

City of Stanwood



Stanwood City Council and Planning Commission

Joint Special Meeting

Thursday, May 11, 2023 | 5:00 p.m.



**CITY OF STANWOOD
JOINT CITY COUNCIL AND PLANNING COMMISSION
SPECIAL MEETING**

Stanwood-Camano School District
Administration Building Board Room
26920 Pioneer Highway, Stanwood, WA 98292

Thursday, May 11, 2023 - 5:00 p.m.

AGENDA

1. Comprehensive Plan and Housing Policy Discussion



CITY OF STANWOOD COUNCIL AGENDA STAFF REPORT

ITEM NUMBER: 1

DATE: May 11, 2023

SUBJECT: Joint City Council / Planning Commission
Comprehensive Plan and Housing Policy Discussion

CONTACT PERSON: Patricia Love, Community Development Director

ATTACHMENTS: A – Presentation Slides

SUMMARY STATEMENT

The Growth Management Act requires cities and counties to plan for and accommodate employment and population growth targets consistent with their regional planning strategy. State planning efforts predict that the four Puget Sound counties of King, Pierce, Snohomish and Kitsap will grow by 1.159 million jobs and 1.756 million people by 2050. The Puget Sound Regional Council's, through Vision 2050, adopted growth strategy concentrates that growth near regional transit lines and infrastructure.

Stanwood is in the process of drafting the Land Use and Housing Elements of the 2024 Comprehensive Plan which sets the foundation for the city's future growth patterns. Key issues that will form the basis for these Elements include meeting employment, population and housing targets.

- **Employment Targets:** The city's existing land use zoning falls short of the employment growth targets by 251 jobs. To meet the City's employment growth targets, a new Planned Industrial zone is proposed which increases the City's capacity and closes the job shortfall gap bringing the city into compliance with GMA mandated employment targets.
- **Population Targets:** The city's existing land use zoning has sufficient capacity to meet the 2044 population growth targets. However, housing is needed in the downtown area to support a vibrant business community: housing behind "Mainstreet" creates a population base to support local businesses and restaurants.
- **Housing Targets:** New to comprehensive planning, cities are now required to plan for a variety of housing types by income bands. While the City has the ability to meet both employment and population targets, new housing types and densities may be needed to meet the overall housing capacity targets for all income levels.

In addition to employment, population and housing targets, the Washington State Legislature also passed legislation requiring cities and counties to provide more housing options in single family residential zones such as: accessory dwelling units, duplexes, townhouses, and cottages. The intent of this new legislation is to provide housing options to people of all income levels, not just those that can afford a detached single-family home.

How the City approaches each of these mandates informs how the corresponding Municipal Code regulations are drafted. The purpose of this workshop is for the City Council and Planning Commission to discuss an overall vision and approach by which the future land use and housing regulations will be drafted. Core values *Livability* and *Growth* should be considered while discussing Stanwood's future.

The Core Values represent the desires of the community and provides a common basis for developing and implementing the City's 2024 Comprehensive Plan

COMMUNITY VISION



1 SENSE OF COMMUNITY

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, encourages community events, and provides spaces for people to work and play.

2 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.

3 MOBILITY

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

4 GROWTH

Apply adaptive in-fill growth management strategies to meet population and employment targets by providing a range of housing types and business opportunities that fosters a healthy community while conserving our adjacent rural lands.

5 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.

6 ENVIRONMENT

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

7 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.

The attached presentation asks key questions intended to provoke broad policy discussion between the Council and the Planning Commission and which will in turn be used to draft the upcoming Unified Development Code.



CITY OF STANWOOD

Land Use & Housing

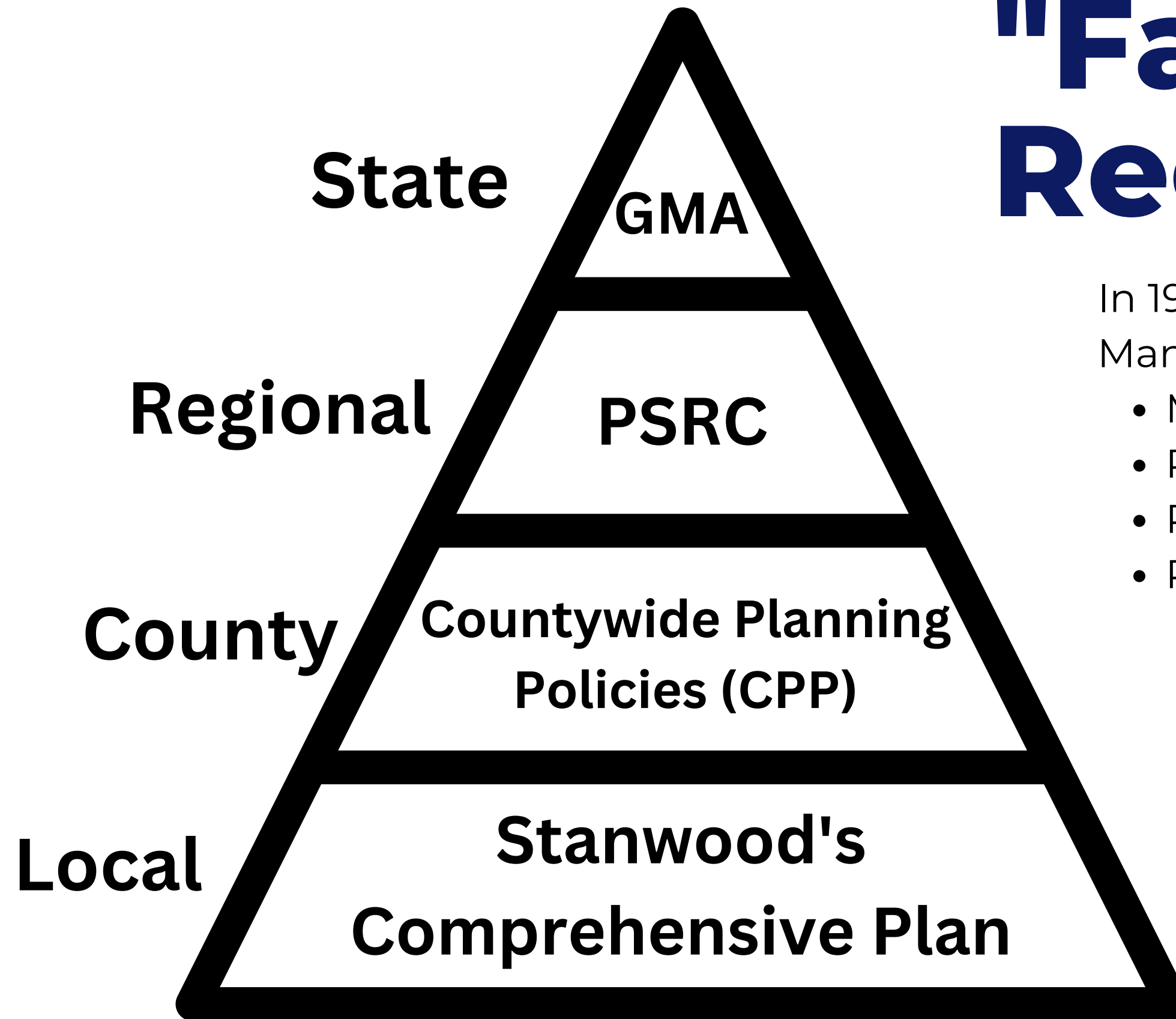
May 11, 2023
Special Workshop
Stanwood City Council and
Planning Commission



"Fair Share of Regional Need"

In 1990 / 1991 The State Passed The Growth Management Act (GMA) To:

- Manage Growth
- Protect Critical Areas
- Preserve Natural Resources
- Preserve Farmlands



Stanwood is expected to accommodate approx. 1.2% of Snohomish County's overall growth.

