



City Council Committee Meeting Agenda

Community Development Committee

This meeting will be conducted by telephone and online,
connection information will be posted on the City Website –

<https://www.stanwoodwa.org>

Thursday February 18, 2021 6:00 PM

1. Sno-Isle Library District Request
2. Stanwood Chamber of Commerce Request for Assumption of the Summer Concert Series
3. Cedar Hill Estates Final Plat (Phase I of the Schmitt Preliminary Plat)
4. Cedar Crest Estates Final Plat (Phase II of the Schmitt Preliminary Plat)
5. Church Creek Park Master Plan

Community Development Committee

Please click this URL to join:

<https://us02web.zoom.us/j/88397244682?pwd=VWMvTVVVLNjR0SmNicmw5azVmbTdndz09>

Webinar ID: 883 9724 4682

Passcode: 648235

Or Join by Telephone (253) 215-8782



**CITY OF STANWOOD
COMMUNITY DEVELOPMENT COMMITTEE
AGENDA STAFF REPORT**

DATE: February 18, 2021
SUBJECT: February CDC Agenda Topics
FROM: Patricia Love, Community Development Director

Sno-Isle Library District Request:

The City received a request from the Sno-Isle Library to dissolve the Stanwood Library Board created pursuant to Stanwood Municipal Code 2.52. The Stanwood Library is located at 9701-271st Street NW in the City's Downtown Central District and is a popular destination and resource for all community members. Prior to 2015, the City of Stanwood and Snohomish County (later Sno-Isle) Library District contracted for library services and governance was adopted within SMC. In 2015, Stanwood City voters approved annexation into the Snohomish County Library District and pay property taxes to the Library District directly rather than within the City of Stanwood property tax levy. With the passage of the ballot measure in 2016, the City and Library District entered into an annexation agreement primarily addressing the Library's location and use of the city owned facility on 271st Street.

Per SMC the Stanwood Library Advisory Board was created to advise the City Council on the general supervision of the library facility and library programs but with the annexation, the Library Districts handles oversight of these facility and programs.

Discussion Topics:

- Should the City dissolve the Stanwood Library Board, per SMC 2.52?
- Is an annual library update and presentation at a City Council meeting, by the Sno-Isle Library, proposed for May of each year, sufficient for the Council to stay connect to Library activities?

Stanwood Chamber of Commerce Request for Assumption of the Summer Concert Series:

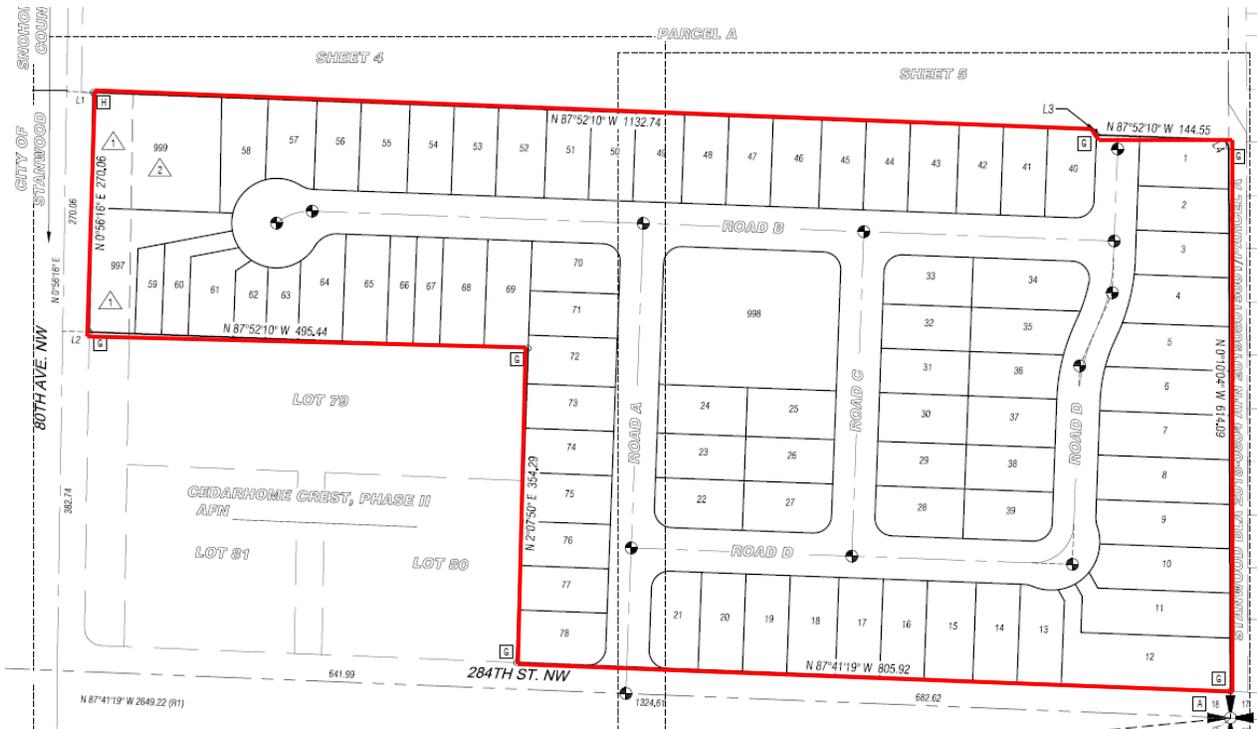
The City received a request from the Stanwood Chamber of Commerce to assume the City/Discover Stanwood Camano hosted event "Summer Concert Series" as a Chamber event along with a request for funds donated in previous years from event sponsors. With the upcoming park & recreation feasibility study which will include an assessment of current events in the community, both city hosted and other hosted along with recommendations for future recreation programming and potential enhanced and new events and the proposed partnerships, the City recommended to the Chamber a possible contract to manage the event. The Chamber will be submitting a proposed scope of work and budget for future Council consideration.

Cedar Hill Estates (Schmitt Preliminary Plat Phase I) Final Plat:

JM1 Holdings submitted a preliminary plat application for 78 residential lots in September 2018. The project was reviewed per the City’s permitting process and was approved after a public hearing with the Hearing Examiner in February 2019. The applicant submitted a preliminary plat minor amendment in March 2019 to split the three duplex lots into fee simple lots. This changed the total number of lots from 78 to 81, but the unit count remains the same. The project was split into two phases, Phase I (lots 1-78) was retained by JM1 Holdings and Phase II (lots 79-81) was retained by Brian and Keri Von Moos. As part of this preliminary plat a Developers Agreement was required for the future development of Phase II owned by Von Moos. The Developers Agreement was submitted in May 2019. The Developers Agreement was reviewed at the August 2019 and October 2019 Community Development Committee meetings. A public hearing was held in front of the Hearing Examiner in August 2019. The Hearing Examiner’s Recommendation was forwarded to City Council. City Council approved the Developers Agreement under Resolution 2019-12 in October 2019.

