



Community Development Committee
Meeting Minutes
April 7, 2022

Call to Order 5:00 pm

Councilmembers Present: Steve Shepro, Dani Gaumond, Marcus Metz

Staff Present: Patricia Love, Tansy Schroeder, Audrey Rotrock

Absent: N/A

Agenda Items:

1. Comprehensive Plan Population Growth Targets
2. Municipal Code Update Project – Potential Amendments
3. Comprehensive Plan Vision Statement
4. Kottsick Annexation

Comprehensive Plan Population Growth Targets

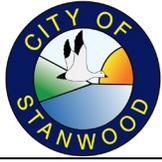
The Washington State Growth Management Act (GMA) requires Snohomish, King, Pierce and Kitsap counties and cities within those counties to update their Comprehensive Plans by December 31, 2024 and every 10 years thereafter. One element of Comprehensive Plan updates is to ensure cities plan for their projected urban growth over the next twenty years.

Using the state’s project growth forecasts, the regional planning organizations prepare growth strategies based on their region’s unique characteristics. The Puget Sound Regional Council (PSRC) prepares the visioning document, Vision 2050, for the four-county region of Snohomish, King, Peirce and Kitsap. Stanwood is the most northern city within the PSRC boundaries.

Vision 2050 sets the framework for how and where growth is expected to occur by establishing regional growth strategies and targets. Vision 2050 estimates that the Puget Sound could grow by 1.5 – 1.8 million people by 2050. To accommodate that growth the regional growth strategy states that growth should be focused near transit infrastructure and urban centers.

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.*

- ***Metropolitan and Core Cities:*** Cities with regional growth centers connected to high -capacity transit systems.



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- High-Capacity Transited Communities: Cities and unincorporated county areas that are connected to regional high-capacity transit systems.
- Cities and Towns: Smaller cities and towns served by local transit. Stanwood falls into this category.
- Urban Unincorporated Areas: Urban areas within Counties served by transit and identified as areas for potential annexation.
- Rural Areas and Natural Resource Lands: Rural areas outside of urban growth areas.
- Major Military Installations: Hubs for both military and civilian employment and population.
- Indian Reservation Lands: Homelands of sovereign tribal nations.

Stanwood falls into the cities and towns category as it is not connected to the regional transit system. Vision 2050 anticipates that the Snohomish County Cities and Towns Category should grow by 9.5% in the next twenty years.

With the adoption of the regional growth strategies, each county then begins the process to determine how best to distribute the population growth among its cities and unincorporated areas. Snohomish County is expected to take nearly a quarter of the regions projected growth, approximately 424,000 people.

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%.

The current Comprehensive Plan includes the following 2035 growth targets:

2035 Growth Target

City: 10,116

UGA: 969

Total: 11,085

Projected new 2044 growth:

2044 Growth Target

City: 10,963

UGA: 432

Total: 11,395

Difference: 310



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The City needs to plan for an additional 310 new residents through the Comprehensive Plan Update process.

Applying a similar approach to the population growth targets, the city also needs to plan for employment growth. The following charges show the assigned employment growth to the City of Stanwood.

Stanwood's 2044 employment target is 5,073 jobs and the UGA's target is 726 for a total of 5799 new jobs. Of the 7.7% county growth that is anticipated to go into the Cities and Towns category, Stanwood and its urban growth area is anticipated to take 1.0%.

The current Comprehensive Plan includes the following 2035 growth targets:

2035 Employment Target

City: 4,688

UGA: 1,035

Total: 5,723

Projected new 2044 growth:

2044 Employment Target

City: 5,073

UGA: 726

Total: 5,799

Difference: 76

The City needs to plan for an additional 76 new jobs through the Comprehensive Plan Update process. Next steps include evaluating the city's land uses against these new targets to determine needed capacity and types of land use needed to accommodate the expected growth.

After reviewing the Growth Targets presented, the Committee agreed that the goals are reasonable and achievable.

Municipal Code Update Project – Potential Amendments

The last comprehensive update to the Stanwood Municipal Code occurred in 1968. As the City has grown and development has increased over the years, so has the need for updated regulations. Fifty years of amendments has resulted in inconsistencies, conflicts and outdated



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regulations. The City desires to adopt a modernized Municipal Code that reflects the character of Stanwood and meets the current needs of the community.

The new code should reflect best practices with respect to the content and administration of the code. The update needs to be user friendly for staff, property owners and developers by 1) removing legalese and jargon unfamiliar to the lay person, 2) improving clarity and overall functionality, and 3) reflect regulatory best practices. It is also envisioned that the update will include tables and illustrations whenever possible to help convey concepts. Lastly, the updated code must be consistent with current case, state and federal laws. The following principals have been drafted to guide the update process.

- Focus on improving the code to eliminate deficient, outdated, overly or unnecessarily complex codes that inhibit development.
- Make the code internally consistent between Titles and Chapters.
- Create a user-friendly code that is easy to administer by staff and easily understood by developers and the community.
- Use plain, easily understood language in describing requirements and procedures.
- Identify existing development regulations that need to be revised or updated to be consistent with the Comprehensive Plan.
- Standards and regulations should reflect current needs and desires of the community.
- Ensure compatibility with current state and federal law.
- Evaluate the code for regulatory gaps.
- Eliminate “repealed” or “deleted” titles, chapters, or sections.
- Apply form-based concepts and development flexibility where appropriate.
- Insert tables, graphics and/or illustrations wherever necessary to convey concepts.

