



Planning Commission  
Meeting Minutes  
June 12, 2023 – 6:30 pm

**Call to Order:** 6:32 pm

**Roll Call**

**Commissioners Present:**

Eric Warnat, Commissioner (online)  
Robert Hicks, Commissioner  
Patrick Hosterman, Commission Chair  
Cody Davis, Commission Vice-Chair  
Jeff Wheatley, Commissioner (online)

**Staff Present:**

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

**Absent:** Melissa Toner, Commissioner; Justin Burns, Commissioner

**Also known to be present:** Carly Ruacho (Stanwood Parks Planning Manager), Peter Kamb, Rick Williams, Melissa Williams, Tony Bonnalie

**Public Requests and Comments:**

None

**Approval of Minutes:**

The minutes from the April 24, 2023 Planning Commission meeting were unanimously approved.

**New Business:**

***Public Meeting: Stanwood Port Susan Trail Phase 2***

The City of Stanwood is proposing the Stanwood/Port Susan Trail Phase 2 project, which will provide a 1.4 mile American with Disabilities Act (ADA) compliant non-motorized, multi-use path from the Community Transit Park & Ride on 267th Street NW at the east end to an existing overlook west of the proposed Hamilton Landing Park project. A portion of trail footprint was previously constructed with Phase 1 in 2021. The trail will cross over Irvine Slough via a new pedestrian bridge. The project also includes multiple shoreline variance requests to allow construction of the proposed trail within critical areas and their buffers, to allow the trail to be constructed out of impervious materials for ADA access, and to allow the trail to exceed 5 feet in width for ADA access.

**Commissioner Questions & Comments**

- Will there be benches along the trail? Yes, there will be plazas along the trail that will be located at viewpoints. The plazas will have views of the river and benches similar to those being installed for the Twin City Mile project.
- How will the farm/property to the south of the sewage plant be affected by this project? The trail will be on existing, City owned, access road and should not impact surrounding properties.
- Will this trail affect flooding issues? No, the trail will be paved with asphalt on the existing berm.
- Will there be new parking for the trail? No new parking will be added. Trail users can park at the park & ride on Marine Drive, and at Hamilton Landing Park.
- Will there be river access from the trail? The will river be accessed from Hamilton Landing Park.
- Will there be restrooms? Restrooms are planned for Hamilton Landing Park.



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- Will the trail be connected to Leque Island Park? A connection to Leque Island Park may be a future goal of this project, but it is not currently planned and would need to involve multiple parties such as Washington Department of Transportation (WADOT).
- Fencing between the trail and private property is under consideration.
- Due to budget concerns, Phase 2 of the Port Susan Trail, may need to be split into Phase 2a, 2b, etc.

#### Public Comments & Questions

- Rick & Melissa Williams, owners of the farm south of the sewage plants, have the following comments and concerns:
  - People using the trail might view their farm as a nuisance (dust and odors from farming).
  - Trash may be left on the trails and/or their farm.
  - Trail users may enter their private property, causing a liability.
  - A fence would be a helpful barrier between the trail and private property.
  - Construction of the trail will negatively affect salmon migration.
  - Construction of the trail will negatively affect the Larsen dam that controls flood waters.
- Tony Bonnalie, owner of Mission Motors, commented that he would also like to see a fence between his property along with other nearby businesses, and the trail.
- Peter Kamb, local resident, had the following comments:
  - Strongly supports this project as non-motorized trails are needed in the area.
  - This trail would provide an opportunity for people to appreciate the surrounding agriculture. Farm owners could add signs describing what, and how they grow, their crops.
  - Supports a trail connection to Leque Island Park and Camano Island. The Stillaguamish Tribe had previous plans to create a pedestrian bridge to Leque Island Park.
  - Create a southern connection to Florence Island or a bike lane on Marine Drive.