PRSC 2050 Growth Strategy

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.*

Employment Targets

Falls short with current zoning:

Planned Industrial zone proposed to meet targets

Population Targets

Exceeds with current zoning

Housing Targets

Falls short with current zoning:

City must accommodate housing for various income levels

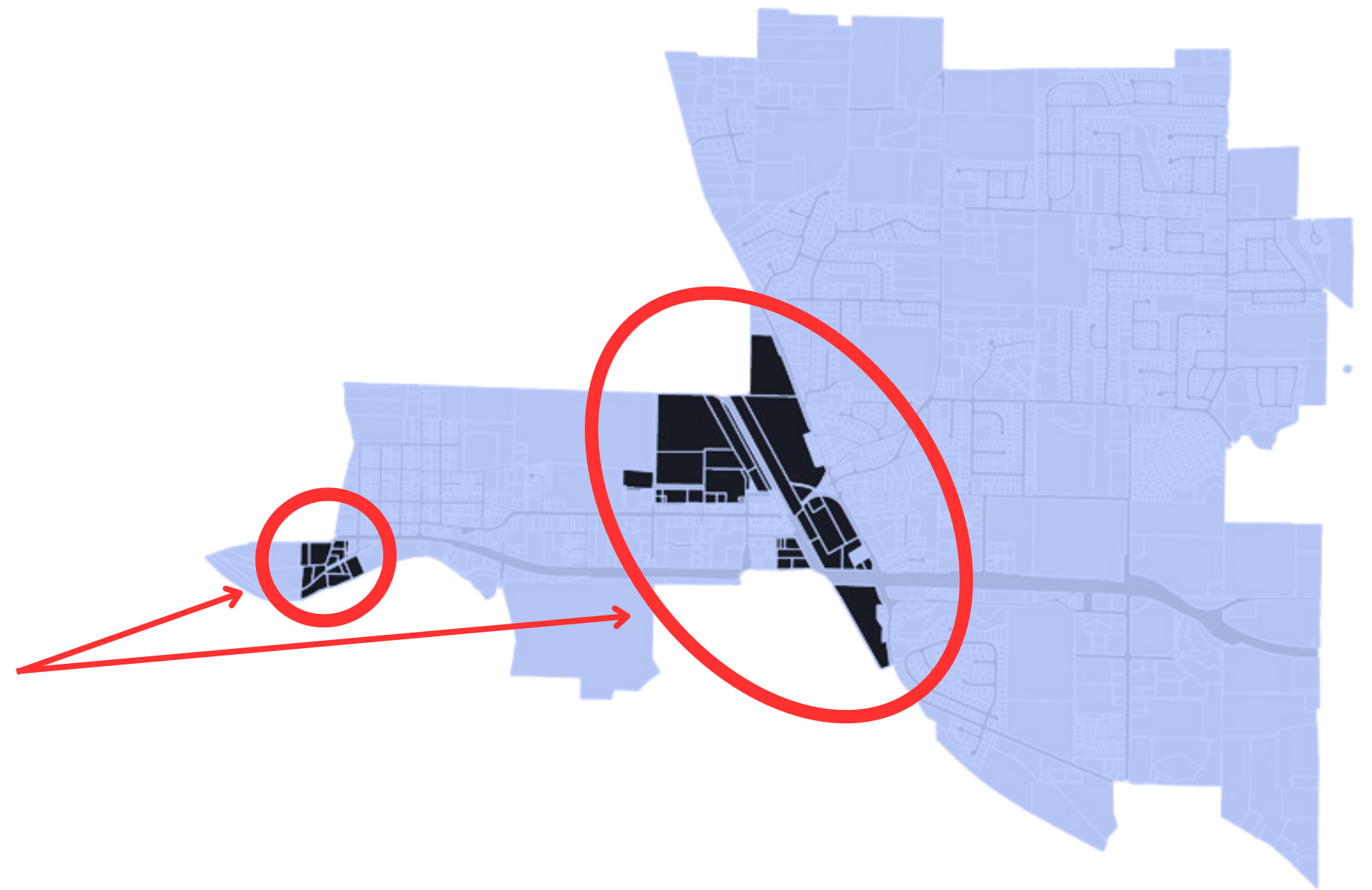
Downtown Revitalization

City's desire to promote downtown revitalization:

Downtown Mixed Use zone proposed to promote revitalization

Employment Targets

- 251 job capacity shortfall of 2044 target
- Solution: Planned Industrial zone
 - All LI and some GI to PI
 - 80% industrial uses, 20% commercial/retail uses



Jobs	Capacity per 2021 Buildable			2035-2044 Capacity Surplus/ (Shortfall)	AGR
	2019 Actual	Land Report*	2044 Target**		
City of Stanwood	3,865	4,822	5,073	(251)	1.1%

Population Targets

- Exceeding 2044 target by approximately 701 population capacity
- Proposing Downtown Mixed Use zone to promote viability of downtown businesses: people support businesses



Population	Capacity per 2021 Buildable			2035-2044 Capacity Surplus/ (Shortfall)	AGR
	2020 Actual	Land Report*	2044 Target**		
City of Stanwood	7,705	11,664	10,963	701	1.5%

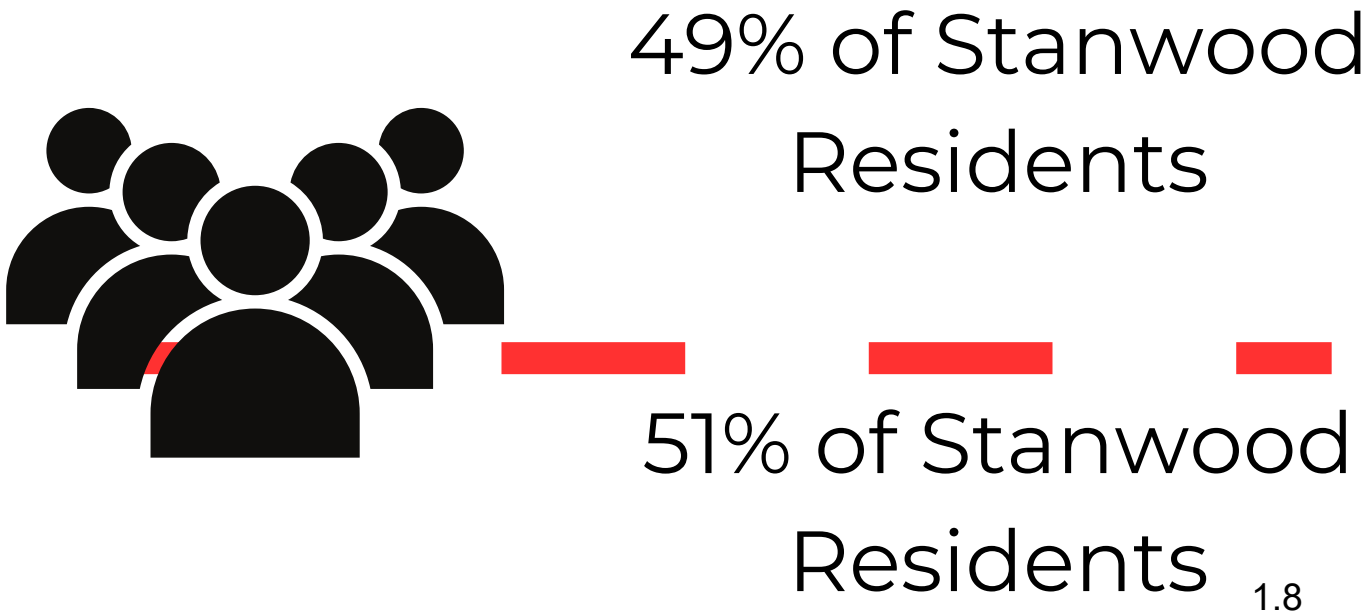
Housing Targets & Current Legislation

- New state requirement to convert population targets into housing targets distributed by income level
- This can be accomplished by allowing a variety of housing types that can serve different income bands

