

SECTION II - LAND USE ELEMENT

Purpose / Introduction

The Land Use Element of Stanwood's Comprehensive Plan specifically considers the general distribution and location of land uses, as well as the appropriate intensity and density of land uses, given current development trends.

Land Use Goals and Policies

The Land Use Element specifically considers the distribution and location of land uses within the city limits, and as growth occurs, in the Urban Growth Area. The Land Use Element describes trends, future needs, and the general character of Stanwood. The land use patterns are what determine the character of the City and the types of locations, type of future development and redevelopment that will occur. Land use determines where people in the City will reside, shop and work. It also affects the traffic patterns and the ability or inability to effectively alter those patterns over time.

The Growth Management Act lists planning goals that are to guide the development and adoption of a comprehensive plan and development regulations. This section of the City's comprehensive plan provides the means for achieving and maintaining desirable land use balances over a long period of time.

Goal

LUG-1 - To plan current and future land uses in accordance with the Washington State Growth Management Act and the values and vision of Stanwood residents and business people.

Policies

LUP-1.1 - Infill development should be directed to urban areas that are determined to be either underdeveloped or underutilized.

LUP-1.2 - Continue to participate in regional planning efforts, such as Snohomish County Tomorrow.

LUP-1.3 - Identify reasonable measures, as described by Snohomish County Tomorrow's Final Reasonable Measures Report, to ensure the infill of development in the existing city and UGA.

Goals

LUG-2 - To continue the unique identity of Stanwood's residential and commercial neighborhoods as new development occurs.

LUG-3 - To preserve Stanwood's character, scale, and neighborhood quality as new development occurs.

Policies

LUP-3.1 - The City hereby adopts the *Residential Handbook for Snohomish County Communities* as its design guidelines. All development in the Mainstreet Commercial and Multi-Family land use designations, as well as Planned Residential Developments (PRDs), shall be subject to these guidelines. Site plans will be required of any proposed projects in these zones to ensure consistency.

LUP-3.2 - Development should remain single family housing units with some multi-family development in the appropriate residential zones. Limited commercial and industrial development would complement the small town character of Stanwood.

Downtown

Goal

LUG-4 - Implement the concepts as developed by the Design Stanwood master planning process (see the Downtown Sub-Element in this chapter for details).

Policies

LUP-4.1 - Continue to work with members of the community, including the ongoing Design Stanwood organization, property owners, the Chamber of Commerce, any downtown associations formed in the future, and non-profit organizations, on implementation of Design Stanwood.

LUP-4.2 - Develop a marketing plan consistent with the downtown sub-element in to order proactively assist land owners and developers to find downtown land on which to put appropriate uses.

LUP-4.3 - Stimulate public and private financing of downtown improvement projects for immediate and long-term objectives of the revitalization program.

LUP-4.4 - Encourage cooperative downtown improvement planning and implementation efforts between the City, the Chamber of Commerce and business owners.

Goal

LUG-5 – To create a connection between east and west business districts, while recognizing their historical roots and differences.

Policies

LUP- 5.1 – Create three individualized districts – Old West End, Central Commons, and East Stanwood.

LUP- 5.2 – Design district development regulations to encourage the following:

- a. A mix of eclectic uses in Old West End;
- b. Civic, institutional, non-profit uses in the Central Commons; and
- c. Old-town shopping and transit-oriented uses in the East End.

LUP-5.3 – Encourage and provide incentives for property owners to facilitate the improvement of deteriorating facades, signage and general outside appearance. Base the improvements on the design characteristics of the downtown. The design could include proposed sign awning design, color schemes and related improvements. Use design improvements as a marketing tool to promote the downtown retail core.

LUP-5.4 – Utilize the wide right-of-way on the south side of 271st to create a green space and sidewalk/trail that unifies the frontages between the east and west ends.

LUP- 5.5 - Rehabilitate and revitalize the downtown by using adaptive reuse of existing commercial structures, preservation of historic sites and structures, and restoration of prominent places and features to ensure economic viability and community stability.

LUP-5.6 - Require new commercial development proposals to include the design and construction of walkways and/or sidewalks to integrate and link to commercial activities and other neighborhoods.

Goal

LUG-6 - To enhance the "quality of entry" to the city along SR 532.

Policies

LUP-6.1 - Develop a unified signage plan that establishes the gateways to downtown and also directs people to districts and facilities.

LUP-6.2 - Add historical street signs to existing street signs to recognize and strengthen the historical character of downtown.

LUP-6.3 - Develop design guidelines that control or direct development along SR 532 to minimize the appearance of a strip mall.

LUP-6.4 - Discourage the proliferation of backlit pole signs along SR 532.

LUP-6.5 - Promote clustering of commercial development, with building setbacks along SR 532.

LUP-6.6 - Maintain open space along SR 532, particularly the south side of SR 532 between 88th and 98th Streets.

LUP-6.7 - Encourage the planting of street trees and work with the Washington State Department of Transportation and property owners to provide street trees on SR 532.

LUP-6.8 - Work with WSDOT to reduce the speed limit in the downtown.