#### ***Parks, Recreation, and Open Space Survey***

Planning staff are starting the Parks, Recreation, and Open Space (PRO's) update portion of the 2024 Comprehensive Plan. One of the RCO certification requirements is to conduct a public survey. The City has prepared a youth survey and an adult survey that will be open through June and July 2023. The survey will be available to complete online, and hard copies will be distributed to the YMCA, the library, and other youth programs.

In addition to starting the park survey work, the following sections of the PROS plan has been identified as needing an update:

- The PROS plan will be redesigned in a similar format at the Comprehensive Plan;
- Goals and policy;
- Integrate photos and graphics into the design;
- Update demographics: population, age, etc.;
- Review level of service standards;
- Update park profiles: amenities and acquisitions; and
- Updated CIP matching Master Plan priority lists.



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Commissioner Questions & Comments

- The survey has good questions for prompting responses about parks.
- Add fishing to the list of options that people would like to see in a Stanwood park.
- Promote disc golf at Church Creek Park. It is currently not well marked and difficult to see.
- Keep as many trees at Church Creek Park as possible.
- Lacrosse is an up-and-coming sport. Add lacrosse to the list of options for the parks.
- In the introduction of the survey, add language that mentions all parks in the City.

Public Comments & Questions

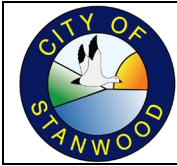
- Continue discussions with BNSF Railroads about the rails to trails for the tracks at Ovenell Park. A simple trail at the park would be sufficient.
- Consider adding language to the survey on why a splash pad would not currently work for the City.

***2024 Comprehensive Plan: Transportation Element Goals and Policies***

The Transportation Element provides the framework to guide the growth and development of the City's transportation infrastructure. The Transportation Element implements and is consistent with the land use element of the Comprehensive Plan to ensure that the transportation network is planned to serve existing and future developments. The Element should address the development of a balanced, multi-modal transportation network for the City and also recognizes the regional nature of the transportation network and the need for continuing interagency coordination to improve the system.

The goals and policies of the Transportation Element are required to address the following items pursuant to the Washington State Growth Management Act and the PSRC Vision 2050 in addition to addressing Stanwood's community vision for the transportation system.

- Travel Demand Based on Land Use
- Estimated Traffic Impacts to State-Owned Facilities
- Facility and Service Needs
  - Inventory of Transportation Facilities
  - Level of Service (LOS) Standards
  - Actions to Bring Facilities up to LOS
  - Traffic Forecasts
  - Consistency with Statewide Multi-Modal Plan
- A Multiyear Financing Plan
- Intergovernmental Coordination Efforts
- Demand Management Strategies
- Non-Motorized Access for Pedestrians and Bikes
- Consistency with Transportation Element, 6-year CIP, and 10-year State Investment Plan (RCW 47.05.030)



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Commissioner Questions & Comments

- Why are airports mentioned in this element when Stanwood does not have an airport? Staff would prefer to leave airports in the element for future possibilities. In some cases, leaving items more generic is better than being too specific.

Public Comments & Questions

- The reason kids don't walk to school is the roads aren't safe to walk on due to traffic and visibility.
- Invest in full, separated paths instead of a sidewalk next to cars and traffic.
- Use more direct language pertaining to rails to trails preservation.
- Roundabouts could solve some traffic issues on SR 532.

**Old Business:**

None

**Miscellaneous Business:**

***2022 / 2023 Washington State Legislative Bill Summary***

The Community Development Department has asked the City Attorney's summer intern to summarize the 2022 / 2023 Washington State Legislative Bills and describe what will apply to Stanwood and our Land Use.

**Recent Council Action on Commission Items:**

- Adoption of SMC Titles 9 and 13
- Housing Action Plan is going to Council on June 22, 2023
- Building Code Update – Delayed by six months due to provisions in the Energy Code

**Upcoming Items:**

- SMC Titles 3 and 5
- Land Use and Housing Elements
- Park Policies

Adjourn: 8:22 pm