Bill	Summary of Housing Requirements
HB 1337	Must allow two ADU's per single-family lot
HB 1220	Must plan for and accommodate housing affordable to all economic segments.

- The average Stanwood resident earns \$75,767/year which is roughly \$10,000 less than the average Snohomish County resident

Household Income Segment	Income Relative to Area Median Income (AMI)	
Extremely Low-Income	0-30% of AMI	(\$0 - \$22,730/year)
Very Low-Income	>30-50% of AMI	(\$22,730 - \$37,883/year)
Low-Income	>50-80% of AMI	(\$37,883 - \$60,613/year)
Moderate Income	>80-120% of AMI	(\$60,613 - \$90,920/year)



HOUSING TARGETS BY INCOME LEVEL = MISSING MIDDLE HOUSING



STAND-ALONE DETACHED



ATTACHED ADU

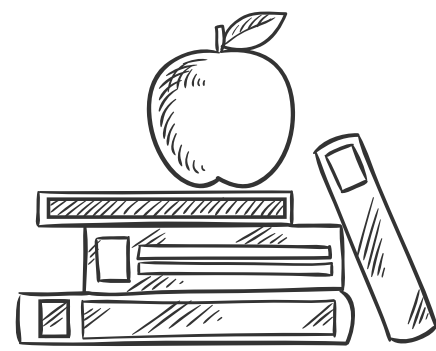


ADU OVER A GARAGE



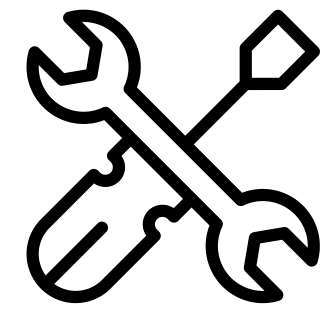
PERMANENT
SUPPORTIVE HOUSING





Pre-School Teacher
(\$46K/year)

Diversity of Income Levels Requires Diversity of Housing Stock



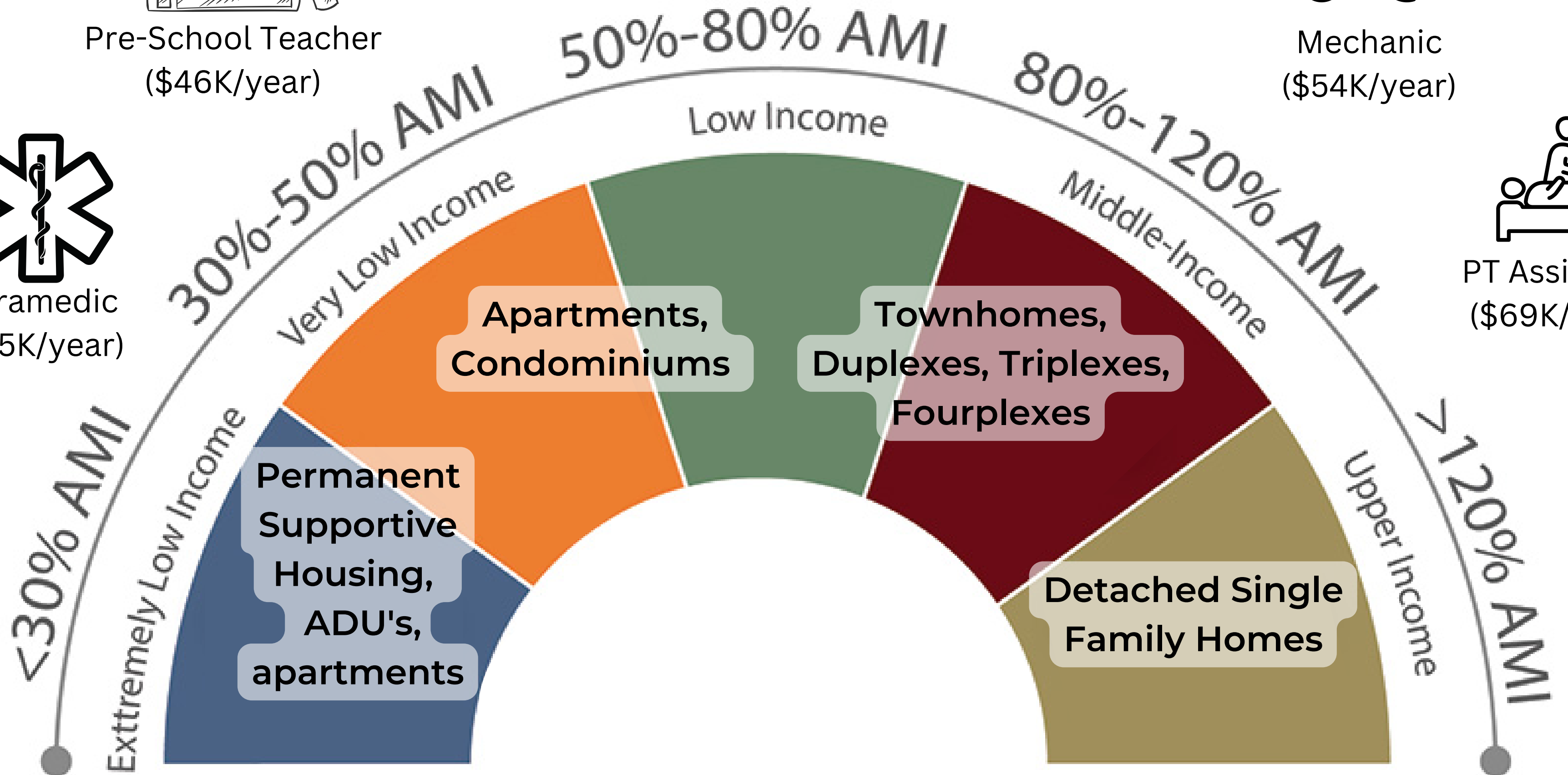
Mechanic
(\$54K/year)



Paramedic
(\$35K/year)



PT Assistant
(\$69K/year)



Stanwood's Housing Gap

Zoning Designation	Housing Type	Detached Single-Family Residence	Accessory Dwelling Unit	Cottage Housing	Duplex	Townhomes	Mixed-Use Housing	Multi-Family Residence
	Single-Family Residential 12.4	P	AC	P	X	X	X	x
	Single-Family Residential 9.6	P	AC	P	X	X	X	x
	Single-Family Residential 7.0	P	AC	P	X	X	X	x
	Single-Family Residential 5.0	P	AC	P	P (7,000 sf required)	C	X	x
	Multi-Family Residential	P	X	X	P	P	X	P

The red outline highlights a significant gap towards accommodating a variety of housing types in Stanwood.