LUP-6.9 - See also goals and policies in the Transportation Element related to downtown.

Goal

LUG-7 - Encourage pedestrian mobility in downtown.

Policies

LUP-7.1 – Encourage a compact community business district to facilitate easy pedestrian and bicycle access between shops, buildings and other neighborhoods within the urban growth areas.

LUP-7.2 – Provide for pedestrian sidewalks along SR 532.

LUP-7.3 – Reduce the proliferation of driveways by encouraging shared access.

LUP-7.4 – Support the development of a transit center in East Stanwood, which could provide a future railroad station and bus terminal.

LUP-7.5 – Encourage buildings to be located close to streets and parking areas to be located behind the buildings.

Residential Land (See also Housing Element for Goals and Policies)

Goal

LUG-8 - Preserve views.

Policies

LUP-8.1 - Encourage development that does not monopolize prime views.

LUP-8.2 - Maintain building height limitations as provided in the Zoning Code.

Commercial Land

Goal

LUG-9 - To develop Stanwood's commercial and industrial base as a geographical center.

Policies

LUP-9.1 - Where appropriate, encourage the development of efficient and aesthetic highway commercial areas.

LUP-9.2 - Encourage clustering of commercial land uses near intersections or near existing commercial areas.

LUP9.3 - Encourage commercial infill.

Industrial Land

Goal

LUG-10 - Discourage conflicts with abutting land uses.

Policies

LUP-10.1 - Discourage industrial development that interferes with residential and commercial land uses in close proximity.

LUP-10.2 - The negative impacts of noise, light, glare, dust and other effects must be mitigated when considering the development of an industry.

LUP-10.3 - Install adequate landscape or structural buffers to separate differing land uses from the adverse impacts of industrial development.

LUP-10.4 - Provide for sexually-oriented business to be located in an adult entertainment zoning overlay.

LUP-10.5 - Protect existing industry from possible future land use conflicts.

LUP-10.6 - In the event that a general aviation airport is located in or proposed for location within or adjacent to the city limits, the city shall comply with RCW 36.70A.510 and 36.70.547.

Goal

LUG-11 - Encourage industry to share/coordinate collective infrastructure.

Policies

LUP-11.1 - Encourage local industry to share facilities such as internal roadways, parking facilities, and rail access.

LUP-11.2 - Incorporate open space and recreation opportunities such as linear parks and pedestrian/bicycle trails in industrial developments.

LUP-11.3 - Encourage clustering industrial land uses adjacent to existing industrial development centers.

Goal

LUG-12 - Protect available industrial land from redevelopment for other uses.

Policies

LUP-12.1 - Over the next 20 years concentrate industrial development in the existing industrial centers while utilizing and enhancing the City's capital facilities and public utilities.

LUP-12.2 - Encourage industrial land uses in the vicinity of the Burlington Northern Railroad tracks to better utilize existing industrial land.

LUP-12.3 - Discourage commercial land use, or other allowable land uses in the limited industrial areas.

Goal

LUG-13 - Promote additional industrial area.

Policies

LUP-13.1 - The amount of land planned and allocated for industrial use should be reasonably scaled to meet the demonstrated demand.

LUP-13.2 - Ensure that the land supply necessary for 20-year employment projection is available.

Urban Growth Areas

Goal

LUG-14 - Promote coordinated and efficient growth within the Stanwood Urban Growth Area (UGA).

Policies

LUP-14.1 - Major new development may only occur within the UGA to the northeast of town or to the east along existing major transportation routes outside the floodplain.

LUP-14.2 - Concentrate new growth within or adjacent to existing development in the Stanwood UGA.

LUP-14.3 - Consider these criteria when determining commercial land use designations in the Stanwood UGA:

Proposed development will be serviced with available/proposed extension of city capital facilities and utilities. Promote residential in-fill near downtown and create residential "villages/centers" near or around small commercial nodes in the UGA. Proposed development shall be compatible with existing and planned land uses.

LUP-14.4 - The City will consider the public input/recommendations for the density of land that suits the community of Stanwood, while still meeting Growth Management Act mandates.

LUP-14.5 - The City shall neither propose nor accept annexation outside the current Urban Growth Boundary, as delineated in cooperation with Snohomish County Tomorrow.

LUP-14.6 - Collaborate with other jurisdictions within the UGA at least once every ten years to evaluate the effectiveness of the adopted Urban Growth Boundary.

LUP-14.7 - Ensure the equitable distribution of the costs of growth. Use tools such as impact fees and plant investment charges to provide funds for necessary infrastructure improvements.

Growth Plan

Goal

LUG-15 - To extend cost-effective high quality municipal services throughout the unincorporated portion of the City's adopted Urban Growth Area (UGA).

Policies

LUP-15.1 - Unincorporated areas within the UGA must annex to Stanwood to receive a full range of city-provided services.

LUP-15.2 - At the prerogative of the City Council, limited City services may be extended into the UGA without annexation under the following conditions.

- A. Annexation into the City is either impossible or unfeasible.
- B. Any new development will meet City standards as determined by the City Council.
- C. The extension of utilities into the UGA will solve a health and environmental safety issue.

