

CITY OF STANWOOD
Stanwood, Washington

ORDINANCE 1396

AN ORDINANCE OF THE CITY OF STANWOOD, WASHINGTON RELATING TO THE CITY'S COMPREHENSIVE PLAN; ADOPTING THE FINDINGS AND RECOMMENDATIONS OF THE STANWOOD PLANNING COMMISSION; ADOPTING THE CITY OF STANWOOD'S 2015 COMPREHENSIVE PLAN UPDATE IN ACCORDANCE WITH CHAPTER 36.70A, RCW - THE GROWTH MANAGEMENT ACT - BY AMENDING THE FOLLOWING SECTIONS AND ELEMENTS: SECTION I INTRODUCTION, SECTION II LAND USE ELEMENT, SECTION III HOUSING ELEMENT, SECTION IV ECONOMIC DEVELOPMENT ELEMENT, SECTION V CAPITAL FACILITIES ELEMENT, SECTION VI TRANSPORTATION ELEMENT, SECTION VII UTILITIES ELEMENT, SECTION VIII NATURAL FEATURES ELEMENT, SECTION IX PARKS, RECREATION AND OPEN SPACE ELEMENT, AND APPENDIXES WHICH AMEND THE COMPREHENSIVE PLAN TEXT AND FIGURES; APPROVING A NEW FUTURE LAND USE MAP (FLUM) FIGURE LU-1; APPROVING ZONING MAP AMENDMENTS (REZONES) CONSISTENT WITH THE CHANGES TO THE FLUM; AND PROVIDING FOR SEVERABILITY

WHEREAS, pursuant to Ordinance 956, on June 1, 1996 the City adopted a Comprehensive Plan ("the Plan") to comply with the requirements of Chapter 36.70A, the Growth Management Act ("GMA"); and

WHEREAS, the City of Stanwood ("City") amended the Plan in subsequent years by Ordinance Numbers 1070, 1090, 1097, 1108, 1136, 1188, 1208, 1230, 1246, 1281, and 1358; and

WHEREAS, as one of the cities in Snohomish County, the City is required under RCW 36.70A.130(5)(a) to review and, if needed, revise its Plan and development regulations to ensure the Plan and regulations comply with the GMA, Ch. 36.70A RCW; and

WHEREAS, the Plan amendment procedures contained in this ordinance are consistent with the City of Stanwood and Revised Code of Washington procedural guidelines for amendments to the City's Plan; and

WHEREAS, the City has updated the sections and elements of the Plan to ensure alignment with population and employment allocations and consistency with the GMA; and

WHEREAS, pursuant to the annual docket process described in SMC 17.157 - Comprehensive Plan, the City has processed thirteen (13) proposed Comprehensive Future Land Use Map Amendments (FLUM) and seven (7) concurrent rezones (zoning map) amendments as generally described in Exhibit A; and

WHEREAS, the public review process for the 2015 Plan Amendment included final Planning Commission study session workshops on December 8, 2014 and January 12, 2015, as well as a total of 26 study sessions/open houses with the Planning Commission to: 1) review edits to Section I – Introduction, Section II – Land Use Element, Section III – Housing Element, Section IV – Economic Development Element, Section V – Capital Facilities Element, Section VI – Transportation Element, Section VII – Utilities Element, Section VIII – Natural Features Element, Section IX – Parks, Recreation, and Open Space Plan, and Appendixes, 2) review the proposed amendment to the Figure LU-1 Future Land Use Map (FLUM) and associated rezones, and 3) take public comments on the proposed amendments to the elements and appendixes; and

WHEREAS, as required by RCW 36.70A.106, the City submitted the proposed City of Stanwood 2015 Comprehensive Plan for the 60-day review to the Washington State Department of Commerce on March 2, 2015 and received a letter dated March 2, 2015 stating procedural requirements were met; and

WHEREAS, the Department of Commerce's 60-day review period was completed on April 30, 2015 and any Department comments are addressed in this Ordinance; and

WHEREAS, the City issued Addendum No. 1 to the Final Supplemental Environmental Impact Statement for the City of Stanwood 2004 Comprehensive Plan GMA Update on March 3, 2015, which included analysis of the Transportation Element; and

WHEREAS, in taking the actions set forth in this ordinance, the City has complied with the requirements of the State Environmental Policy Act, Chapter. 43.21C RCW; and

WHEREAS, on March 2, 2015 the City mailed notice to all parcels within the area proposed for land use designation and zoning changes and to properties within 300 feet of the proposed changes and said notice identifying the dates for the Planning Commission public hearing; and

WHEREAS, the Planning Commission held a public hearing on the 2015 Plan (including the Transportation Element) on March 23, 2015 and allowed members of the public to comment both orally and in writing; and

WHEREAS, the Planning Commission closed the public hearing on March 23, 2015 and began deliberations on April 13, 2015; and

WHEREAS, the Planning Commission made a recommendation of approval to the City Council on the 2015 Plan as well as the Transportation Element on April 13, 2015; and

WHEREAS, the City Council and Planning Commission held a joint workshop on April 27, 2015 to review the findings and recommendations of the Planning Commission, and

WHEREAS, the City Council further reviewed and considered the Planning Commission recommendations at the May 28, 2015 City Council meeting; and

WHEREAS, as required by RCW 36.70A.130(2)(b), the City Council considered all proposed amendments to the Plan and the associated zoning amendments concurrently so the cumulative effect of the proposed amendments can be ascertained; and

WHEREAS, the City Council hereby finds that the City's Plan and the amendments adopted herein are consistent with the County-Wide Planning Policies as required by RCW 36.70A.210;and

WHEREAS, the Stanwood City Council hereby finds that the adoption of the City of Stanwood's 2015 Comprehensive Plan is consistent with the requirements of the Stanwood Municipal Code and Washington law, and serves and advances public health, safety and welfare of the greater community.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STANWOOD DO HEREBY ORDAIN AS FOLLOWS:

Section 1. Council Findings. The City Council hereby adopts and incorporates by this reference the recommendations and findings of the Planning Commission (Exhibit B) and further finds that the amendments in this Ordinance meet the necessary criteria set forth in SMC 17.157.080 for approval of amendments to the Comprehensive Plan, in that:

1. The criteria for amending the Stanwood Comprehensive Plan are contained in SMC 17.157.080 and are made as follows:
 - a. *The amendment bears a substantial relation to the public health, safety, or welfare.* The revisions provide necessary direction to guide development that implements the Growth Management Act and provides for adequate investment in public facilities and services to promote the future growth of the City.
 - b. *The amendment is appropriate for reasonable development of the property.* The proposed amendments implement policy providing for continued and reasonable development of City infrastructure.
 - c. *The subject property is suitable for development in conformance with standards under the proposed Comprehensive Plan designation.* This finding is not directly applicable because there is no specific subject property affected. The policy amendments as applied within the UGA provide for the application of the municipal code and development of public works projects, consistent with the Comprehensive Plan.
 - d. *The amendment will not be materially detrimental to uses or property in the immediate vicinity of the subject property.* This finding is not directly applicable because there is no specific subject property affected. Generally the amendments provide for application of policies that benefit uses and property within the City and the UGA.
 - e. *The proposed Comprehensive Plan amendment has merit and value for the community as a whole.* The merit and value to the community as a whole are described under criteria (1) above. The proposal would encourage use of urban lands already surrounded by development and support the growth policies of the City.
 - f. *The proposed amendment is consistent with the goals and policies or the Comprehensive Plan.* The amendments refine and implement the adopted Vision Statement of the Comprehensive Plan and the amendments to the

elements are internally consistent, as well as the amendments to the Future Land Use Map (FLUM) and associated rezones.