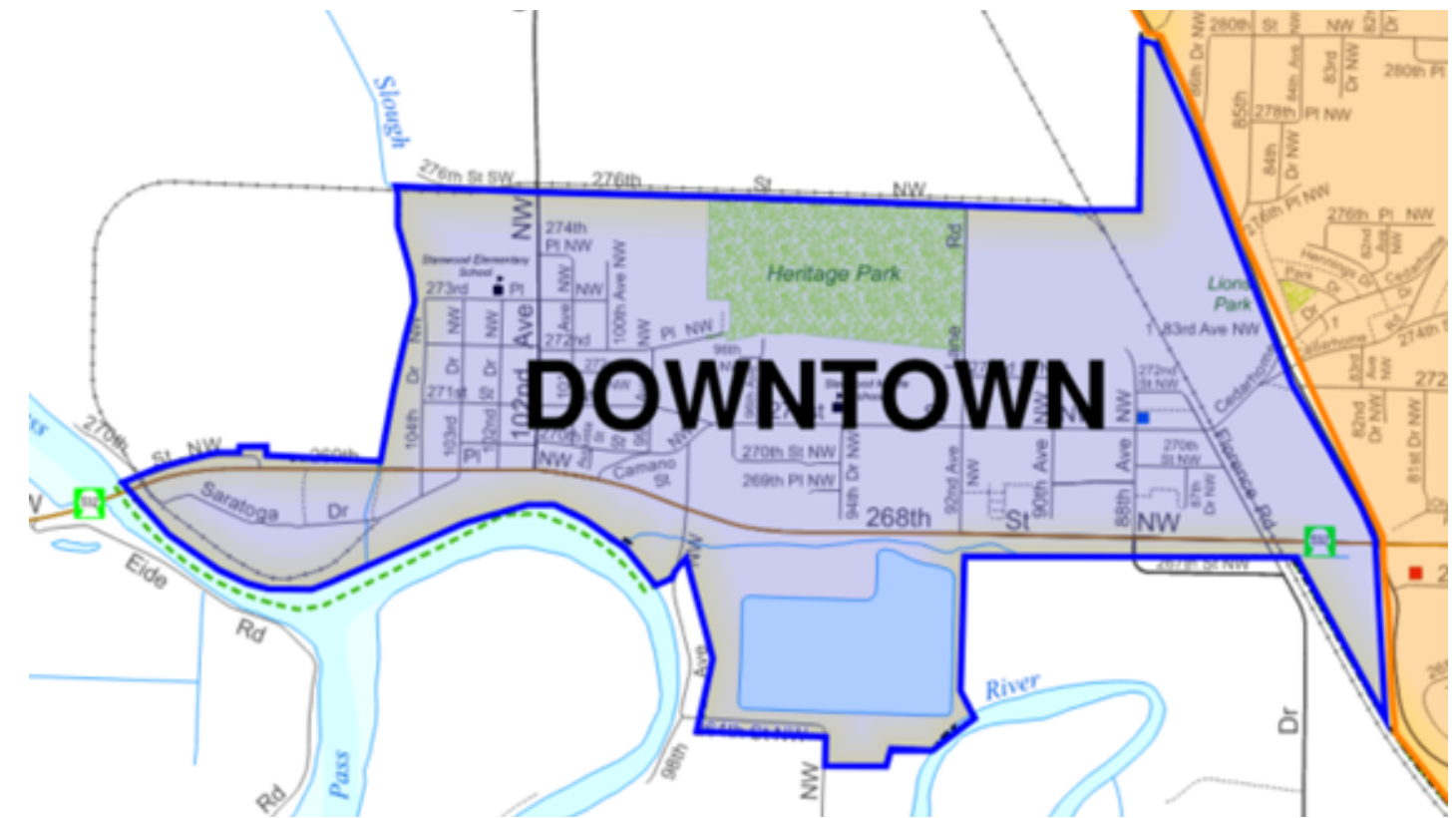
The orange outline highlights a partial gap.



Downtown Revitalization

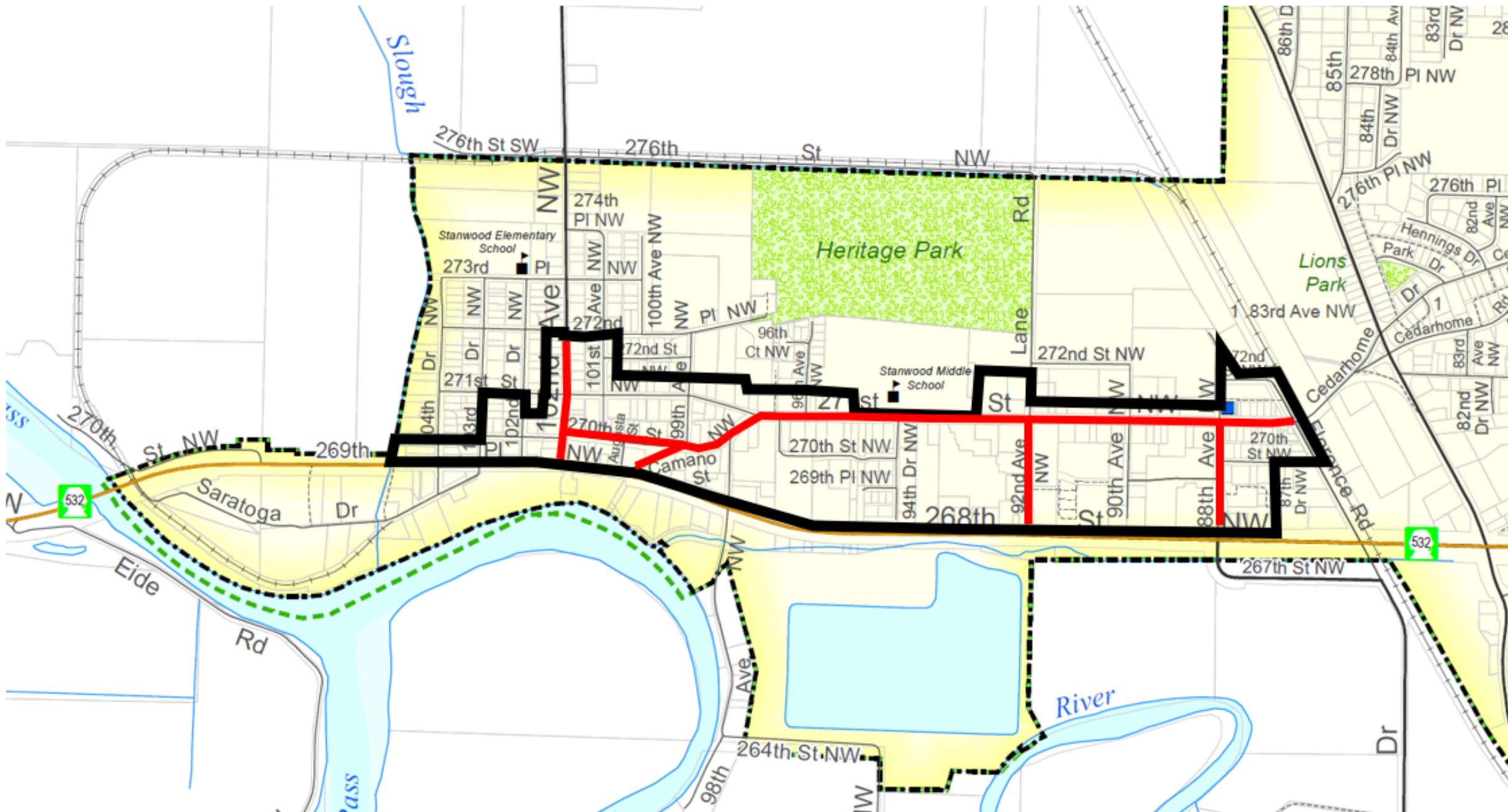
Four main goals:

- Preserve Downtown Character
- Support existing "big box" stores while limiting new ones
- Create opportunities for mixed-use and residential infill
- Simplify zoning



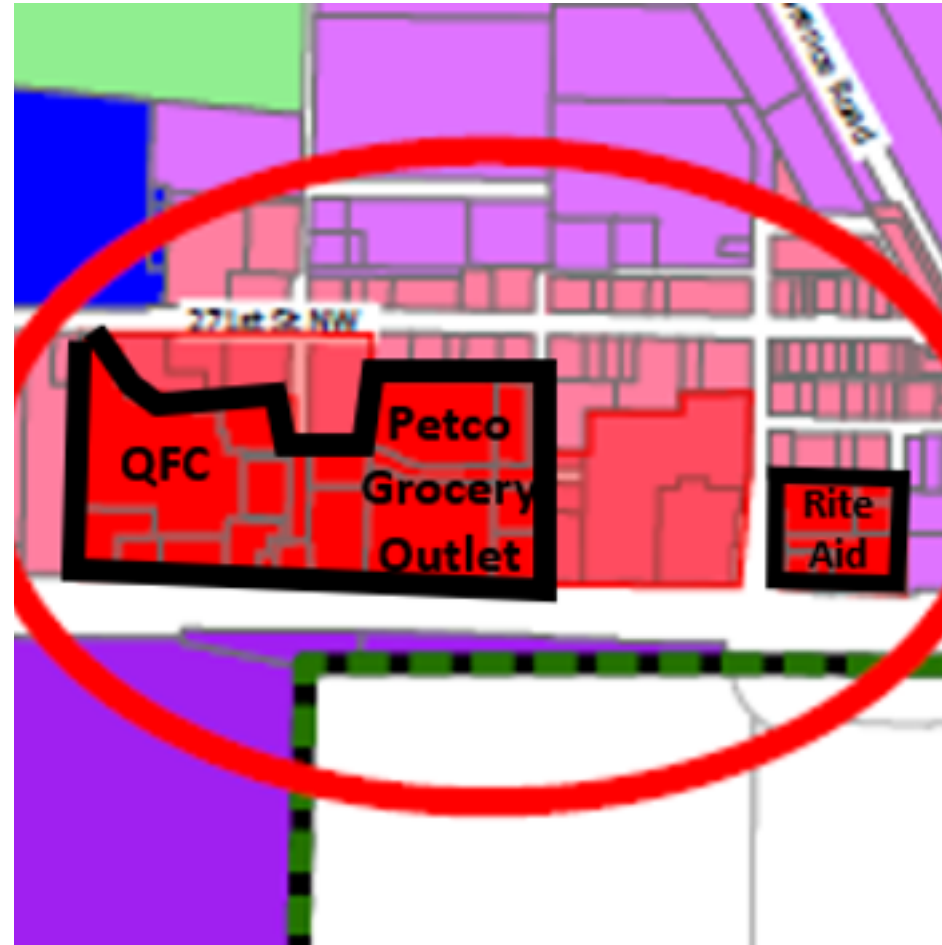
Encourage viable commercial development

Support commercial with residential infill



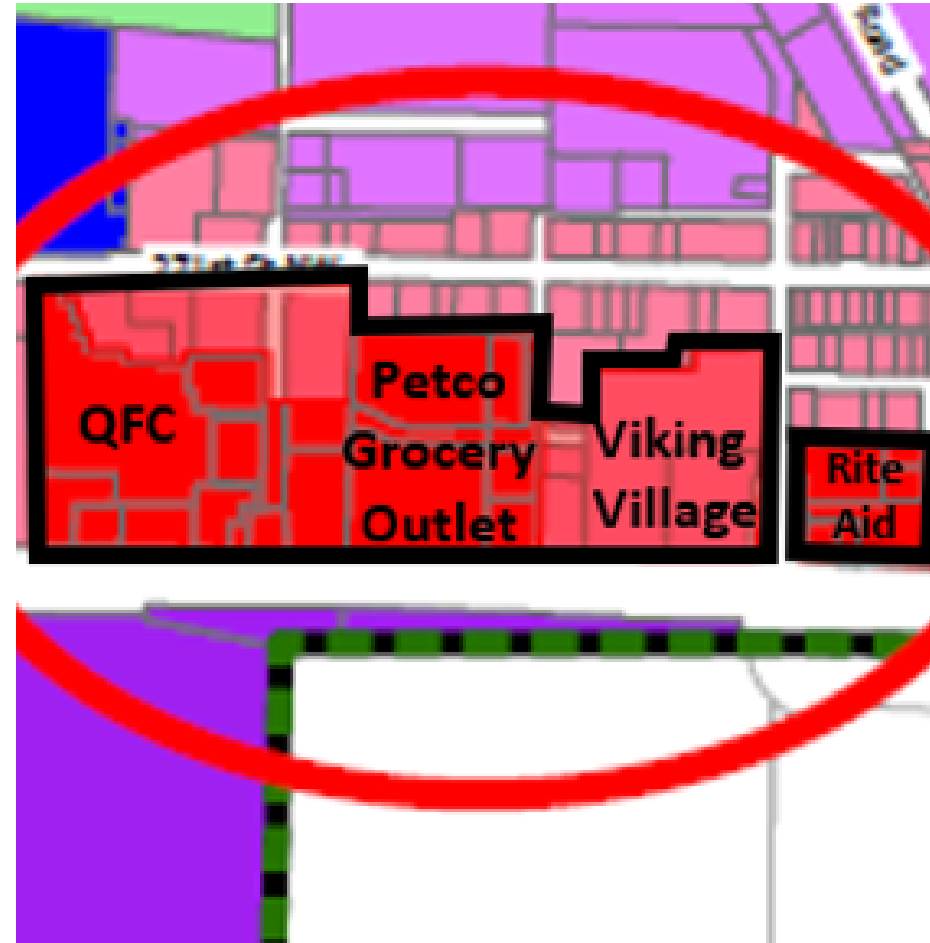
- Require commercial along major roads (red)
- All other roads with commercial and residential infill

