



Planning Commission
Meeting Minutes
June 13, 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, Commission
Jeff Wheatley, Commissioner

Staff Present:

Patricia Love, Community Development Director
Audrey Rotrock, Associate Planner

Absent: Justin Burns, Commission Vice-Chair

Also known to be present: Joan Kurtz (online)

Public Requests and Comments:

None

Approval of Minutes:

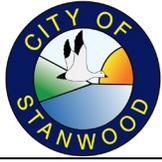
The Minutes from the April 11, 2022 Planning Commission meeting were approved. The Minutes from the May 9, 2022 Planning Commission meeting minutes were approved with the edit of removing "Vice-Chair" from Cody Davis's name, and adding "Vice-Chair" to Justin Burns' name.

New Business:

2024 COMPREHENSIVE PLAN LAYOUT DISCUSSION AND REVISED SCHEDULE

Staff is working with our Comprehensive Plan Consultant Blueline Group on the new format for the Comprehensive Plan. The plan will be laid out in landscape mode so that the maps and graphics will be larger to fill either a full or half page. It will be bound in book style and the text will be laid out in two columns with extra white space for easy reading. In addition, each Element – such as land use, housing, etc. – will be color coded for easy identification. A new introduction and history chapter will be added to give background information to the reader. Inserted in the staff report is the design style template for review; it is not intended to be read at this time. A full copy of the design template was provided to the Commissioners at their meeting.

After further review of the Comp Plan schedule with the City's consultant, the City proposed a revised schedule that will work better with the budget and workflow. The original project schedule included development and review of each chapter of the Comp Plan separately. The new schedule keeps a similar timeline but bundles complementary chapters together.



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New Schedule	Comp Plan Elements
September – December 2022	Economic Development
November 2022 – January 2023	Land Use & Housing
January – March 2023	Transportation
March – May 2023	Environmental, Shorelines & Parks
May – June 2023	Utilities & Capital
June – July 2023	Introduction
October – November 2023	Planning Commission Review of Entire Draft

- The Commissioners approve of the revised review schedule.

Planning Commission Comments

- The Commissioners approve of the new layout of the Comprehensive Plan and like that it will be broken up with pictures and diagrams, making it less text heavy.
- Create an online digital Comprehensive Plan with links and tabs for usability. A digital version could allow the City to monitor frequently used and important sections.

COMPREHENSIVE PLAN COMMUNITY SURVEY RESPONSES

The City initiated a public survey requesting input on the upcoming Comprehensive Plan Amendment and Municipal Code Update project. People were asked the following five general questions regarding their vision of the city:

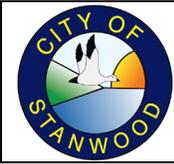
- What is your vision of the City of Stanwood in the year 2044?
- What community improvements or opportunities do you think Stanwood should pursue over the next 20 years?
- What changes would you propose to the Comprehensive Plan?
- What changes would you propose to the Municipal Code?
- Do you have any other ideas you'd like to share with the City?

The survey was pushed out via social media: Facebook and twitter. It was also emailed to our party of record list and to the stakeholder list identified in the Comprehensive Plan Public Participation Plan.

After reviewing the comments from the Comprehensive Plan Public Participation Plan, the Commissioners had the following comments:

Municipal Code:

- Desire consistency with design standards for more consistency with development types. Would like more cohesiveness between developments.
- Consider codes that limit vagrants and squatting.



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Rural Lands:

- Provide more information regarding the City's role in protecting farmlands.

Critical Areas:

- Identify options to reduce flooding in the downtown area.
- Research if there is any geologic data on Stanwood regarding setbacks along top of slopes or bluff areas to limit the potential for landslides.

State Route 532:

- Consider updating city street standards to include right turn lanes on major streets to improve access onto SR 532.
- Number of accidents on SR 532 are increasing; work with WSDOT on identifying issues and potential solutions.

Downtown Redevelopment:

- Support having a year-round farmers market in the downtown area.
- Would like a centralized, public plaza for gathering spaces or concerts in the downtown area along the Twin City Mile.
- Public parking needs better visibility and easy access.
- Consider off-site parking and using a bus or trolley to bring people to the downtown area during special events.

Parks:

- Support shifting to a community park system versus private Homeowner Association parks.
- A larger family friendly park is needed in the uptown area with playground equipment, lawn space, easy access and parking, walkable to nearby neighborhoods, and potential splash park.

Sidewalks:

- Would like the city to concentrate on building more sidewalks versus waiting for development to build needed sidewalks.
- Want better sidewalk / trail connections between neighborhoods.
- Need sidewalks on 80th Avenue.



PRELIMINARY LAND USE AND ZONING DISCUSSION

In a previous meeting the Planning Commission reviewed the Stanwood population and employment targets set for 2044 as set by the Puget Sound Regional Council and Snohomish County growth projections. Stanwood's 2044 growth target is 3,258 people and the UGA's target is 290 for a total of 3,548 new residents. Of the 11% county growth that is anticipated to go into the Cities and Towns category, Stanwood and its urban growth area is anticipated to take 1.2%.

In evaluating how best to address the City's growth targets while meeting the needs of city residents, a review of the city's existing zoning is necessary. In addition, the City should consider zoning options to strengthen economic development opportunities in the downtown.

One of staff's goals in updating the Comprehensive Plan and Municipal Code is to simplify both documents. For a city of Stanwood's size, approximately 2.8 square miles, the land use designations and zoning is quite complicated. The Planning Commissioners were given copies of existing zoning and street maps and asked to mark up the maps with their vision of Stanwood's future. They were broken into three groups and their comments are summarized below:

Table 1:

- Narrow down the number of single-family residential zones.
- Need only one industrial zone.
- Development along 271st / 270th Street should be considered as "Main Street".
- Create a new Main Street Zoning designation.
- Clean up errors on existing zoning map: LI notation north of 101st Avenue.

Table 2:

- Consider changing the downtown LI zoning on 92nd Avenue to mixed use commercial or multifamily residential: supports the "build-up, not out" theme and provides additional missing middle housing.
- Viking Village should be mixed use (88th Avenue and Viking Way).
- Traditional Neighborhood zoning on SR 532 and 72nd Avenue should be mixed use.

Table 3:

- Widen 80th Avenue and add sidewalks.
- 64th Avenue and SR 532 intersection is difficult; consider adding a turn lane or acceleration lane or a roundabout.
- 64th Avenue is the gateway entrance to Stanwood; consider a different zoning – potentially mixed use, commercial or multifamily.
- Need a community park in the uptown residential area.
- May need another elementary school in the uptown residential area.



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- Consider mixed use zoning for the northeast side of SR 532 and 72nd Avenue (Vine Street Property).

Old Business:

Final Housing Needs Assessment

- The Commissioners requested the photo on page three of the Housing Needs Assessment be updated to a more recent photo with current businesses.

Miscellaneous Business:

N/A

Recent Council Action on Commission Items:

Update on Kottsick Annexation

Council approved the Kottsick Annexation on June 9th.

Commerce Cleanup Grant for Downtown Park

The City was awarded a \$200,000.00 grant for the cleanup of the downtown park near the train station.

Upcoming Items:

Comprehensive Plan Review

A motion to adjourn was made and seconded.

Adjourn: 8:18 pm