



# City Council Committee Meeting Agenda

## Community Development Committee

This meeting will be conducted by telephone and online,  
connection information will be posted on the City Website –  
<https://www.stanwoodwa.org>

Thursday May 20, 2021 6:00 PM

1. Permitted Use Matrix Code Amendment Update
2. Aerial Photography for GIS Mapping
3. Stanwood Port Susan Trail RCO Grant

## Community Development Committee

Please click this URL to join:



**CITY OF STANWOOD  
COMMUNITY DEVELOPMENT COMMITTEE  
AGENDA STAFF REPORT**

**DATE:** May 20, 2021  
**SUBJECT:** May CDC Agenda Topics  
**FROM:** Patricia Love, Community Development Director

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***Permitted Use Matrix Code Amendment Update***

At the Planning Commission meeting on May 10<sup>th</sup> the commissioners discussed the Permitted Use Matrix for the Commercial and Mixed-Use zones. After a lengthy discussion regarding the current listed uses, there will be many uses that are consolidated within the matrix. The main areas of consolidation are in the Automobile Services, Office, Personal Services, and Retail Trade. Staff will be working on the consolidation process for these zones, along with the Industrial zones and will be taking the revised matrix back to the commissioners at the June meeting for final adjustments.

The Planning Commission also reviewed House Bill 1220, which passed the Senate in April and is awaiting the Governor's signature. This bill adds requirements to the Housing Element of the Comprehensive Plan to accommodate for moderate, low, very low and extremely low-income households and to implement policies and regulations to address and begin to undo racial impacts, displacement, and exclusion in housing caused by local policies, plans and actions. The moderate-income household definition is new and accounts for income levels at 120 percent of the Area Median Income (AMI). There are also code requirements that need to be added to the Permitted Use Matrix involving emergency housing, emergency shelters, and permanent supportive housing. These additions will be added to the residential and commercial areas affected by these new required uses. The bill also is requiring changes to the Accessory Dwelling Unit (ADU) code section. This will entail additional code sections to be changed and the city will need to address utilities and public improvements regarding ADU's.

***Aerial Photography for GIS Mapping***

In 2020 Snohomish County commissioned an aerial flight of the entire County to obtain aerial photography in the quality necessary to use as base maps for GIS mapping purposes. The County reached out to all cities to determine their interest in participating in a cost sharing option to obtain copies for individual jurisdictional use. The County intends to update the aerial photography every two years so that the base maps can keep pace with construction and development.

As part of the 2021 – 2022 Budget, staff included costs to obtain aerials for Stanwood and our urban growth areas. This work has been completed and the files are ready to be distributed. To finalize the transaction, an amendment to the City's Interlocal Agreement is necessary. The City Administrator is currently working on the proposed language amendments and we anticipate that the amended ILA will be ready for Council approval on their second meeting date in May or early June.

The cost for the city to participate in this program is just under \$2,400.00 per year.

**Stanwood Port Susan Trail Update:**

The design and permitting of the Stanwood – Port Susan trail Phase 2 segment is in our 2021 work plan. Our goal is to design and construct a 6-10 foot wide pedestrian trail that starts at the 88<sup>th</sup> Avenue park and ride lot, connects to the SR 532 Berm that was recently constructed, loops the water treatment plant, passes through Hamilton Landing Park and connects to the Stillaguamish River overlook platform behind Mission Motors that was built and donated to the City by a local Eagle Scout.

The overall goal of the project is to create an enjoyable walking experience for the community by including pedestrian plaza areas, river viewpoints, benches, educational interpretative signs, and pedestrian connections to downtown shopping areas at 92nd Avenue.



In the 2020 legislative session, the city was awarded funds for construction of the Stanwood Port Susan Trail in the amount of \$452,252.00. In 2021 another \$742,000.00 was put in the state capital budget. Staff will be working with the state on preparing the contracts and will then bring them to the full Council for acceptance.