Section 2. Adoption. The City of Stanwood hereby adopts the Future Land Use Map (FLUM) and associated zoning map amendments (rezones) as identified in Exhibit C which is attached hereto and incorporated by this reference. The Community Development Director is hereby directed to make the necessary changes to the City's Official Zoning Map consistent with Exhibit C.

Section 3. Adoption. The City of Stanwood hereby adopts the City of Stanwood 2015 Comprehensive Plan as identified in Exhibit D which is attached hereto and incorporated by this reference.

Section 4. Final Plan. The City of Stanwood 2015 final Comprehensive Plan shall be transmitted to the State Department of Commerce within 10 days of final adoption as required by RCW 36.70A.106(2) and (3)(a) and shall be filed with the City Clerk's Office and shall be available for public inspection.

Section 5. Severability. If any clause, sentence, paragraph, section or part of this Ordinance of Plan adopted herein, or their application to any person or circumstance is held to be invalid or unconstitutional by a court of competent jurisdiction, such order or judgment shall not affect the validity or constitutionality of the remainder of any part of this Ordinance or Plan. To this end, provisions of each clause, sentence, paragraph, section or part of this Ordinance and Plan are declared severable.

Section 6. Effective Date. This Ordinance shall take effect five (5) days after its passage and publication as required by law.

ADOPTED by the City Council and APPROVED by the Mayor this 11th day of June 2015.

CITY OF STANWOOD



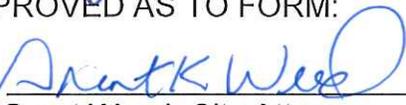
Leonard Kelley, Mayor

ATTEST:

By: 

Greg Thramer, City Clerk

APPROVED AS TO FORM:

By: 

Grant Weed, City Attorney

Date of Publication: June 16, 2015

Effective Date: June 21, 2015

The City of Stanwood has thirteen (13) proposed Comprehensive Future Land Use Map Amendments (FLUM) and seven (7) concurrent rezones. Descriptions are as follows:

1. Comprehensive Plan Future Land Use Map Amendment, changing two undeveloped parcel (PID No. 32032400400100 and 32032400304900) west of Heritage Park in downtown Stanwood's Urban Growth Area (UGA) from High Density Residential (HDR) zoning to Light Industrial (LI) and a Rezone for PID No. 32032400304900 from Multi-family Residential (MR) zoning to Light Industrial (LI) within the City;
2. Comprehensive Plan Future Land Use Map Amendment and Rezone, changing the area currently designated as Medium Density Residential (MDR) to High Density Residential (HDR) and rezone from Single-family 5.0 (SR 5.0) east of 102nd Ave. NW, west of 99th Ave NW and north of 271st St. NW to Multi-family Residential (MR);
3. Comprehensive Plan Future Land Use Map Amendment and Rezone, changing two areas consisting of several properties south of SR532 designation from General Industrial (GI) to General Commercial (GC) and rezoning from General Industrial (GI) to General Commercial (GC). One area is northwest of Twin City Foods and north of Saratoga DR and the other area is east of Twin City Foods, West of 98th Dr. NW;
4. Comprehensive Plan Future Land Use Map Amendment and Rezone, changing several properties south of 272nd St. NW, north of 271st St. and west of 90th Ave NW designation from Mainstreet Business II (MBII) to Light Industrial (LI) and rezone from Mainstreet Business II (MBII) to Light Industrial (LI);
5. Comprehensive Plan Future Land Use Map Amendment, changing one parcel (PID No. 32041800400200) north of 288th St NW (Larson Rd) and west of 80th Ave NW and two other parcels (PID No. 32041800304400 and 32041800303100) located south of 288th St NW and east of 89th Ave NW in two different areas near Schenk Packing designation from Low Density Residential (LDR) to General Industrial (GI);
- 6a. Comprehensive Plan Future Land Use Map Amendment, changing several parcels east of 80th Ave NW and west of 75th DR NW from Low Density Residential (LDR) to Medium Density Residential (MDR);
- 6b. Comprehensive Plan Future Land Use Map Amendment and Rezone, changing several parcels west of 80th Ave NW and to the north and south of 284th St. NW designation from Low Density Residential (LDR) to Traditional Neighborhood (TN) and rezone from Single-family Residential 9.6 (SR 9.6) to Traditional neighborhood (TN);
7. Comprehensive Plan Future Land Use Map Amendment and Rezone, changing several properties located on the north side of SR 532 and east of 72nd Ave NW designation from Medium Density Residential (MDR) to Traditional neighborhood (TN) and rezone from Single-family Residential 7.0 (SR 7.0) to a mixed use designation Traditional Neighborhood (TN);
8. Comprehensive Future Land Use Map Amendment, changing two properties (PID No. 32042900101000 and 32042900100900) south of SR532 and west of 64th Ave NW designation from Light Industrial (LI) to a Traditional Neighborhood (TN); and

9. Comprehensive Plan Future Land Use Map Amendment and Rezone, changing several properties located north of SR532, south of 271st St and west of the railroad tracks designation from General Commercial (GC) to General Industrial (GI).
- 10a. Three Snohomish County proposed Urban Growth Boundary amendments - The UGA removal area, located east of Pioneer Hwy, south of 300th St NW and north of 288th St NW, would adjust the Stanwood UGA by removing 116 acres from the north boundary of the UGA that are designated Urban Low Density Residential (ULDR) and zoned R-7,200. The majority of the removal area (95 acres) would be redesignated to Local Commercial Farmland (LCF) with a rezone to A-10 and the remainder of the removal area (21 acres) would be redesignated to Rural Residential-5 (RR-5) with a rezone to R-5.
- 10b. The proposed UGA Addition 1, located east of 68th Ave NW, north of Jensen Rd and south of 288th St NW, would be redesignated from Rural Residential to ULDR and rezoned from R-5 to R-9,600 under County zoning. If this area is approved for inclusion into the City Urban Growth Area, this area would designate Traditional Neighborhood (TN) from the City.
- 10c. The proposed UGA Addition 2, located south of SR532, west of 64th Ave NW and north of Pioneer Hwy, would be redesignated from Rural Residential to ULDR and rezoned from R-5 to R-9,600 under County zoning. If this area is approved for inclusion in the City's Urban Growth Area, the two properties (PID No. 32042900101000 and 32042900100900) north of Church Creek tributary would designate Traditional Neighborhood (TN) while the properties to the south of Church Creek tributary would designate of Light Industrial (LI).



