or redevelopment and market pressure. Jurisdictions should consider a range of mitigation strategies to mitigate the</u>	Policy Gap	The city should add one or more policies addressing displacement risk for locally owned, small businesses as well as marginalized residents and businesses.

		<u>impacts of displacement to the extent feasible.</u> DP-39 <u>The County and cities should include measures in comprehensive plans, subarea plans, and development regulations that are intended to reduce and mitigate the impacts of displacement on marginalized residents and businesses as a result of development and redevelopment, particularly in regional, countywide, and other urban centers.</u>		
MPP-Ec-13	<u>Address unique obstacles and special needs—as well as recognize the special assets—of disadvantaged populations in improving the region's shared economic future. Promote equity and access to opportunity in economic</u>	ED-5 <u>Jurisdictions should promote economic and employment growth that creates a countywide economy that consists of a diverse range of living wage jobs for all of the county's residents.</u>	Partial Gap EDP-3.1 - Identify sectors of the economy within Stanwood where opportunity might exist to create additional jobs and identify potential strategies for attracting employment. EDP 3.2 - Provide a supportive business environment for start-up of commercial businesses, light manufacturing, and assembly businesses throughout the City.	City could consider adding language to one or more of these policies focusing growth efforts on jobs/industries that promote living wage jobs.

	<u>development policies and programs. Expand employment opportunity to improve the region's shared economic future.</u>	ED-6 <u>As a part of the overall countywide economic development strategy, jurisdictions should target economic development activities that improve access to economic opportunity for residents that historically have low and very low access to opportunity.</u>	EDP-3.3 - Strive to create jobs in order to promote economic opportunity for Stanwood citizens. EDP-3.4 – Recognize the importance of home-based businesses as a source of new business development. EDP-3.5 – Provide incentives to attract new industry. EDP-3.6 - Encourage businesses and recreational activities that promote tourism. EDP-3.7 - Participate or otherwise assist in business sponsored activities to increase local awareness of goods and services available in Stanwood. EDP-3.8 – Stimulate public and private financing of improvement projects for immediate and long-term objective of revitalization.	
			Policy Gap	City should consider adding one or more economic development policies that focus specifically on those who have had historically low or very low access to opportunity.
MPP-Ec-14	Foster appropriate and targeted economic growth in	ED-5 <u>Jurisdictions should promote economic and</u>	Partial Gap	City could consider adding language to one or more of

	<u>distressed areas with low and very low access to opportunity to improve access to create economic opportunity for current and future residents of these areas.</u>	<u>employment growth that creates a countywide economy that consists of a diverse range of living wage jobs for all of the county's residents.</u> ED-6 ➤ <u>As a part of the overall countywide economic development strategy, jurisdictions should target economic development activities that improve access to economic opportunity for residents that</u>	EDP-3.1 - Identify sectors of the economy within Stanwood where opportunity might exist to create additional jobs and identify potential strategies for attracting employment. EDP 3.2 - Provide a supportive business environment for start-up of commercial businesses, light manufacturing, and assembly businesses throughout the City. EDP-3.3 - Strive to create jobs in order to promote economic opportunity for Stanwood citizens. EDP-3.4 – Recognize the importance of home-based businesses as a source of new business development. EDP-3.5 – Provide incentives to attract new industry. EDP-3.6 - Encourage businesses and recreational activities that promote tourism. EDP-3.7 - Participate or otherwise assist in business sponsored activities to increase local awareness of goods and services available in Stanwood. EDP-3.8 – Stimulate public and private financing of improvement projects for immediate and long-term objective of revitalization.	these policies focusing growth efforts on jobs/industries that promote living wage jobs. City should consider adding one or more economic
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		historically have low and very low access to opportunity.	Policy gap	development policies that focus specifically on those who have had historically low or very low access to opportunity.
MPP-Ec-15	Support and recognize the contributions of the region's culturally and ethnically diverse communities and <u>Native Tribes</u> , including in helping the region continue to expand its international economy.	DP- ((34)) 37 ➤ The County and cities are encouraged to protect and preserve historical, cultural and archaeological resources in a manner consistent with state law and local policies and in collaboration with state agencies and tribes. <u>The County and cities should consider the potential impacts of development to culturally significant sites and tribal treaty fishing, hunting, and gathering grounds and should work with tribes to protect Tribal Reservation lands from</u>	Partial Gap EDP-4.3- Balance the continued need to protect the natural features of property with the desire for growth and development EDP 1-2 – Develop incentives for property owners to improve deteriorating facades, signage and the general outside appearance of buildings.	The city should consider adding one or more policies related especially to tribal treaty fishing, hunting, and gathering grounds considering the city's location and adjacency to tribal lands.