After reviewing the anticipated amendments, the Committee had the following comments:

Title 5: Business Licenses and Regulations	Review against current state law and city practices. Add clarity to address when a business license is needed or not. Update the taxicab business license requirements as they are out of date. Consider amendments to ban or limit the use of fireworks within the city limits. The Special Events Chapter needs a complete update. Look at business license requirements for rideshare businesses (uber / lyft) and food delivery services (doordash / uber eats).
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- Instead of a ban on fireworks, schedule specific days when fireworks will be allowed. Consider a City of Stanwood fireworks display on the 4th of July. Fireworks can be a topic for the Economic Development Board to discuss and involve the community and local business to sponsor a firework display.



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Title 17: Zoning

Modernize the zoning code so that it is easy to read and interpret by the general public. Ensure consistency throughout entire Title.

Add development standards flexibility to preserve existing buildings and implement the downtown master plan. Sections needing particular attention include density standards, bulk standards for buildings versus lot development, critical areas, infill development standards, reasonable use measures, sign code, non-conforming standards, daycares, and parking standards. The permitted uses and permit process has just recently been updated; all code revisions should be made consistent with these updates.

Evaluate the zoning code for barriers to development and suggest amendment options.

Other specific zoning issues that need review include:

- Address use of shipping containers as storage sheds – both residential and commercial
- Multicomplex and off-site signs
- Fence materials – no barbwire
- Day Care Centers in residential zones
- Impact fees: Level of Service Standards, adjustment rate, exemptions, and clarify impact fee exemptions (existing lots prior to July 1, 1969)
- Re do the nonconforming use standards; make clear differences between nonconforming uses, lots, and structures
- Evaluate the home occupation standards
- Provide density transfers for critical areas / subdivisions / PRDS
- Floodplain regulations – 1' above base flood elevations for mobile homes and mobile home parks
- Long term parking lots (airport or training parking)
- Update the submittal checklists to be consistent with new review process

- The Committee would like to see Accessory Dwelling Units (ADUs) considered in “Infill Development Standards” to cover the “missing middle”.
- Commercial Daycares in residential zones should be considered since it is a need of the community. Mitigation measures will need to be considered in order to reduce the impact of daycares in residential neighborhoods.
- Consider design standards for future development of Viking Village to include Viking style architecture.



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Comprehensive Plan – Vision Statement

One of the first steps in drafting a Comprehensive Plan is preparing a clear vision statement. This statement should be descriptive, yet concise, focusing on the values of the community. All other goals and policies are then built upon the guidance of the vision statement. Effective vision statements include three parts: Vision Statement, Mission of the Organization, and List of Core Values.

2024 Draft Vision Statement:

Promote ~~the City of~~ ***historic downtown*** Stanwood as the commercial and cultural ~~center~~ ***heart*** of the Greater Stanwood/Camano region ~~by preserving its distinctive small-town character~~ while strategically planning for future growth and economic development opportunities ***of the entire City.***

Mission:

The Mission of the City of Stanwood is to create and maintain a community where people can live, work and play in an environment that is safe, vibrant and aesthetically pleasing. Stanwood: is inclusive of everyone, includes the community in its decision-making process; ensures a thriving local economy, provides transparent government, and is responsive to the needs of the community.

Values:

The following core values represent the desires of the community and provides a common basis for developing and implementing the City's 2024 Comprehensive Plan:

Sense of Community: ~~Retain the City's small-town rural character and identity at all costs.~~ ***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, and provides spaces for families to work and play.***

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.

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

Growth: Manage growth to avoid suburban sprawl ***and expansion of the City's urban growth boundaries*** while ~~protecting~~ ***ensuring new development conforms to*** the city's small-town community character.



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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.

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

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.

After discussing the revised Vision Statement, Mission, and Values, the Committee supports the changes with the addition of "Community Events" to "Sense of Community".

Kottsick Annexation

On June 28, 2021, the City received a request to annex approximately 30 acres into the City known as the Kottsick Annexation. On November 8, 2021 the Council voted to accept their 60% annexation petition and authorized the city to submit the annexation petition to the Snohomish County Boundary Review Board. Snohomish County notified the city on March 18th that the proposed annexation has been deemed approved. For the annexation to be finalized the City Council must formally accept the annexation then it can be filed with the County.

The City has pre-designated the property as Single Family Residential on the Future Land Use Map and on SR 7.0 on the zoning map. Upon annexation, these designations will be applied to the property. Also, the property will be required to be assessed and taxed at the same rate and basis as other property within the City of Stanwood. This includes assessments or taxes for the payment of its pro rata share and all outstanding indebtedness of the City contracted or incurred prior to or existing on the effective date of the annexation.

The Committee supports forwarding the Kottsick Annexation Project to City Council for final action.

Meeting adjourned at: 6:35 pm