**2015 Comprehensive Plan Amendment
 LU-1 Future Land Use Map (FLUM)
 and Rezones to City of Stanwood Official Zoning Map
 Findings of Fact, Reason for Action, and
 Action Taken**

PLANNING COMMISSION

<p>IN THE MATTER OF CONSIDERING AMENDMENTS TO THE COMPREHENSIVE PLAN FIGURE LU-1 FUTURE LAND USE (FLUM) AND ASSOCIATED REZONES INCLUDING:</p>	<p>) FINDINGS OF FACT.) PROPOSED MAP) AMENDMENTS, REVIEW RATIONALE AND RECOMMENDATIONS</p>
<p>1. Comprehensive Plan Future Land Use Map Amendment, changing two undeveloped parcel (PID No. 32032400400100 and 32032400304900) west of Heritage Park in downtown Stanwood’s Urban Growth Area (UGA) from High Density Residential (HDR) zoning to Light Industrial (LI) and a Rezone for PID No. 32032400304900 from Multi-family Residential (MR) zoning to Light Industrial (LI) within the City; and</p>	
<p>2. Comprehensive Plan Future Land Use Map Amendment and Rezone, changing the area currently designated as Medium Density Residential (MDR) to High Density Residential (HDR) and rezone from Single-family 5.0 (SR 5.0) east of 102nd Ave. NW, west of 99th Ave NW and north of 271st St. NW to Multi-family Residential (MR); and</p>	
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<p>4. Comprehensive Plan Future Land Use Map Amendment and Rezone, changing several properties south of 272nd St. NW, north of 271st St. and west of 90th Ave NW designation from Mainstreet Business II (MBII) to Light Industrial (LI) and rezone from Mainstreet Business II (MBII) to Light Industrial (LI); and</p> <p>5. Comprehensive Plan Future Land Use Map Amendment, changing one parcel (PID No. 32041800400200) north of 288th St NW (Larson Rd) and west of 80th Ave NW and two other parcels (PID No. 32041800304400 and 32041800303100) located south of 288th St NW and east of 89th Ave NW in two different areas near Schenk Packing designation from Low Density Residential (LDR) to General Industrial (GI); and</p> <p>6a. Comprehensive Plan Future Land Use Map Amendment, changing several parcels east of 80th Ave NW and west of 75th DR NW from Low Density Residential (LDR) to Medium Density Residential (MDR); and</p> <p>6b. Comprehensive Plan Future Land Use Map Amendment and Rezone, changing several parcels west of 80th Ave NW and to the north and south of 284th St. NW designation from Low Density Residential (LDR) to Traditional Neighborhood (TN) and rezone from Single-family Residential 9.6 (SR 9.6) to Traditional neighborhood (TN); and</p> <p>7. Comprehensive Plan Future Land Use Map Amendment and Rezone, changing several properties located on the north side of SR 532 and east of 72nd Ave NW designation from Medium Density Residential (MDR) to Traditional neighborhood (TN) and rezone from Single-family Residential 7.0 (SR 7.0) to a mixed use designation Traditional Neighborhood (TN); and</p> <p>8. Comprehensive Future Land Use Map Amendment, changing two properties (PID No. 32042900101000 and 32042900100900) south of SR532 and west of 64th Ave NW designation from Light Industrial (LI) to a Traditional Neighborhood (TN); and</p> <p>9. Comprehensive Plan Future Land Use Map</p>	
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10a. Three Snohomish County proposed Urban Growth Boundary amendments - The UGA removal area, located east of Pioneer Hwy, south of 300th St NW and north of 288th St NW, would adjust the Stanwood UGA by removing 116 acres from the north boundary of the UGA that are designated Urban Low Density Residential (ULDR) and zoned R-7,200. The majority of the removal area (95 acres) would be redesignated to Local Commercial Farmland (LCF) with a rezone to A-10 and the remainder of the removal area (21 acres) would be redesignated to Rural Residential-5 (RR-5) with a rezone to R-5; and

10b. The proposed UGA Addition 1, located east of 68th Ave NW, north of Jensen Rd and south of 288th St NW, would be redesignated from Rural Residential to ULDR and rezoned from R-5 to R-9,600 under County zoning. If this area is approved for inclusion into the City Urban Growth Area, this area would designate Traditional Neighborhood (TN) from the City; and

10c. The proposed UGA Addition 2, located south of SR532, west of 64th Ave NW and north of Pioneer Hwy, would be redesignated from Rural Residential to ULDR and rezoned from R-5 to R-9,600 under County zoning. If this area is approved for inclusion in the City's Urban Growth Area, the two properties (PID No. 32042900101000 and 32042900100900) north of Church Creek tributary would be designated Traditional Neighborhood (TN) while the properties to the south of Church Creek tributary would be designated of Light Industrial (LI).

WHEREAS, pursuant to requirements of the Growth Management Act {RCW 36.70A.130 Comprehensive plans - Review procedures and schedules - Amendments}; and the City of Stanwood Municipal Code {AMC 17.155 – Amendments and 17.157 – Comprehensive Plan}; the Planning Commission reviewed the proposed amendments to the City of Stanwood Comprehensive Plan; and

WHEREAS, the Planning Commission has determined that the consideration of the proposed amendment and revision to the Comprehensive Plan Figure LU-1 Future Land Use Map (FLUM) and associated rezones would promote a city purpose as established under RCW 36.70A.130 and RCW 36.70A.470; and

WHEREAS, the public review process for the 2015 Comprehensive Plan Amendment included final Planning Commission study session workshops on December 8, 2014 and January 12, 2015, the public hearing on March 23, 2015, as well as a total of 26 study sessions/open houses with the Commission to: 1) review the proposed amendment to the Figure LU-1 Future Land Use Map (FLUM) and associated rezones, and 2) take public comments on the proposed amendments and rezones; and

WHEREAS, legal notice of the public hearing was published in the Stanwood/Camano News on March 3, 2015. Environmental review was done on the proposed amendment and an Addendum No. 1 to the Final Supplemental Environmental Impact Statement for the City of Stanwood 2004 Comprehensive Plan GMA Update was issued on March 3, 2015; and

WHEREAS, the public hearing held on March 23, 2015 was closed by the Planning Commission, after hearing comments from the public. The Planning Commission moved deliberations to April 13, 2015. The Planning Commission made their unanimous recommendation of approval to City Council on the proposed amendment at their April 13, 2015 meeting; and

WHEREAS, all persons desiring to comment on the proposed amendments to Figure LU-1 Future Land Use Map (FLUM) and associated rezones were given full and complete opportunity to be heard; and

NOW THEREFORE, the Planning Commission is now satisfied that the proposed amendment is sufficiently considered, and hereby make and enter the following:

I. FINDINGS OF FACT

1. The Planning Commission adopts and incorporates the foregoing recitals as if set forth fully herein.
2. Growth Management Act (GMA) planning goals are set forth in RCW 36.70A.020. The GMA citizen participation and coordination planning goal is to "Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts" (RCW 36.70A.020(11)).
3. The Community Development Department completed the environmental review in February 2015 and an Addendum No. 1 to the Final Supplemental Environmental Impact Statement for the City of Stanwood 2004 Comprehensive Plan GMA Update on March 3, 2015 for the proposed amendments to Figure LU-