		<u>encroachment by incompatible land uses and development both within reservation boundaries and on adjacent land.</u>		
MPP-Ec-16	Ensure that economic development sustains and respects the region's <u>environmental quality environment and encourages development of established and emerging industries, technologies, and services, that promote environmental sustainability, especially those addressing climate change and resilience.</u>	ED-15 ➤ <u>Jurisdictions should ensure that economic development sustains and respects the county's natural environment and encourages the development of existing and emerging industries, technologies, and services that promote environmental sustainability, especially those addressing climate change and resilience.</u>	Partial Gap EDG-4- Encourage economic development activities which respect the natural environment and take into consideration the area's natural resources, public services, and facilities. EDG-9 - Strengthen Stanwood's concentration of "green" businesses and its reputation as an environmentally-friendly community. EDP-9.6 – Develop a sustainability strategy to encourage environmentally sound practices as the city and among local residents and businesses.	The city could consider adding to existing policies here to address sustainability, climate change, and resilience.
MPP-Ec-17	Utilize urban design strategies and approaches to ensure that changes to the	DP- ((34)) 37 The County and cities are encouraged to protect and preserve	Partial Gap EDP-4.3- Balance the continued need to protect the natural features of property	The city should consider adding one or more policies related especially to tribal treaty fishing, hunting, and

	built environment preserve and enhance the region's unique attributes and each community's distinctive identity in recognition of the economic value of sense of place. <u>Preserve and enhance</u> <u>the region's unique</u> <u>attributes and each</u> <u>community's</u> <u>distinctive identity and</u> <u>design as economic</u> <u>assets as the region</u> <u>grows.</u>	historical, cultural and archaeological resources in a manner consistent with state law and local policies and in collaboration with state agencies and tribes. The County and cities should <u>consider the potential impacts of development to culturally significant sites and tribal treaty fishing, hunting, and gathering grounds and should work with tribes to protect Tribal Reservation lands from encroachment by incompatible land uses and development both within reservation boundaries and on adjacent land.</u>	with the desire for growth and development EDP 1-2 – Develop incentives for property owners to improve deteriorating facades, signage and the general outside appearance of buildings.	gathering grounds considering the city's location and adjacency to the Tulalip tribe
MPP-Ec-20	Sustain and enhance arts and cultural institutions to foster an active and vibrant community life in every part of the region.	DP- ((34)) 37 The County and cities are encouraged to protect and preserve historical, cultural and archaeological resources in a manner consistent with state law and local policies and in collaboration with state agencies and tribes. The County and cities should	Policy gap	The city should consider adding one or more policies related especially to tribal treaty fishing, hunting, and gathering grounds considering the city's location and adjacency to the Tulalip tribe

		<u>consider the potential impacts of development to culturally significant sites and tribal treaty fishing, hunting, and gathering grounds and should work with tribes to protect Tribal Reservation lands from encroachment by incompatible land uses and development both within reservation boundaries and on adjacent land.</u>		
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General Mapping Exercise Comments