LUP-15.3 - Within the UGA, collaborate with adjacent Snohomish County and consult with affected residents in the designation of potential annexation areas.

LUP-15.4 - The immediate areas for annexation to Stanwood should include the territory contiguous with boundaries of the City such as:

- A. Peninsulas and islands of unincorporated lands;
- B. Neighborhoods where municipal type services have been extended;
- C. Lands subject to development pressure;
- D. Developed areas where urban type services are needed to correct health and safety related problems.

LUP-15.5 - Evaluate proposed annexations based on the following criteria:

- A. The ability of the City to provide public services at the City's adopted levels of service within the six-year timelines allowed under concurrency.

- B. The annexation would facilitate an appropriate balance between the provision of jobs and the availability of housing.
- C. The annexations would simplify governmental structure in annexing areas and the resultant City of Stanwood.
- D. The relative costs to serve the proposed annexation versus the revenue to be derived from the annexation (a negative net revenue projection by itself should not be considered grounds for disapproval).
- E. The annexation would result in future improvements to the resultant City of Stanwood services through potential enhancements of levels of service or through elimination of duplication services. Services include water, sanitary sewers, storm water drainage, utility drainage basins, transportation, park and open space, library, and public safety.
- F. The annexation would include those who already use City services or who impact City infrastructure.
- G. Annexation boundaries would facilitate the efficient delivery of emergency and public services.
- H. The annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island.
- I. The annexation would follow logical boundaries, such as streets, waterways, neighborhoods, or substantial topographic changes.
- J. The Annexation would create logical city boundaries and not create unincorporated islands or irregular municipal boundaries.

LUP-15.6 - Applicants for annexations are encouraged to apply jointly with other interested property owners or residents to reduce costs for the applicants and enable the City to process annexation applications more efficiently. However, individual property owners should not be precluded from pursuing annexation.

LUP-15.7 - City staff should conduct an assessment report of the environmental impacts, costs to provide service and of the tax revenues, which would be generated in the area. The City recognizes that these impacts are only a few of several criteria to be evaluated, and must be balanced with other annexation policy goals such as providing public service, governmental structure, or infrastructure.

LUP-15.8 - Individual annexation areas should be part of logical, orderly growth for the City and should avoid irregular boundaries. Islands of unincorporated areas and City peninsulas should be avoided. Peninsulas should be allowed only if needed to serve other areas. Lands closest to City boundaries should annex before areas further out.

LUP-15.9 - Annexation proponents requesting different zoning designation other than that shown on comprehensive land use and zoning maps should apply for a particular zone amendment concurrently with the annexation proposal. The zoning application should be processed as a regular rezone and the rezone ordinance decided concurrently with the City Council approval of the annexation. Amendments to zoning / land use classification can only be applied for during the Comprehensive Plan amendment process as outlined on pages INTRO-8 and -9 of this plan.

LUP-15.10 - Funding Public Facilities in Annexed Areas:

- A. The property owners of the annexation area should fund the public facility improvements necessary to serve new development. The funding requirements shall be consistent with applicable Stanwood policies and regulations.
- B. The city may annex areas that require public facility improvements to correct health and safety related problems.
- C. If an area annexing to Stanwood has public facilities that do not meet city standards and the property owners of the annexation area want to improve the facilities to meet City standards, the property owners of the annexation area will fund those improvements, or the proportion of those improvements, that do not have a citywide benefit.
- D. Public facility improvements within annexed areas that have a citywide benefit may be considered for funding through City revenues as part of the Stanwood capital facilities and improvements planning processes.

LUP-15.11 - Existing development within newly annexed areas should have a full level of services (such as streets, utilities, public safety, parks) at the time of annexation or as soon as practicable thereafter.

LUP-15.12 - Both sides of streets and roads, including rights-of-way should be made part of an annexation.

LUP-15.13 - Explore creative ways to facilitate the transition of government services, especially public safety, transportation, parks and recreation, land use and development.

LUP-15.14 - Ensure that the public is provided information and opportunities to evaluate and have input on decisions related to service delivery and boundary change associated with annexations.

LUP-15.15 - The City shall not extend utilities outside of the UGA Boundary unless necessitated by a public health and environmental safety issue.

Land Use Designations

Goal

LUG-16 - Future land use designations shall ensure the optimum use of the land for present and future generations while minimizing the threat to the natural environment.

Policies

LUP-16.1 - Plan for a balanced mix of land uses based on land availability and the capacity to provide public services.

LUP-16.2 - The City shall maintain the Comprehensive Plan Future Land Use Map (FLUM) (see Figure LU-1). All zoning shall be consistent with this FLUM.

LUP-16.3 - Land uses shall be categorized by the following designations. It is intended that these definitions be utilized either separately where only one type of land use is determined to be appropriate, and any combination where more than one type of land use is determined to be appropriate.