1 Future Land Use Map (FLUM) and associated rezones. The comment period for the expired on March 17, 2015.

4. The Community Development Department sent the required documents to the Department of Commerce for the state agencies 60-day review and comment period on March 2, 2015. No comments were received by any state agency prior to the public hearing. Any comments received prior to the expiration of the 60-day comment period and Council final action will be considered by the City Council. The 60-day comment period will expire on April 30, 2015.
5. The Planning Commission held its final open houses on December 8, 2015 and January 12, 2015 to review and become further familiar with proposed amendments to Figure LU-1 Future Land Use Map (FLUM) and associated rezones.
6. The Planning Commission held a public hearing to take oral and/or written comments on March 23, 2015 for the amendments. Minimal public comments were received. The Commission closed the public hearing and deliberated on the matter at their April 13, 2015 meeting.
7. The Planning Commission hereby forwards to the City Council the Planning Commission Recommendation. The Commission includes in its Findings of Fact the Figure LU-1 Future Land Use Map (FLUM) which is attached as Attachment A hereto and City of Stanwood Zoning Map which is attached as Attachment B and incorporated.
8. The Planning Commission recommendation from April 13, 2015 is outlined below and six of the seven Planning Commission members were present for voting:
 - The Planning Commission forwards their recommendation of approval with a vote of 6-0-0 based on the following recommendation; "I move to recommend City Council approve the Alternative 2 – Future Land Use Map (FLUM) (Attachment A) as the new Figure LU-1 Future Land Use Map and to recommend approval of the associated rezones (Attachment B)."
9. The Planning Commission bases its Findings of Fact and Reason for Action on the entire record of the Planning Commission, including all testimony and exhibits. Any finding, which should be deemed a Reason for Action, and any Reason for Action which should be deemed a finding, is hereby adopted as such.
10. Severability – If any section, sentence, clause or phrase of this document shall be held to be invalid or unconstitutional by the Growth Management Hearings Board, or a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of constitutionality of any other section, sentence, clause or phrase of this document. Provided, however, that if any section,

sentence, clause or phrase of this document is held to be invalid by the Board or court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the effective date of this document shall be in full force and effect for that individual section, sentence, clause or phrase as if this document had never been adopted.

II. REASON FOR ACTION

Having made the Findings set forth above, The Planning Commission makes the following conclusions:

-1-

Environmental review was done on the proposed amendments to Figure LU-1 Future Land Use Map (FLUM) and associated rezones and an Addendum No. 1 to the Final Supplemental Environmental Impact Statement for the City of Stanwood 2004 Comprehensive Plan GMA Update was issued on March 3, 2015.

-2-

The proposed 2015 Amendment was reviewed consistent with City of Stanwood Municipal Code {AMC 17.155 – Amendments and 17.157 – Comprehensive Plan}. The Planning Commission is responsible for reviewing and making recommendations to City Council on amendments.

-3-

The Planning Commission determined that the proposed 2015 Comprehensive Plan Amendment to Figure LU-1 Future Land Use Map (FLUM) and associated rezones for which a recommendation of approval were consistent with:

1. Requirements of Growth Management Act {RCW 36.70A.130 Comprehensive Plans – Review – Amendments}
2. City of Stanwood Comprehensive Plan
3. City of Stanwood Development Regulations {Chapter 17}

III. ACTION TAKEN

It is for these reasons that the City of Stanwood Planning Commission decided to recommend approval of the Comprehensive Plan Amendments to Figure LU-1 Future Land Use Map (FLUM) and associated rezones.



Jeff Laycock, Vice-Chair
City of Stanwood Planning Commission

5/4/15

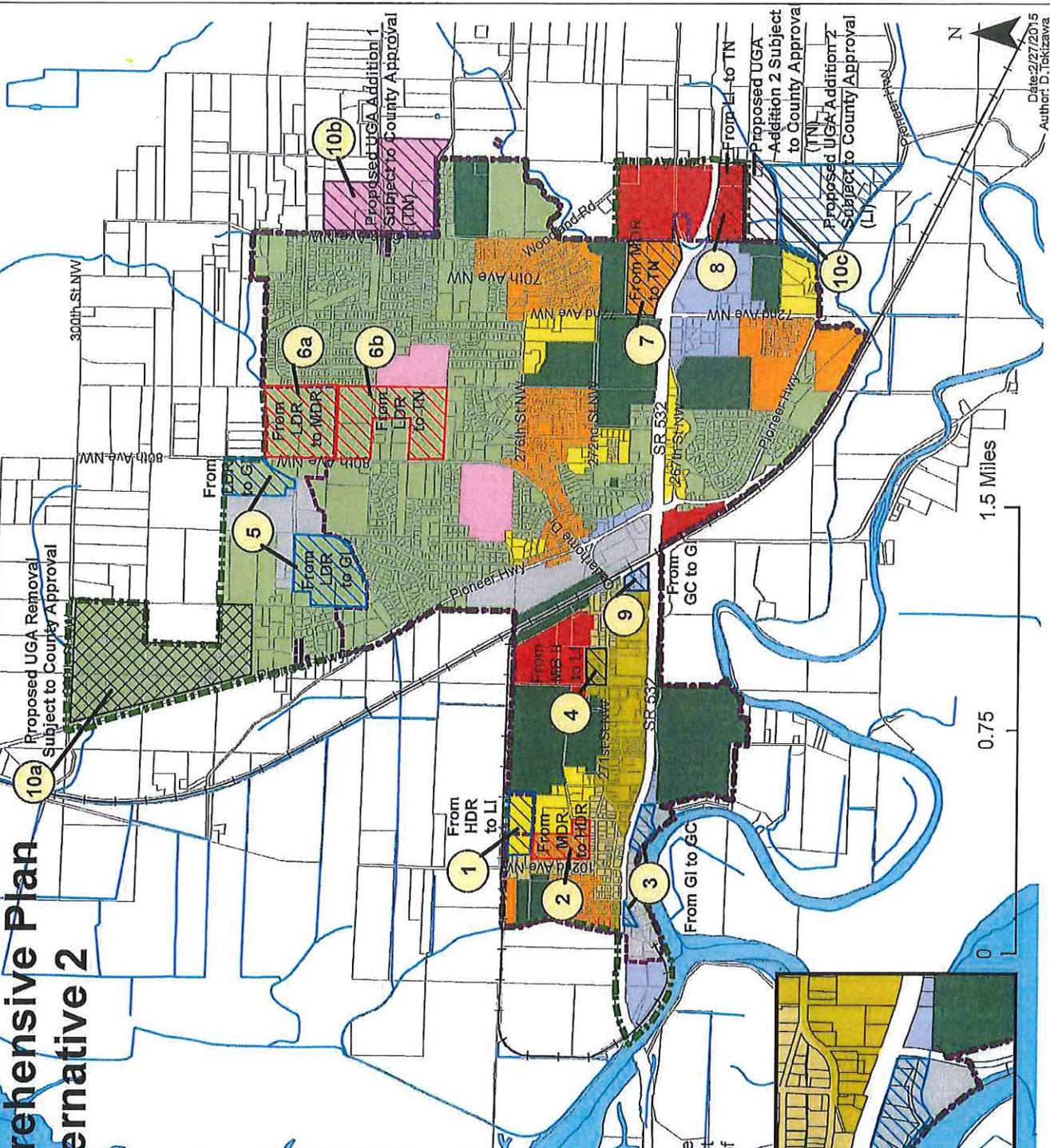
Date Signed

Attachment:

1. Figure LU-1 Future Land Use Map (FLUM)
2. City of Stanwood Zoning Map

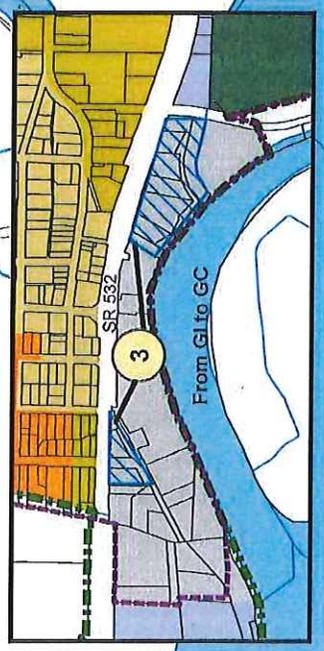
ATTACHMENT A

**Figure LU-1 Future Land Use Map
2015 Comprehensive Plan
Update: Alternative 2**



[Cross-hatch]	UGA REMOVAL
[Purple diagonal]	UGA ADDITION
[Black diagonal]	DOCKET PROPOSAL
[Red diagonal]	POTENTIAL CHANGES RESIDENTIAL ZONING
[Blue diagonal]	POTENTIAL CHANGES TO FROM INDUSTRIAL ZONING
[Green]	PF, EXISTING PUBLIC FACILITY
[Dark Green]	NB, NEIGHBORHOOD BUSINESS
[Light Green]	LDR, LOW DENSITY RESIDENTIAL 3.5-4 DU/ACRE
[Yellow-Green]	MDR, MEDIUM DENSITY RESIDENTIAL 8-10 DU/ACRE
[Yellow]	HDR, HIGH DENSITY RESIDENTIAL
[Light Blue]	GC, GENERAL COMMERCIAL
[Medium Blue]	GI, GENERAL INDUSTRIAL
[Light Purple]	LI, LIGHT INDUSTRIAL
[Red-Orange]	MBI, MAINSTREET BUSINESS I
[Orange]	MBII, MAINSTREET BUSINESS II
[Pink]	TN, TRADITIONAL NEIGHBORHOOD
[Dashed line]	CITY LIMITS
[Green outline]	STANWOOD UGA

Note: All existing overlays remain in place (AEO, HO, MPO, MXO, TO), but are not reflected on this map for the purpose of simplicity.



1.5 Miles

0.75

Date: 2/27/2015
Author: D. Tokczawa

ZONING MAP

2015 Comprehensive Plan Update: Alternative 2

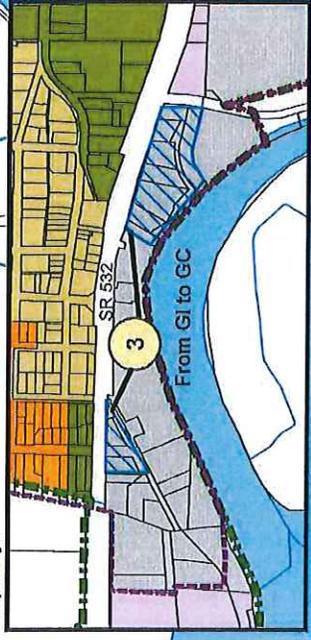


ATTACHMENT B

Note: Proposals 5, 6a and 8 are not proposed rezones. The Zoning map will be changed due to changes resulting from the Future Land Use Map (FLUM).

- UGA REMOVAL
- UGA ADDITION
- DOCKET PROPOSAL
- POTENTIAL CHANGES
- POTENTIAL CHANGES TO/FROM INDUSTRIAL ZONING
- GC, GENERAL COMMERCIAL
- GI, GENERAL INDUSTRIAL
- LI, LIGHT INDUSTRIAL
- MBI, MAINSTREET BUSINESS I
- MBII, MAINSTREET BUSINESS II
- MR, MUTL-FAMILY RESIDENTIAL
- NB, NEIGHBORHOOD BUSINESS
- SR 12.4, SINGLE-FAMILY RESIDENTIAL
- SR 5.0, SINGLE-FAMILY RESIDENTIAL
- SR 7.0, SINGLE-FAMILY RESIDENTIAL
- SR 9.6, SINGLE-FAMILY RESIDENTIAL
- TN, TRADITIONAL NEIGHBORHOOD
- CITY LIMITS
- STANWOOD UGA

Note: All existing overlays remain in place (AEO, HO, MPO, MXO, TO), but are not reflected on this map for the purpose of simplicity.



Proposed UGA Removal
Subject to County Approval
10a

300th St NW

90th Ave NW

From SR 9.6 to GI

From SR 9.6 to SR 7.0

From SR 9.6 to LI

Proposed UGA Addition 1
Subject to County Approval

Proposed UGA Addition 2
Subject to County Approval

From SR 9.6 to GI

From SR 9.6 to SR 7.0

From SR 9.6 to LI

From SR 9.6 to GI

From SR 9.6 to SR 7.0

From SR 9.6 to LI

From SR 9.6 to GI

From SR 9.6 to SR 7.0

From SR 9.6 to LI

From SR 9.6 to GI

From SR 9.6 to SR 7.0

From SR 9.6 to LI

From SR 9.6 to GI

From SR 9.6 to SR 7.0

From SR 9.6 to LI



**2015 Comprehensive Plan Amendments
Findings of Fact, Reason for Action, and
Action Taken**

PLANNING COMMISSION

<p>IN THE MATTER OF CONSIDERING AMENDMENTS TO THE COMPREHENSIVE PLAN ELEMENTS AND APPENDIXES INCLUDING:</p> <ol style="list-style-type: none"> 1. Section I - Introduction; and 2. Section II – Land Use Element; and 3. Section III – Housing Element; and 4. Section IV – Economic Development Element; and 5. Section V – Capital Facilities Element; and 6. Section VI – Transportation Element; and 7. Section VII – Utilities Element; and 8. Section VIII – Natural Features Element; and 9. Section IX – Parks, Recreation, and Open Space Plan; and 10. Appendixes. 	<p>) FINDINGS OF FACT.) PROPOSED MAP) AMENDMENTS, REVIEW RATIONALE AND RECOMMENDATIONS</p>
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WHEREAS, pursuant to requirements of the Growth Management Act {RCW 36.70A.130 Comprehensive plans - Review procedures and schedules - Amendments}; and the City of Stanwood Municipal Code {AMC 17.155 – Amendments and 17.157 – Comprehensive Plan}; the Planning Commission reviewed the proposed amendments to the City of Stanwood Comprehensive Plan; and

WHEREAS, the Planning Commission has determined that the consideration of the proposed amendment and revisions to the City of Stanwood Comprehensive Plan

elements and appendixes would promote a city purpose as established under RCW 36.70A.130 and RCW 36.70A.470; and

WHEREAS, the public review process for the 2015 Comprehensive Plan Amendment included final Planning Commission study session workshops on December 8, 2014 and January 12, 2015, the public hearing on March 23, 2015, as well as a total of 26 study sessions/open houses with the Commission to: 1) review edits to Section I – Introduction, Section II – Land Use Element, Section III – Housing Element, Section IV – Economic Development Element, Section V – Capital Facilities Element, Section VI – Transportation Element, Section VII – Utilities Element, Section VIII – Natural Features Element, Section IX – Parks, Recreation, and Open Space Plan, and Appendixes, and 2) take public comments on the proposed amendments to the elements and appendixes; and

WHEREAS, legal notice of the public hearing was published in the Stanwood/Camano News on March 3, 2015. Environmental review was done on the proposed amendment and an Addendum No. 1 to the Final Supplemental Environmental Impact Statement for the City of Stanwood 2004 Comprehensive Plan GMA Update was issued on March 3, 2015. A Determination of Non-Significance on the Transportation Plan was issued on March 3, 2015; and