Addressing "Big Box" in Downtown



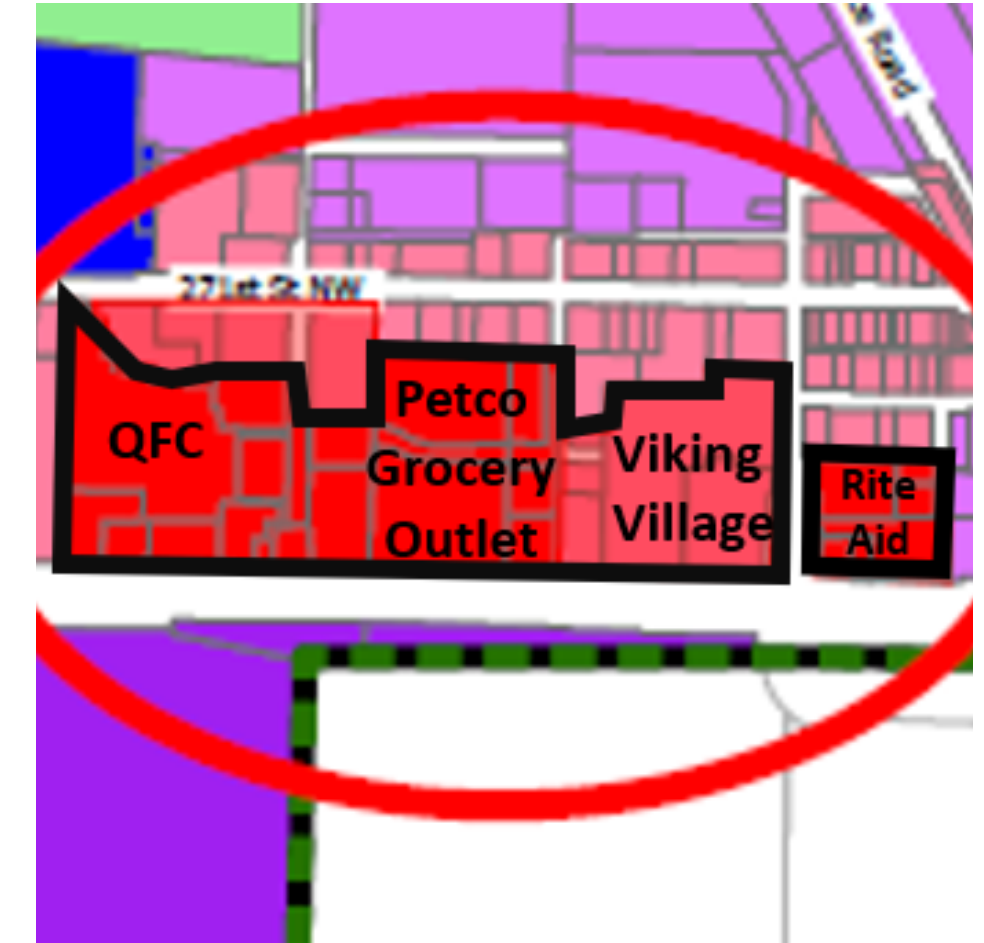
Option 1

General Commercial on existing "Big Box" property.



Option 2

Include Viking Village and QFC Properties Adjacent to 271st Street in General Commercial Zoning.



Option 3 (Preferred)

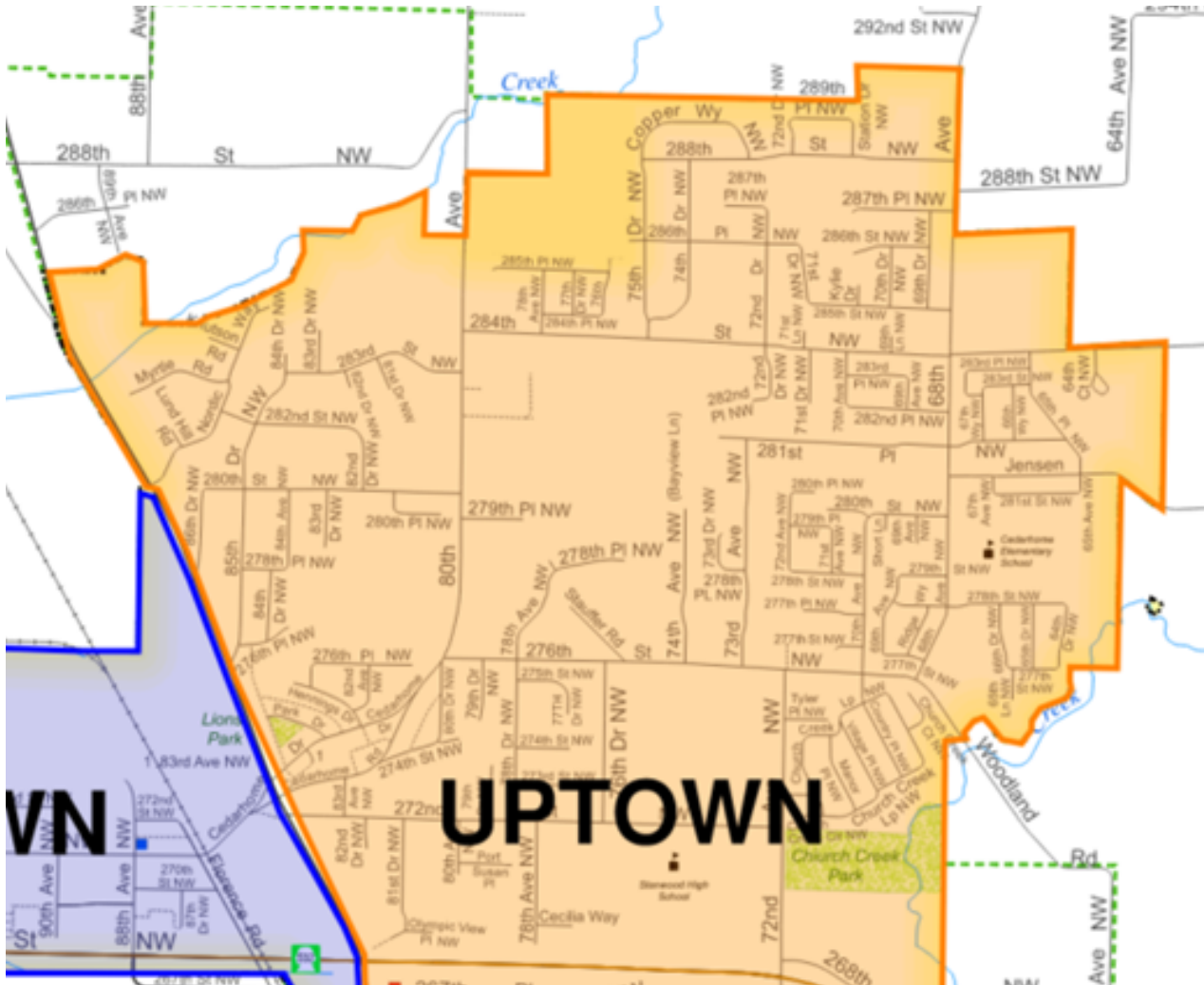
Include Viking Village in GC zoning, exclude QFC Properties Adjacent to 271st Street

Uptown Housing

Consider allowing different types of housing within the Uptown Area in order to provide a spectrum of housing options and a variety of affordability and cost.