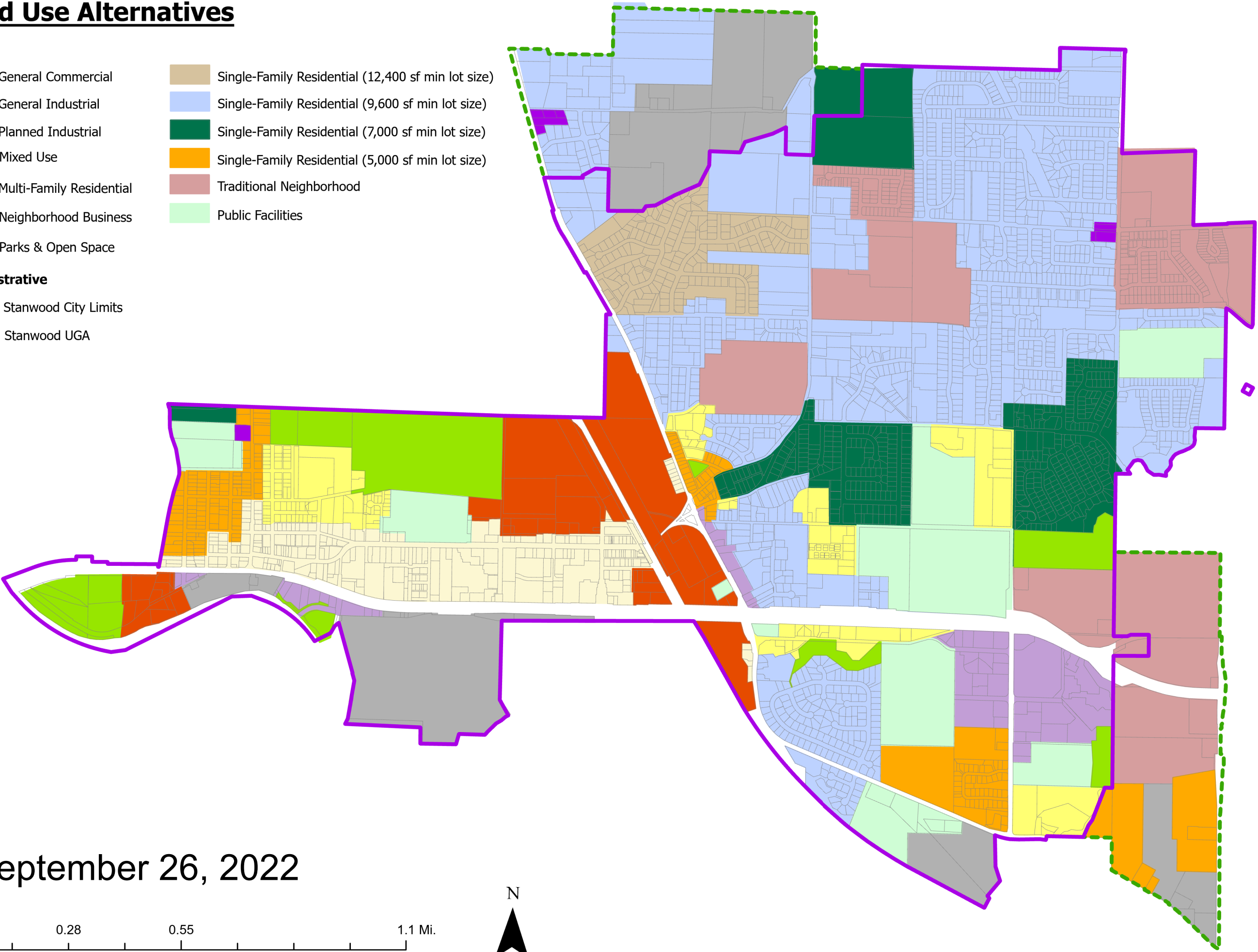
Land Use Alternatives

Zoning

- | | |
|--------------------------|--|
| General Commercial | Single-Family Residential (12,400 sf min lot size) |
| General Industrial | Single-Family Residential (9,600 sf min lot size) |
| Planned Industrial | Single-Family Residential (7,000 sf min lot size) |
| Mixed Use | Single-Family Residential (5,000 sf min lot size) |
| Multi-Family Residential | Traditional Neighborhood |
| Neighborhood Business | Public Facilities |
| Parks & Open Space | |

Administrative

- | |
|----------------------|
| Stanwood City Limits |
| Stanwood UGA |



September 26, 2022

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