A. Low Density Residential (3.5 to 5 dwelling units per acre).

This designation shall provide primarily for single-family residential development at a densities of 3.5 (in existing SR 12.4 zones only), and 4 dwelling units per acre. Compatible uses such as other large lot single family residential, hobby farms, schools, or churches are allowed. This land use designation shall apply to existing lands developed under this designation.

B. Medium Density Residential (6-11 dwelling units per acre).

This designation shall provide for primarily single family, duplex and triplex residential development at a range of densities between 6 and 11 dwelling units per acre and compatible uses such as schools, churches and

daycare centers where the full range of public facilities and services to support urban development exists. Integration of dwelling units in multiple family configurations may be appropriate if compatibility with nearby existing single family development can be achieved.

C. High Density Residential (12-24 dwelling units per acre).

This designation shall provide more multi-family residential development at a range of densities between 12 and 24 dwelling units per acre plus compatible uses such as schools, churches, and daycare centers where a full range of public facilities and services to support urban development exists. Generally, this designation is appropriate for land which is located convenient to principle arterials and to business and commercial activity centers.

D. NB (Neighborhood Business).

This designation shall comprise retail and service businesses which serve the limited convenience shopping and personal service needs of the immediate surrounding neighborhood.

E. MB (Mainstreet Business I).

The intent of the Mainstreet Business I land use designation is to create a dense, mixed use, pedestrian-friendly shopping environment reminiscent in design and uses to a turn-of-the-century downtown. This designation applies to the old east and west ends of downtown Stanwood. Storefronts are encouraged to be located at the edge of sidewalks (adjacent to road rights-of-way). Developments should be designed so that shoppers are less dependent on the automobile. Auto-oriented uses are highly restricted. In general, zero lot line development shall be maintained with store fronts and common walls. Parking shall be located on the street or to the rear of buildings. On-street parking will be on both sides of the street, and diagonal in the east end. Public parking areas may be necessary to assist people in leaving their cars and traveling on foot. Residential uses are limited to locating above ground-floor commercial developments.

F. MB II (Mainstreet Business II).

The intent of the Mainstreet Business II land use designation is to create an area of less intense commercial uses than the MB I designated areas of Stanwood. MB II is proposed to include high density commercial, office and other business functions to provide a full range of business activities and urban services in the center of downtown Stanwood. Mixed use and high density residential uses are also encouraged. This designation allows for more auto-oriented land uses.

H. GC (General Commercial).

This designation comprises more intensive retail and service uses than described in the MB II designation above. General commercial uses typically require outdoor display and/or storage of merchandise that tend to generate noise as part of the operation. Such uses include, but are not limited to, auto, boat and recreational vehicle sale lots, tire and muffler shops, equipment rental, mini-warehouses and vehicle storage. Many of the businesses allowed in the MB II district are also allowed in this district.

H. LI (Light Industrial)

The intent of the Light Industrial land use designation is to create a district that permits activities involved in the manufacture, repair, or service of goods, or products that are conducted with minimal adverse impact on the environment and the general community. The LI zone is intended to accommodate a variety of light industrial uses and protect this area from other uses that may interfere with the purpose and efficient operation of the light industrial complexes. Industrial, commercial, retail business or agricultural uses desiring to locate in the LI zone must meet the architectural and performance standards for this district. The LI uses shall not adversely affect the health and safety of adjacent non-industrial and residential neighborhoods.

I. GI (General Industrial)

This designation comprises more intensive industrial type uses which are not permitted in the Light Industrial zone and do not conform to the LI architectural and performance standards. Some activities would require

equipment, devices or technology for the control of odors, dust, fumes, smoke, noise, or other wastes and/or by-products. If uncontrolled, these by-products would contaminate the environment to a degree that would exceed the acceptable limits established by competent and recognized public and quasi-public agencies. Examples of potential GI land uses would be animal slaughtering, care of livestock, storage, manufacturing or sale of highly volatile or otherwise hazardous substances or materials. The GI uses shall not adversely affect the health and safety of adjacent non-industrial and residential neighborhoods.

J. PF (Public Facilities)

This designation is applied to lands that are used as public utilities and facilities, including parks, schools, railroad, and the waste water treatment plant.

K. CCO (Civic Commons Overlay)

The intent of this land use designation is to provide for civic and public land uses in the center of downtown Stanwood (e.g. city hall, community center, library, school district, non-profit businesses). Affordable housing may also be accommodated in existing bungalows. Greenways will provide pedestrian access and connect public buildings and parking.

L. AEO (Adult Entertainment Overlay)

This land use designation is designed to allow uses classified as adult entertainment in an appropriate area of the city. In the area(s) allowing adult entertainment, all permitted uses established in the underlying land use designation shall be allowed (except where specified land use conflicts may arise).

M. MUO (Mixed Use Overlay)

The intent of the Mixed Use Overlay is to create areas in which residential units at a density not to exceed 24 units per acre are developed over commercial uses and parking garages. This designation is meant to encourage the development of high-density multi-family housing (a) close to transportation facilities, public services and employment centers; and (b) in vibrant commercial areas. Mixed use developments will increase the range of housing choices available, encourage pedestrian-oriented development, reduce automobile dependency, and improve sense of

community. In the areas allowed for mixed use, all uses allowed in the underlying land use designation will be permitted, except where specified land use conflicts may arise.