WHEREAS, the public hearing held on March 23, 2015 was closed by the Planning Commission, after hearing comments from the public. The Planning Commission moved deliberations to April 13, 2015. The Planning Commission made their unanimous recommendation of approval to City Council on the proposed amendment at their April 13, 2015 meeting; and

WHEREAS, all persons desiring to comment on the proposed amendments to Section I – Introduction, Section II – Land Use Element, Section III – Housing Element, Section IV – Economic Development Element, Section V – Capital Facilities Element, Section VI – Transportation Element, Section VII – Utilities Element, Section VIII – Natural Features Element, Section IX – Parks, Recreation, and Open Space Plan, and Appendixes and complete opportunity to be heard; and

NOW THEREFORE, the Planning Commission is now satisfied that the proposed amendment is sufficiently considered, and hereby make and enter the following:

I. FINDINGS OF FACT

1. The Planning Commission adopts and incorporates the foregoing recitals as if set forth fully herein.
2. Growth Management Act (GMA) planning goals are set forth in RCW 36.70A.020. The GMA citizen participation and coordination planning goal is to “Encourage the involvement of citizens in the planning process and ensure

coordination between communities and jurisdictions to reconcile conflicts" (RCW 36.70A.020(11)).

3. The Community Development Department completed the environmental review in February 2015 and an Addendum No. 1 to the Final Supplemental Environmental Impact Statement for the City of Stanwood 2004 Comprehensive Plan GMA Update on March 3, 2015 for the proposed amendments to Section I – Introduction, Section II – Land Use Element, Section III – Housing Element, Section IV – Economic Development Element, Section V – Capital Facilities Element, Section VI – Transportation Element, Section VII – Utilities Element, Section VIII – Natural Features Element, Section IX – Parks, Recreation, and Open Space Plan, and Appendixes. The comment period expired on March 17, 2015. A Determination of Non-Significance was issued on March 3, 2015 for the Transportation Plan and no comments or appeals were filed.
4. The Community Development Department sent the required documents to the Department of Commerce for the state agencies 60-day review and comment period on March 2, 2015. No comments were received by any state agency prior to the public hearing. Any comments received prior to the expiration of the 60-day comment period and Council final action will be considered by the City Council. The 60-day comment period will expire on April 30, 2015.
5. The Planning Commission held its final open houses on December 8, 2015 and January 12, 2015 to review and become further familiar with proposed amendments to Section I – Introduction, Section II – Land Use Element, Section III – Housing Element, Section IV – Economic Development Element, Section V – Capital Facilities Element, Section VI – Transportation Element, Section VII – Utilities Element, Section VIII – Natural Features Element, Section IX – Parks, Recreation, and Open Space Plan, and Appendixes.
6. The Planning Commission held a public hearing to take oral and/or written comments on March 23, 2015 for the amendments to the City of Stanwood Comprehensive Plan. Minimal public comments were received. The Commission closed the public hearing and deliberated on the matter at their April 13, 2015 meeting.
7. The Planning Commission hereby forwards to the City Council the Planning Commission Recommendation. The Commission includes in its Findings of Fact the proposed edits to the City of Stanwood's Comprehensive Plan which is attached as Attachment A and incorporated.
8. The Planning Commission recommendation from April 13, 2015 is outlined below and six of the seven Planning Commission members were present for voting:
 - The Planning Commission forwards their recommendation of approval with a vote of 6-0-0 based on the following recommendation; "I move to

recommend City Council approve the proposed edits for the 2015 Periodic Update of the City of Stanwood's Comprehensive Plan and allow for staff to make any final adjustments/edits."

9. The Planning Commission bases its Findings of Fact and Reason for Action on the entire record of the Planning Commission, including all testimony and exhibits. Any finding, which should be deemed a Reason for Action, and any Reason for Action which should be deemed a finding, is hereby adopted as such.
10. Severability – If any section, sentence, clause or phrase of this document shall be held to be invalid or unconstitutional by the Growth Management Hearings Board, or a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of constitutionality of any other section, sentence, clause or phrase of this document. Provided, however, that if any section, sentence, clause or phrase of this document is held to be invalid by the Board or court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the effective date of this document shall be in full force and effect for that individual section, sentence, clause or phrase as if this document had never been adopted.

II. REASON FOR ACTION

Having made the Findings set forth above, The Planning Commission makes the following conclusions:

-1-

Environmental review was done on the proposed amendments to Section I – Introduction, Section II – Land Use Element, Section III – Housing Element, Section IV – Economic Development Element, Section V – Capital Facilities Element, Section VI – Transportation Element, Section VII – Utilities Element, Section VIII – Natural Features Element, Section IX – Parks, Recreation, and Open Space Plan, and Appendixes and an Addendum No. 1 to the Final Supplemental Environmental Impact Statement for the City of Stanwood 2004 Comprehensive Plan GMA Update was issued on March 3, 2015 and a Determination of Non-Significance was issue on March 3, 2015 and no comments or appeals were received.

-2-

The proposed 2015 Comprehensive Plan Amendments were reviewed consistent with City of Stanwood Municipal Code {AMC 17.155 – Amendments and 17.157 – Comprehensive Plan}. The Planning Commission is responsible for reviewing and making recommendations to City Council on amendments.

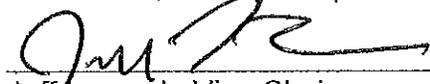
-3-

The Planning Commission determined that the proposed 2015 Comprehensive Plan Amendment to the elements and appendixes for which a recommendation of approval were consistent with:

1. Requirements of Growth Management Act {RCW 36.70A.130 Comprehensive Plans – Review – Amendments}
2. City of Stanwood Comprehensive Plan
3. City of Stanwood Development Regulations {Chapter 17}

III. ACTION TAKEN

It is for these reasons that the City of Stanwood Planning Commission decided to recommend approval of the 2015 Periodic Update to the City of Stanwood's Comprehensive Plan Amendments to Section I – Introduction, Section II – Land Use Element, Section III – Housing Element, Section IV – Economic Development Element, Section V – Capital Facilities Element, Section VI – Transportation Element, Section VII – Utilities Element, Section VIII – Natural Features Element, Section IX – Parks, Recreation, and Open Space Plan, and Appendixes.



