

CITY OF STANWOOD
City Council and Planning Commission
Joint Special Meeting
Thursday, May 11, 2023 – 5:00 p.m.
Stanwood-Camano School District
Administration Building Board Room
26920 Pioneer Highway, Stanwood

MINUTES

Call to Order

Mayor Sid Roberts called the meeting to order at 5:05 p.m.

Attendance

Councilmembers present: Dani Gaumont, Marcus Metz, Darren Robb, Steve Shepro, Andreena Bergman and Tim Schmitt.

Planning Commissioners present: Melissa Toner, Patrick Hosterman, Jeffery Wheatley, Cody Davis, and Robert Hicks joined the meeting at 5:35 p.m.

City staff present: City Administrator Shawn Smith, Community Development Director Patricia Love, Finance Director David Hammond, City Planner Tansy Schroeder, City Clerk Lisa Sokolik, Associate Engineer Alan Lytton.

1. Comprehensive Plan and Housing Policy Discussion

Community Development Director Love discussed the city's employment targets, population targets, housing targets, and downtown revitalization for the Land Use and Housing Elements of the 2024 Comprehensive Plan update which will set the foundation for the city's future growth pattern.

Below is a summary of key issues raised during the discussion.

- Questions about how the recent sale of Twin City Foods to No Meat Factory changes our job capacity. The Twin City Foods property was already included in the job capacity and the sale would add a nominal number of new jobs, not meeting the shortfall. Councilmembers and commissioners are supportive of Planned Industrial zoning.
- Discussion and questions about legislative housing bills.
 - HB 1337: To what extent is the City required to allow two ADU's per lot? Is the City required to waive setbacks and lot coverage standards to facilitate allowing two ADU's per lot? How do short-term rentals play into this? What about parking? Is there any differentiation between attached ADU's and detached ADU's?
 - SB 5058, HB 1293, HB 1042: To what extent do these restrict the ability of the City to apply design standards or other development standards? Any design standards applied to missing middle housing must also be applied

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- o to single-family housing. Can the City instill zone-specific or area-specific design standards instead of housing type design standards?
- o Understanding that while HB 1110 does not apply to Stanwood, we are still required to allow missing middle housing through HB 1220.
- What does mixed-use housing mean to Stanwood? Vertical mixed use and horizontal mixed use. We don't want mixed use in the Uptown neighborhoods, but it's appropriate for downtown and the SR 532 Uptown area.
- Stanwood has a lot of tax-exempt properties along 271st in Downtown (ex. library, police station, community resource center, churches). Can we discourage tax exempt businesses from main street? Do other cities and towns have a similar quantity of tax-exempt properties along their main streets? Find the balance between economic development and providing services for residents.
- Councilmembers and commissioners are supportive of rezoning QFC, Petco, Rite Aid, and Viking Village to General Commercial while keeping the properties adjacent to 271st Downtown Mixed Use.
- Denser housing/missing middle should be located in proximity to services and transportation and bus stops.
- Councilmembers and commissioners are supportive of allowing naturally occurring small scale, specific commercial uses in Uptown along major roadways.
- Councilmembers and commissioners are supportive of rezoning Pederson property from SR 5.0 to MF and supportive of creating TN-Commercial zone along SR 532 where commercial is required as opposed to optional.
- Do not want to increase overall density but provide more flexible lot development standards like lot size, width, and setbacks.
- Allow more flexibility for small developers and short plats but not for large developers (ex. DR Horton) and long plats.

Adjourn

Mayor Roberts Adjourned the meeting at 6:26 pm.

CITY OF STANWOOD



Sid Roberts, Mayor

ATTEST:



Lisa Sokolik, City Clerk