N. TO (Transit Overlay)

The intent of this land use designation is to encourage convenient use of other forms of transportation besides the automobile, including bicycles, trains, buses, para-transit, and walking. Carpooling is also encouraged, and easy pedestrian access to shopping is provided. Uses allowed in this zone include public transit stations, park-and-ride lots, personal service establishments, and small-scale retail. In the areas allowed for transit-oriented development, all uses allowed in the underlying land use designation will be permitted, except where specified land use conflicts may arise.

O. Master Plan Overlay (MPO)

The purpose of the Master Plan Overlay is to ensure early coordination and planning for certain key commercial areas that provide gateways to the City of Stanwood are particularly important to the city's image and future development. The intent of the overlay is to provide for an early planning process that guarantees appropriate development under the intent and regulations of the underlying zoning district as defined in the city's comprehensive plan and the city's zoning code. Properties designated with the MPO are required to annex and develop a master plan for the site prior to issuance of permits or certificates of availability for utilities.

P. Traditional Neighborhood Overlay (TNO)

The purpose of the traditional neighborhood overlay is to designate property specifically identified by the planning commission for preferred development under the city's traditional neighborhood alternative code (SMC 17.95.010 through .070). The Traditional Neighborhood Alternative Code (TNAC) was developed to provide an alternative to residential properties in the Low Density areas (SR 9.6) to develop in a higher density, mixed-use fashion more typical of older neighborhoods. It features requirements for common open space, through streets, affordable housing and a mix of housing types. Property with the traditional

neighborhood overlay is particularly encouraged to develop under the process and regulations detailed in those sections of the TNAC.

Goals

LUG-17 - City shall not take land for public use without just compensation.

LUG-18 - City shall attempt to process applications for state and local permits in a timely and fair manner to ensure predictability.

LUG-19 - Promote retention of open space and recreational opportunities.

LUG-20 - Encourage preservation of lands, sites, and structures of historic significance.

Policies

LUP-20.1 - Inventory and document historical and cultural sites.

LUP-20.2 - Encourage property owners to engage in restoration of historic properties and buildings.

Agricultural and Resource Lands

Goal

LUG-21 - Designate and protect any existing agricultural lands within the city, and protect existing agricultural land within the City and UGA and abutting the UGA boundary.

Policies

LUP-21.1 - Allow for the preservation of existing agricultural lands and the establishment of new agricultural lands in the SR 12.4 zone.

LUP-21.2 - Limit incompatible land uses adjacent to existing agricultural lands.

Goal

LUG-22 – Designate any existing forest and resource lands within the city, and protect forest and resource lands within the city and UGA and abutting the UGA boundary.

Policy

LUP-22.1 – Limit any incompatible land uses adjacent to existing and designated forest and resource lands in the city or lands in the UGA.

Amendments

Goal

LUG-23 - Provide an amendment process that allows for annual updates of this Comprehensive Plan.

Policies

LUP-23.1 – Follow application and procedures for amending the Comprehensive Plan as established by SMC 17.157.

LUP-23.2 - Approve amendments that meet the following criteria:

- A. The amendment bears a substantial relation to the public health, safety, or welfare;
- B. The amendment is warranted because of changed circumstances or because of a need for additional property in the proposed Comprehensive Plan designation or because the proposed amendment is appropriate for reasonable development of the subject property;
- C. The subject property is suitable for development in conformance with standards under the proposed Comprehensive Plan designation;
- D. The amendment will not be materially detrimental to uses or property in the immediate vicinity of the subject property;
- E. The proposed Comprehensive Plan amendment has merit and value for the community as a whole; and
- F. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan.

LUP-23.3 – Approve only those zoning amendments that are consistent with and implement this Comprehensive Plan.

LUP-23.4 – All amendments to the City’s Comprehensive Plan and development regulations shall ensure early and continuous public participation as formalized in a public participation program, per RCW 36.70A.140.

LUP-23.5 – The City shall ensure coordination of Comprehensive Plans by requesting input from other agencies with jurisdiction during the drafting process, or at a minimum, by requesting comments during the state and public review periods.

Essential Public Facilities

LUG-24 – Provide for the siting of essential public facilities, as dictated by GMA. (An interlocal agreement was executed between the City of Stanwood and Snohomish County on June 27, 2001. The purpose of this document is to develop a common siting process for essential public facilities. This document is adopted by reference.) The following Snohomish County Goals and Policies are applicable.

GOAL CF 11 Facilitate the siting of essential public facilities sponsored by public or private entities and whose location within unincorporated areas may be appropriate.

Objective CF 11.A Secure a consensus of Snohomish County jurisdictions on a design for a common siting process.

CF Policy 11.A.1 The county shall follow the Process for Siting Essential Public Facilities of a Countywide or Statewide Nature in Snohomish County, as adopted by Snohomish County Tomorrow, and as presented in Appendix B of the Interlocal Agreement.