Jeff Laycock, Vice-Chair
City of Stanwood Planning Commission

5/4/15

Date Signed

Attachment:

1. City of Stanwood 2015 Comprehensive Plan

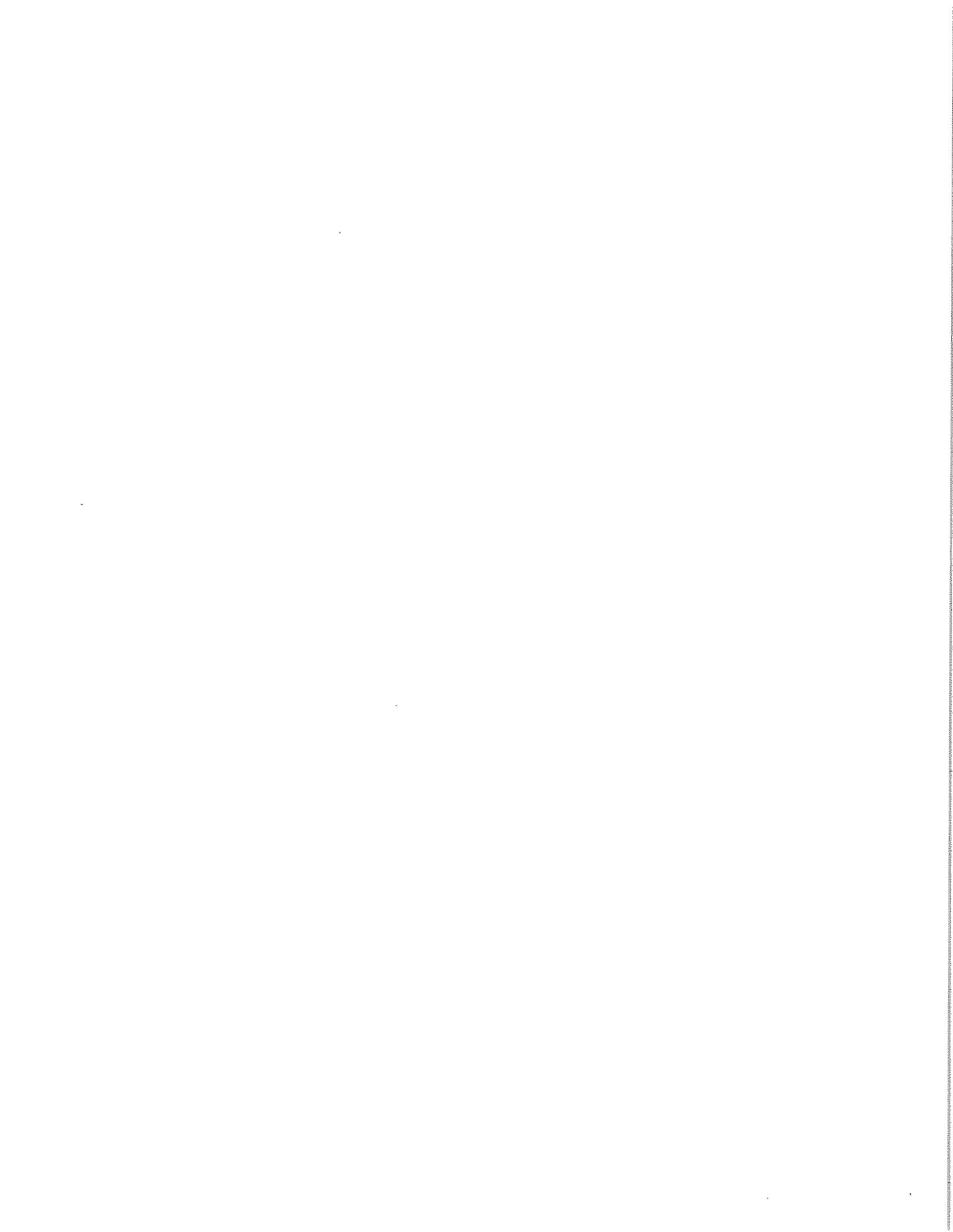
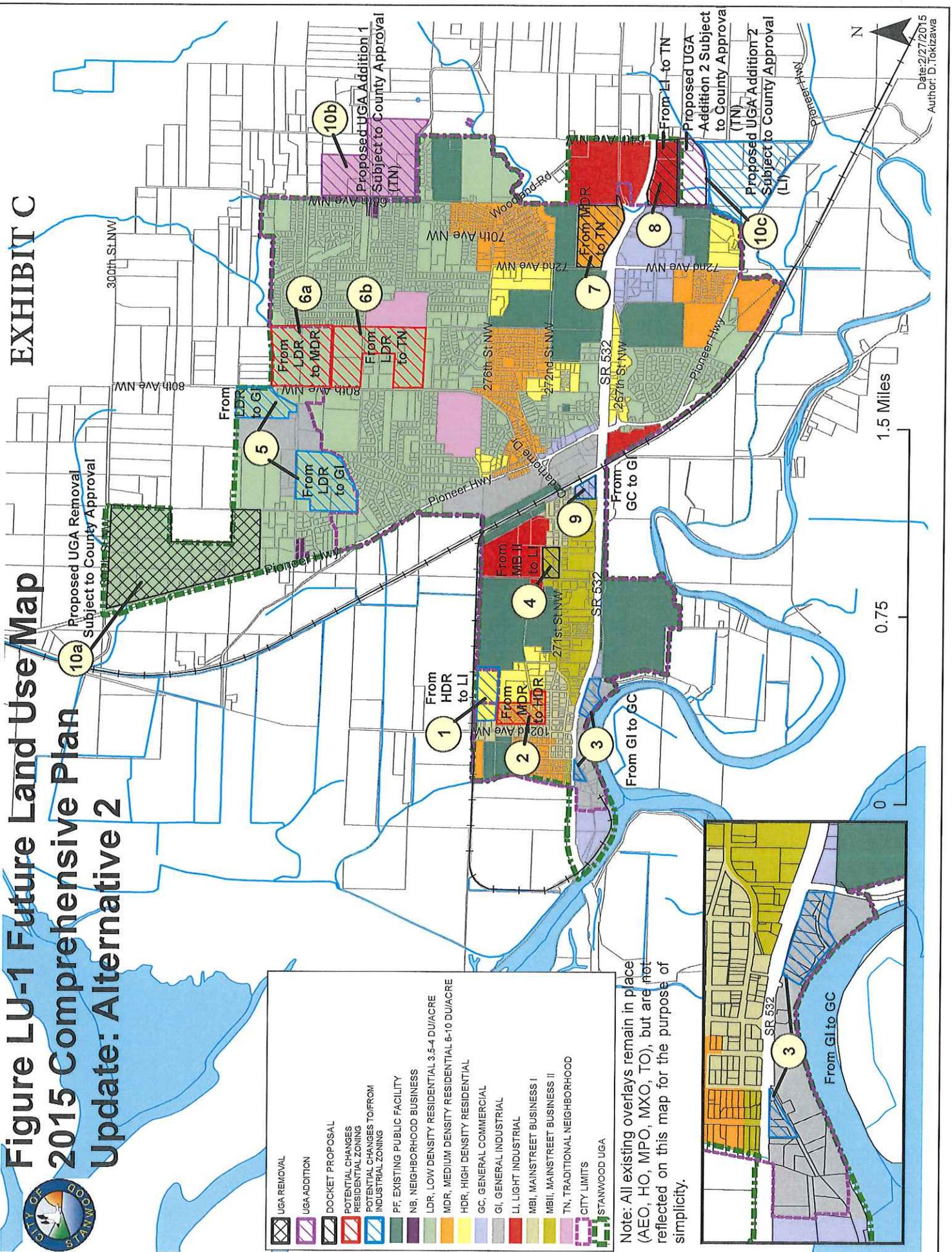
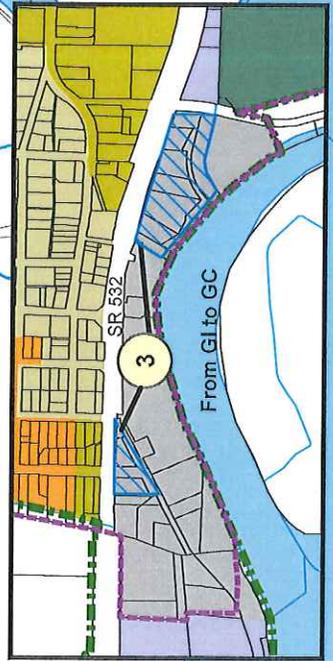