Diversity of Income Levels Requires Diversity of Housing Stock

Stanwood Zoning	Zone Category	Typical Housing Types Allowed
SR 12.4	Low Density	Detached Single Family Homes
SR 9.6, SR 7.0, SR 5.0	Moderate Density	Detached Single Family Homes, Cottages, Townhomes, Duplex, Triplex, Fourplex
MR, TN	Mid-Rise	Detached Single Family Homes, Townhomes, Duplex, Triplex, Fourplex, Apartments, Permanent Supportive Housing (PSH)
N/A in Stanwood	High-Rise/Tower	Apartments and Condominiums
Accessory Dwelling Units (ADU's) in all zones		

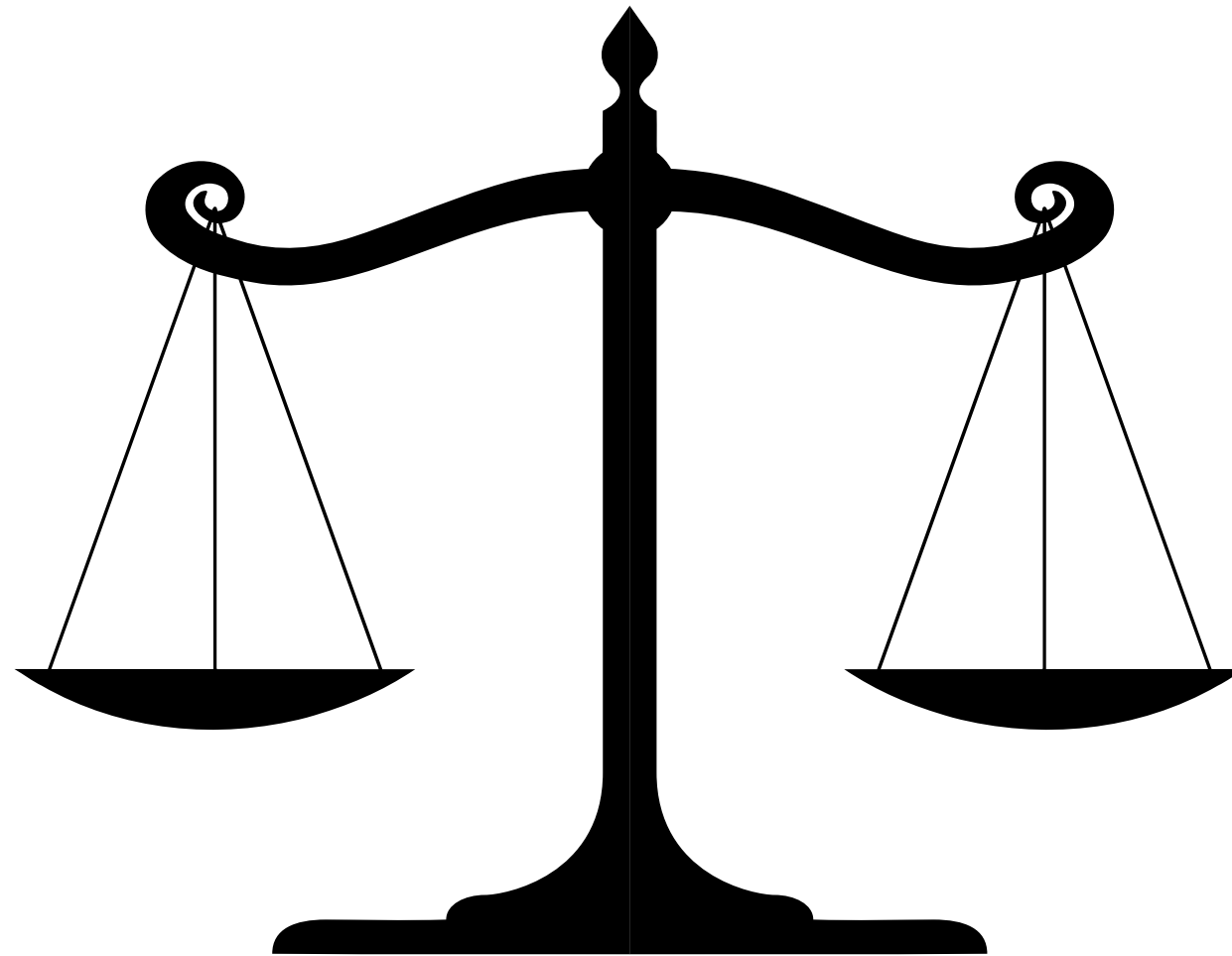


Flexibility vs Predictability

A recurring theme in discussions about Uptown is how to balance predictability versus flexibility.

Flexibility:

- Lot Sizes
- Setbacks
- Lot Design



Predictability:

- Density
- Housing Types
- Open Space

... ——— **Alternative to TN** ——— ...

The Traditional Neighborhood (TN) zone was created with the intention of developing an alternative to typical residential developments in a higher density, mixed-use fashion more typical of older neighborhoods. Since adopting the TN zone, it has not been utilized how the City hoped.

Staff is proposing allowing a variety of small-scale commercial uses along major roadways that are compatible with residential neighborhoods in the Uptown Area.

Stand-Alone

Animal Boarding / Kennels /
Grooming

Daycare Centers

Bistro Restaurants / Coffee
Shops

Boutique Retail

Combined (Live-Work)

Bed and Breakfast

Professional Offices (CPA,
Attorney, Therapist, etc)

Personal Services (Catering, Hair
Salon, Spa, etc)

Community Uses

Community Gardens

Recreational Facilities

Parks

Compatibility

Minimum Lot Size:

- 1/2 acre or 22,000 sf

Permit Process:

- Special Use or Conditional Use

Building Scale:

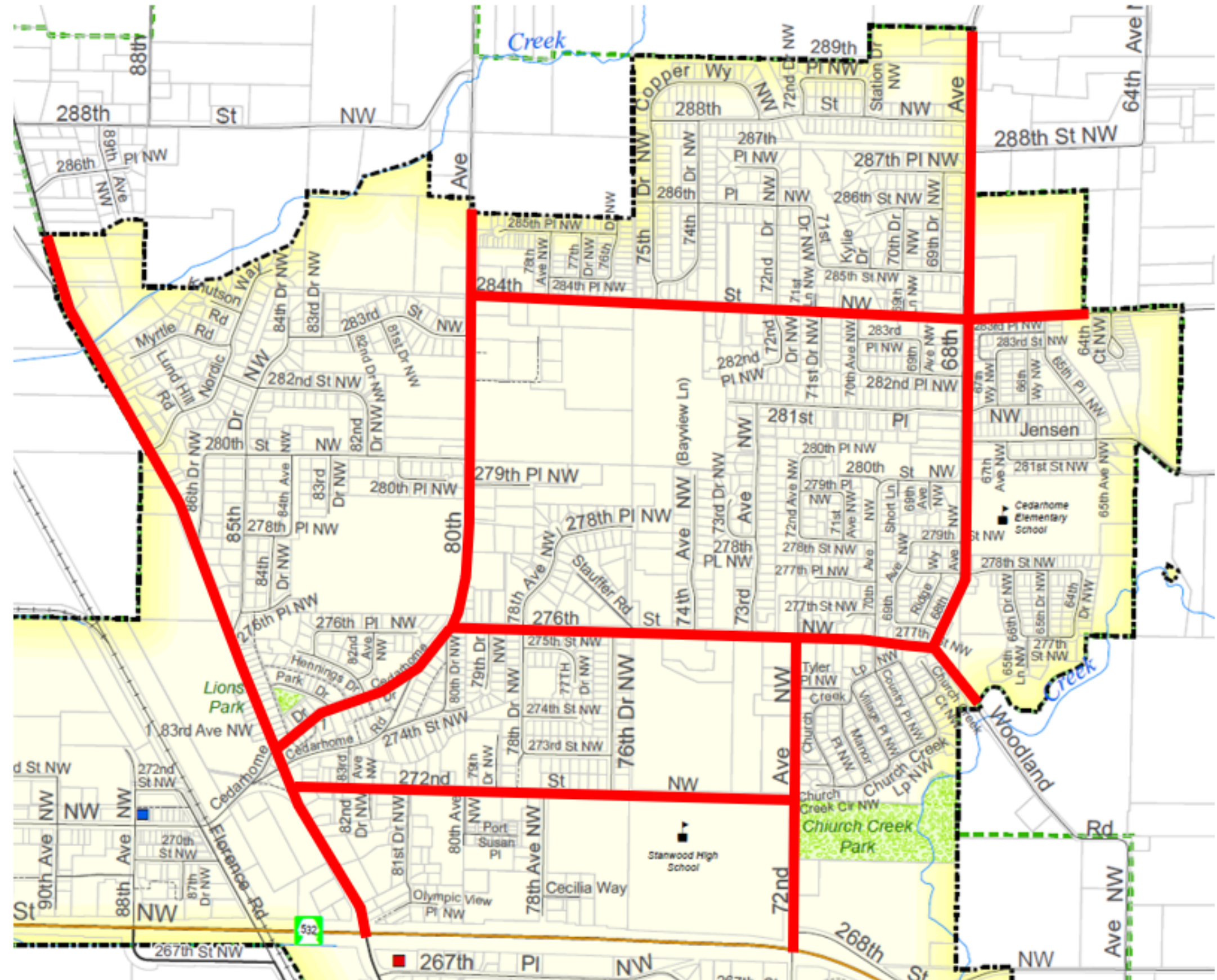
- Height, Setbacks, Lot Coverage

Infrastructure:

- Sewer/Water, Off-Street Parking, Landscaping

Location / Major Roads:

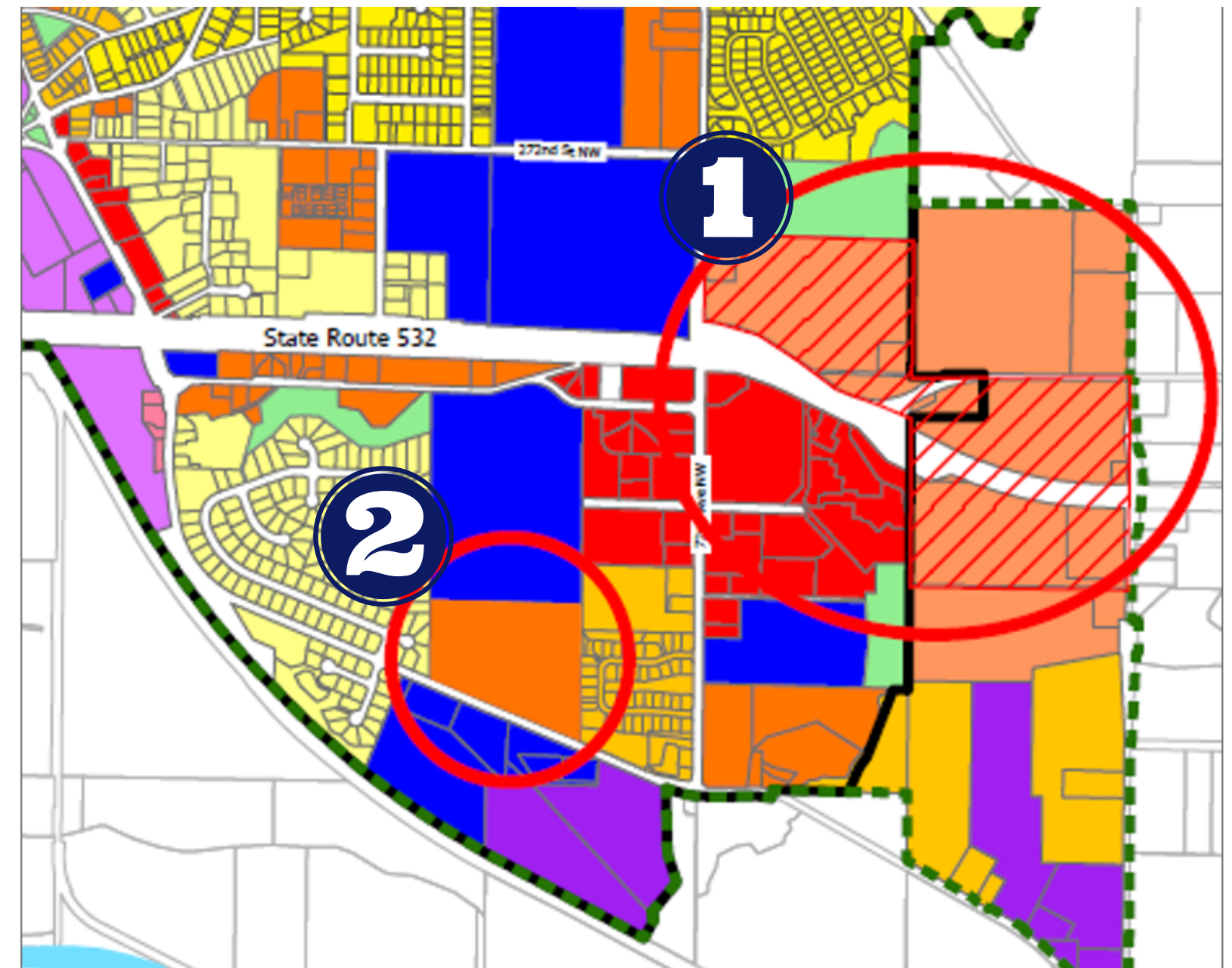
- 80th Ave, 68th Ave, 284th St, 276th St, 272nd St, 72nd Ave, Pioneer Hwy



SR 532 - TN and MF

Uptown adjacent to SR 532 has a different character than the Uptown residential neighborhoods. It is appropriate for commercial uses due to the high visibility and access from SR 532. Staff is seeking feedback on the following proposed changes.

- 1** Require commercial development on TN zoned properties adjacent to SR 532
 - Currently, commercial is optional in the TN zone
- 2** Rezone large, undeveloped parcel on Pioneer Highway from Single-Family to Multifamily
 - Traditional SFR subdivisions are difficult to develop when there are significant critical area encumbrances



What Zoning / Development Standards influence Project Design?

How do these standards relate to Stanwood's core values?

Design Standards

Building Materials, Façade, Lighting, Landscaping, Parking, Pedestrian Orientation

Bulk Standards

Setbacks, Height, Lot Size, Lot Width/Depth, Lot Coverage

4 GROWTH

Apply adaptive in-fill growth management strategies to meet population and employment targets by providing a range of housing types and business opportunities that fosters a healthy community while conserving our adjacent rural lands.

Density

Lot Size Averaging, Variable Lot Sizes, Critical Area Density Transfer

Incentives

Density Bonuses for Permanent Affordable Housing

Downtown Preservation

Key Changes:

- Proposed Planned Industrial zone
- Horizontal and Vertical Residential Infill
- General Commercial zoning for existing "big box" stores

Do you agree with staff's proposed downtown strategy? What other changes would you like to see?





Uptown Flexibility vs Predictability

Key Changes:

- Allowing for a variety of housing types
- Allowing for small, compatible commercial infill
- Proposed Commercial TN and multifamily rezone near SR 532

Do you agree with staff's proposed uptown strategy? What other changes would you like to see?