11.A.2 Snohomish County will review and modify its code provisions and administrative procedures as necessary to fully implement the common siting process within its areas of land use jurisdiction.

Objective CF 11.B Identify and secure sites for county facilities that are consistent with the plans of the host community.

Planning for an Institution of Higher Education

Goal

LUG-25 – Encourage the development of an institution of higher education within the Stanwood UGA.

Policies

LUP-25.1 – Develop a land use framework that supports the development of a college in the Stanwood UGA.

LUP-25.2 – Study the costs and impacts of locating a college in the Stanwood area.

LUP-25.3 – Amend the Stanwood Capital Improvement Program to include needed improvements to support the college.

LUP-25.4 – Coordinate with adjacent jurisdictions and service providers to support the development of the college.

Figure LU-1: FLUM

Land Use Inventory and Analysis

Within the city limits of Stanwood there are 1,305¹ zoned acres or 2.039² square miles of land. There are approximately 214 acres of rights-of-way within Stanwood. Table LU-1 describes acres being utilized and vacant acreage within the City.

**Table LU-1
Summary of Zoned Acreage in Stanwood (2003)**

Zone	Acres in Zone	Acres in Use	Acres Vacant
Single Family Residential	803	748.73 (93%)	54.27 (7%)
Multi-Family	119	107.68 (90%)	11.32 (10%)
Commercial	189	150.03 (79%)	38.97 (21%)
Industrial	194	156.64 (81%)	37.36 (19%)
Total	1,305	1,163.08 (89%)	141.92 (11%)

1. Vacant land data based on Snohomish County Tomorrow 2002 Growth Monitoring/Buildable Lands Report Scenario A, City of Stanwood
2. Zoned acreage is based on data provided by RH2 Engineering (current zoning map)
3. Vacant land calculations do not include vacant building lots recently subdivided or approved, partially used parcels or Redevelopable parcels.

See Figure LU-2 for the Land Use Inventory.

Residential Lands

Typically, housing on the west side of town is older while housing on the east side consists of a mix of old and new homes. All new subdivisions have occurred on the higher ground in the eastern portion of the City. The western low-lying areas simply do not have any available acreage which can be utilized for new home construction, although small amounts of infill occur regularly. The lot sizes for homes in the west end of Stanwood are generally smaller than those in the eastern part of Stanwood. The western portion of the City is also in the floodplain.

Since the publication of the last Comprehensive Plan in 1995, the area commonly referred to as “Uptown” has been developing. While the majority of this area is

¹ Source: RH2, September, 2004

² 1,305 acres/640 acres (640 ac = 1 sq. mile) = 2.039 sq. miles

comprised of commercial uses, there are a few residential units made up of a mix of senior/assisted living housing and various forms of other multifamily developments, including apartments and condominiums. In addition 120-150 mixed-use units are planned for this area.

FIGURE LU-2: LAND USE INVENTORY

**Table LU-2
Summary of Residential Acreage Combined
(March, 2003)**

Zoning	Acres in Zone	Acres in Use	Acres Vacant
All SFR	803	748.73 (93%)	54.27(7%)
All MFR	119	107.68 (90%)	11.32 (10%)
Total	922	856.41 (93%)	65.59 (7%)

1. Vacant land data based on Snohomish County Tomorrow 2002 Growth Monitoring/Buildable Lands Report, Scenario A, City of Stanwood
2. Zoned acreage is based on data provided by RH2 Engineering
3. SFR is Single Family Residential; MFR is Multi-Family Residential.
4. Vacant residential land calculations do not include vacant building lots recently subdivided or approved, partially used parcels or re-developable parcels.

Commercial Lands

The majority of businesses in Stanwood are located along the main arterials in downtown Stanwood, and uptown (“up on the hill”) along SR 532 and 72nd Avenue. “Uptown” contains a significant amount of newer commercial development. The commercial uses in this area of town contain the Hagggen’s Grocery store, numerous fast food restaurants, and automobile service stations, as well as other service-oriented businesses including banks, medical offices, and other professional offices.

The following matrix summarizes the different commercial areas and zoning in the commercial areas of Stanwood:

**Table LU-3
Commercial Zoning Acreage
(March 2003)**

Zoning	Acres in Zone	Acres in Use	Acres Vacant
Mainstreet Business I, II and Mixed Use Overlay	106	78.05 (74%)	27.95 (26%)
General Commercial	77	67.47 (88%)	9.53 (12%)
Neighborhood Business	6	6 (100%)	0 (0%)
Total	189	151.52 (80%)	37.48 (20%)

1. Vacant land data based on Snohomish County Tomorrow 2002 Growth Monitoring/Buildable Lands Report, Scenario A, City of Stanwood
2. Zoned acreage is based on data provided by RH2 Engineering (2002 zoning map)
3. Vacant residential land calculations do not include vacant building lots recently subdivided or approved, partially used parcels or re-developable parcels.

Industrial Lands

Stanwood's main industrial areas are located in west Stanwood, south of Route 532 (Twin City Foods), and in East Stanwood along a north-south corridor parallel to the Burlington Northern Railroad tracks. There is one large industrial/high-tech user (Index Sensors & Controls) in uptown Stanwood.