Figure LU-1 Future Land Use Map 2015 Comprehensive Plan Update: Alternative 2



	UGA REMOVAL
	UGA ADDITION
	DOCKET PROPOSAL
	POTENTIAL CHANGES
	POTENTIAL CHANGES TO FROM
	INDUSTRIAL ZONING
	PF, EXISTING PUBLIC FACILITY
	NB, NEIGHBORHOOD BUSINESS
	LDR, LOW DENSITY RESIDENTIAL 3.5-4 DU/ACRE
	MDR, MEDIUM DENSITY RESIDENTIAL 6-10 DU/ACRE
	HDR, HIGH DENSITY RESIDENTIAL
	GC, GENERAL COMMERCIAL
	GI, GENERAL INDUSTRIAL
	LI, LIGHT INDUSTRIAL
	MBI, MAINSTREET BUSINESS I
	MBII, MAINSTREET BUSINESS II
	TN, TRADITIONAL NEIGHBORHOOD
	CITY LIMITS
	STANWOOD UGA

Note: All existing overlays remain in place (AEO, HO, MPO, MXO, TO), but are not reflected on this map for the purpose of simplicity.



ZONING MAP

2015 Comprehensive Plan Update: Alternative 2

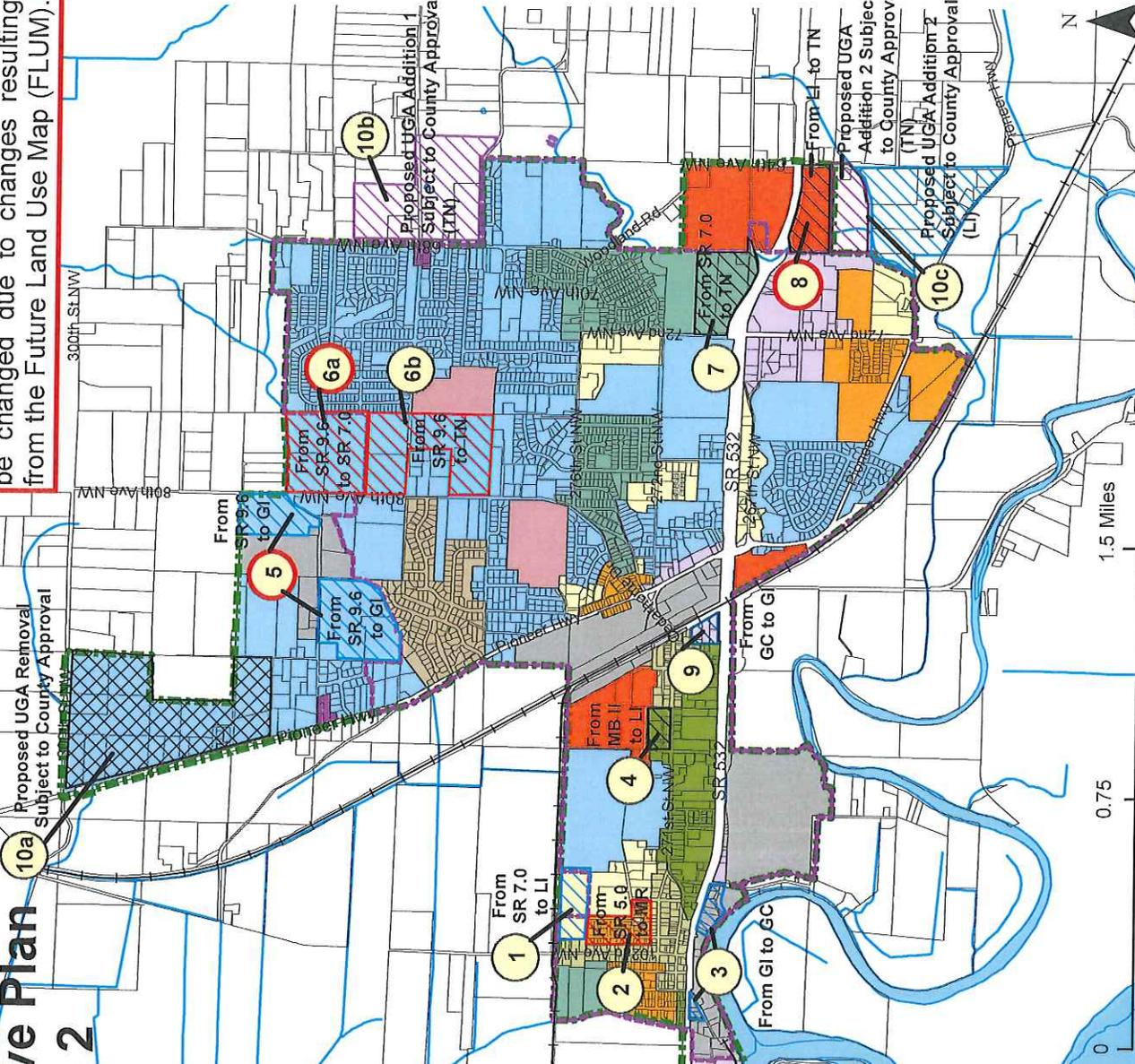
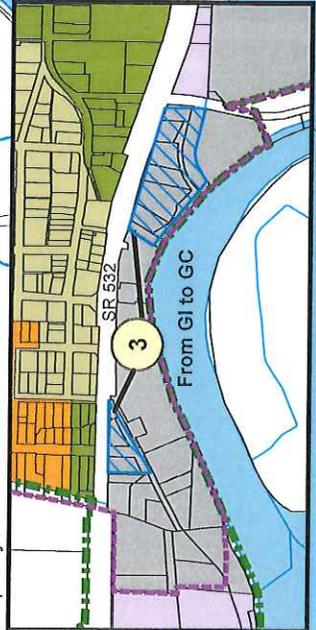


EXHIBIT C

Note: Proposals 5, 6a and 8 are not proposed rezones. The Zoning map will be changed due to changes resulting from the Future Land Use Map (FLUM).

- UGA REMOVAL
- UGA ADDITION
- DOCKET PROPOSAL
- POTENTIAL CHANGES
- POTENTIAL ZONING
- POTENTIAL CHANGES TO/FROM INDUSTRIAL ZONING
- GC, GENERAL COMMERCIAL
- GI, GENERAL INDUSTRIAL
- LI, LIGHT INDUSTRIAL
- MBI, MAINSTREET BUSINESS I
- MBII, MAINSTREET BUSINESS II
- MR, MULTI-FAMILY RESIDENTIAL
- NB, NEIGHBORHOOD BUSINESS
- SR 12.4, SINGLE-FAMILY RESIDENTIAL
- SR 5.0, SINGLE-FAMILY RESIDENTIAL
- SR 7.0, SINGLE-FAMILY RESIDENTIAL
- SR 9.6, SINGLE-FAMILY RESIDENTIAL
- TN, TRADITIONAL NEIGHBORHOOD
- CITY LIMITS
- STANWOOD UGA

Note: All existing overlays remain in place (AEO, HO, MPO, MXO, TO), but are not reflected on this map for the purpose of simplicity.



1.5 Miles

0.75