**Table LU-4
Industrial Zoning Acreage
March 2003**

Zoning	Acres in Zone	Acres in Use	Acres Vacant
General Industrial	132	116.68 (88%)	16.32 (12%)
Light Industrial	62	40.82 (66%)	20.93 (34%)
Totals	194	157.50 (83%)	37.25 (17%)

1. Vacant land data based on Snohomish County Tomorrow 2002 Growth Monitoring/Buildable Lands Report, Scenario A, City of Stanwood
2. Zoned acreage is based on data provided by RH2 Engineering (current zoning map)
3. Vacant residential land calculations do not include vacant building lots recently subdivided or approved, partially used parcels or re-developable parcels.
4. Light Industrial land calculation includes 25 acres of land designated Light Industrial Overlay

Recreation

At the present time, there are a number of smaller park facilities located in Stanwood. Most of these are located on or adjacent to school grounds. The City of Stanwood also maintains two larger parks - Church Creek and Heritage Park, which total 58 acres. (See the Capital Facilities Element of this study for a detailed recreational facility inventory.)

Heritage Park is the City’s newest park. It is approximately 43 acres and provides both active and passive recreation opportunities. There are 3 baseball/softball fields with backstops, a skateboard park, bike/walking trail, soccer fields, a tot lot, and other recreational opportunities.

In total, Stanwood has 64 acres of existing parklands.

Public Facilities and Utilities

Stanwood has 188.4 acres devoted to public purpose and utilities (City office space, maintenance, fire/police, parks/recreation, library, schools, power, water, waste water, etc.).

**Table LU-5
Public Facilities and Utilities Acreage**

Facility and Utility	Square Feet in Use	Acres in Use	Total Acres in Use
City Office	4,000	-	0.1
Maintenance Shop	2,400	-	0.05
Fire Station	4,233	-	0.1
Police Facilities	4,060	-	0.1
Parks/Recreation	-	63.5	63.5
Trails	-	0.5	0.5
Sewer Treatment	-	40.0	40.0
Library	5,400	-	0.1
Schools	607,834	-	13.95
Totals	-	-	118.4

Source: Figures taken from Capital Facilities Element (based on 2002 zoning)

Natural Resource Lands

Natural resource lands include lands devoted to agricultural, forestry, or mineral extraction. Based on criteria provided in RCW 36.70A.020 (8) and WAC 365-190, the City does not have any of these lands designated in the City. Snohomish County has not designated any of the UGA for protection of these natural resources, though small hobby farms do exist. One defunct gravel pit exists in the City's southeast UGA; this land is being prepared for conversion to urban land use.

Vacant and Partially Utilized Lands

There are currently 293.46³ acres of land in Stanwood that are vacant, partially utilized or redevelopable parcels. This figure does not include vacant building lots recently subdivided or approved (56.37 acres). See Appendix C for the land capacity analysis associated with this plan.

Physical Description

(See the Natural Features Element for a complete physical description of the City and the UGA, including drainage. Drainage is also detailed in the Capital Facilities Element).

Population Structure and Characteristics

The population of Stanwood has grown steadily over the last three decades. Stanwood's population has increased by approximately 86% in the past 10 years (1992-2002), ie from 1,961 to 4,085. See Tables LU-5 and LU-6 for population figures.

³ Snohomish County, Buildable Lands Report, 2003

**Table LU-6
City of Stanwood Historical and Present Population**

Year	Total Population	Average Annual Rate of Population Increase
1990	1,961	
1991	2,096	6.44%
1992	2,198	4.64%
1993	2,301	4.48%
1994	2,582	10.88%
1995	2,910	11.27%
1996	3,025	3.80%
1997	3,196	5.35%
1998	3,282	2.62%
1999	3,755	12.60%
2000	3,923	4.28%
2001*	3,975	1.31%
2002**	4,085	2.69%

Average annual rate of growth over 12 years: 5.86%

Source: 2000 U.S. Census Data

* Population Trends, Washington State Office of Financial Management, April 1, 2002

** Puget Sound Regional Council (PSRC) 2025 Population and Employment Forecasts (10/16/02)

**Table LU-7
Population Growth Estimates
(Estimated Population)**

**Low, Medium and High Average Rates
of Population Growth over Time**

Year	Percent Growth		
	Low (2 percent)	Medium (3 percent)	High (6 percent)
2002*	4,085	4,085	4,085
2005	4,335	4,464	4,865
2010	4,786	5,175	6,511
2015	5,284	5,999	8,713
2020	5,834	6,954	11,660
2025	6,442	8,062	15,604

Source: City of Stanwood

* Snohomish County Tomorrow

Note: Percentages are Average Annual Rates of Growth carried out over time.

The population density of Stanwood is approximately 2.03⁴ persons per acre. The main concentration of Stanwood's population is split between the residential area in west Stanwood and the residential area located just to the east of the Pioneer Highway. The concentration of single-family homes is greatly reduced beyond 84th St. to the east.

Population Targets

Snohomish County Tomorrow has issued projected 2025 Population Growth Targets for the City of Stanwood that range from a low of 5,060 to a high of 5,650 people within the City of Stanwood – not including the UGA. The low end represents a 23.86 % increase over the current population or an annual growth rate of approximately 1.04% over the next 23 years. Using the higher growth target provided by Snohomish County Tomorrow, there is a projected increase of 38.32% over the current population – or an annual increase of approximately 1.66% over the next 23 years. These projected numbers are significantly lower than the historical average annual growth rate of 5.86% that Stanwood has experienced over the last 12 years. The range issued for the unincorporated UGA 2025 population is 2,780 to 4,020.

⁴ 4,085 People / 2,015 Acres = 2.03 People/Acre

In March of 2003, the City submitted chosen targets for population growth in the City and UGA to Snohomish County Tomorrow, as follows:

**Table LU-8
2025 Population Growth Targets**

Stanwood City/UGA	Target
City	5,650
UGA	3,190
TOTAL	8,840

Employment Targets

Employment targets will affect the need for land zoned non-residentially. In March of 2003, the City submitted chosen targets for employment growth in the City and UGA to Snohomish County Tomorrow, as follows:

**Table LU-9
2025 Employment Growth Targets**

Stanwood City/UGA	Target
City	4,790
UGA	760
TOTAL	5,550

Future Needs Assessment

Land Analysis

The land supply analysis for the City of Stanwood has been compiled to aid in the land use decision-making process. The purpose of this analysis is to determine the amount of land which is needed to satisfy the anticipated growth over the next 20 years, in the City of Stanwood and the UGA.

A joint agreement between the City of Stanwood and Snohomish County has set an Urban Growth Boundary (UGB) where the amount of land needed for future growth for the City of Stanwood has been jointly determined by both the City and Snohomish County.

Snohomish County Tomorrow provided cities within the County with population and employment growth targets. The City of Stanwood chose a moderate growth rate for 2025 of 5,650 people within the city and 3,190 within the UGA. Based on these targeted growth rates an assessment was conducted to determine if the current city boundaries have sufficient land capacity to accommodate the projected growth. This analysis also serves as a tool to determine whether or not future growth will need to be located outside the city limits within the UGA.

Residential Land Analysis⁵

In order to meet the projected 2025 targeted growth the City needs an additional 1,794⁶ dwelling units.

The total net acres inside the City limits of Stanwood that are vacant, partially used or redevelopable is 116 acres. Applying reductions factors as described in Appendix C, Land Supply Analysis, the available residential acreage is reduced to 89 acres. Available residential land within the City limits could provide an estimated 535 additional dwelling units.

The total net acreage within the City's UGA that is vacant, partially used or redevelopable that can be used for residential uses is 537 acres. Applying reduction factors reduces this number to 399 acres. Therefore, the UGA could provide an estimated 1,312 additional dwelling units.

The combination of available land within the City limits and the UGA could accommodate an estimated 1,847 dwelling units. Thus there is sufficient residential land to meet the City's 20 year housing needs. Expansion of the City's Urban Growth Area assists the County in meeting countywide population allocations, and provides an additional 353 dwelling units (811 population) in low density and medium density areas.

⁵ Appendix C, Land Supply Analysis, includes a detailed breakdown of residential land capacity

⁶ $5,650 + 3,190 = 8,840 - 4,085$ (2002 population) $= 4,755$ people / $2.65 = 1,794$ dwelling units

Commercial/Industrial Land Analysis

The City of Stanwood 2025 employment target is 5,550. Stanwood's planning area currently provides approximately 3,611⁷ jobs. To meet its target employment for 2025 the City needs an additional 1,939⁸ jobs.

The total net acres of commercial land inside the City limits of Stanwood that is vacant, partially used or re-developable is 36.59 acres. Applying reduction factors reduces this number to 29.13 acres. Conversely, the total net acres of industrial land within the City limits of Stanwood that is vacant, partially used or re-developable is 20.94 acres. Reduction factors reduce this number to 16.98 acres. To calculate the number of employees that commercial and industrial land could support is based on historic averages regarding the number of employees per acre. These averages can be found in *Appendix C, Land Supply Analysis*. The total employment capacity for commercial and industrial land within the City limits is approximately 942.

The total net acres of commercial and industrial land within the City's UGA is 37.30 acres. This number is reduced to 27.36 acres when reduction factors are applied. The total employment capacity for commercial and industrial land within the UGA is approximately 755.

Therefore, available land within the City limits and the UGA could support an additional 1,697 jobs, which falls short of the 1,939 needed to meet the chosen growth targets. An addition of approximately 63 acres of light industrial land along SR 532 to the east of the current city limits is proposed to provide 1,160 jobs to make up for the shortfall.

⁷ Snohomish County Tomorrow, Buildable Lands Report, Scenario A, Jan. 14, 2003; estimate for 2003 based on 2000 estimate and 6.7% growth rate.

⁸ $5,550 - 3,611 = 1,939$ additional jobs.