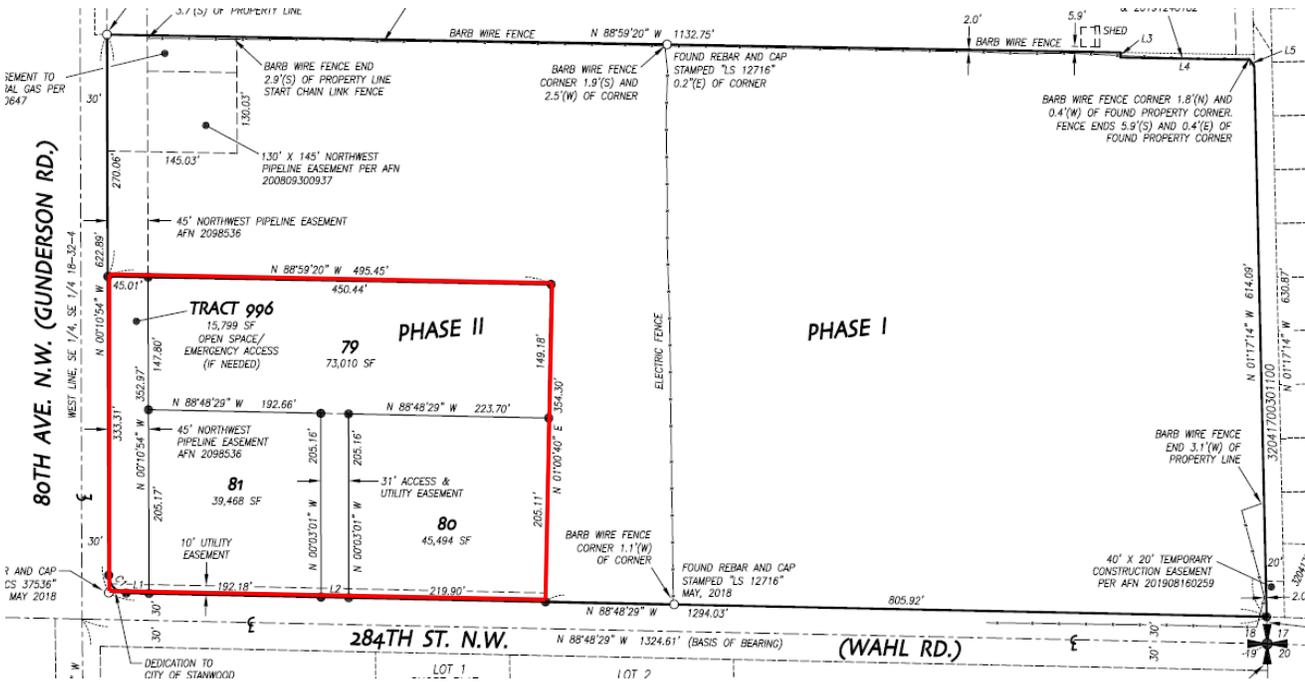
LGI Homes purchased the property from JM1 Holdings to complete the civil construction and build out of the project. The construction of Phase I and a portion of Phase II (sections not regulated by the Developers Agreement) of the project is almost complete. LGI Homes has submitted for Final Plat of Phase I and Von Moos has submitted for Final Plat of Phase II for approval of both phases. Phase I consists of 72 single family residential lots and 3 duplexes (6 fee simple lots). Phase II consists of 2 single family residential lots and 1 multi-family lot. Phase II has additional development standards that are regulated through the Developers Agreement.

Phase I and the portion of Phase II improvements include streets, sidewalks, stormwater improvements, water improvements, sewer improvements, open / park space, and mail box kiosk. LGI Homes (Phase I) is providing maintenance bonds for all installed public improvements, except for the landscaping. LGI Homes is submitting a performance bond for the street landscaping and the open / park space landscaping. Performance bonds are allowed per the City’s code, the developer requested this option due to the wet weather our area has had this winter and would like to wait on the installation to provide a better environment for the plantings. We anticipate that both final plats will be forwarded to the City Council in March.



Cedar Crest Estates (Schmitt Preliminary Plat Phase II) Final Plat:

The same description of the plat as listed above.



Church Creek Park Master Plan:

In 2020 staff and the Parks and Trails Advisory Committee (PTAC) began working on an update to the Church Creek Park Master Plan. JA Brennan was hired by the City to help in this effort. Church Creek Park is a 15.4-acre site located east of downtown Stanwood with Church Creek running along the eastern edge of the site. The park currently features one baseball field, basketball court, disc golf course, picnic facilities, tall trees, a paved parking lot and a playground area. There is also access to a beautiful reach of Church Creek on the eastern edge of the park.

Renovating the Church Creek property provides a unique opportunity to expand on existing recreation facilities such as the disc golf course and to create new facilities like the sport court. The updated park will offer much-needed recreational and educational opportunities for all ages, abilities, and seasons. Additional opportunities include:

- More visible entrances and better connections to adjacent properties
- Renovate the existing parking lot
- Create an outdoor classroom and environmental education area in the forest
- Maintain existing facilities such as the restroom
- Enhance park plantings
- Create new trails and paths
- Renovate the picnic shelter and expanded plaza space
- Renovate the flagpole circle
- Create a forest glade recreation area
- Wetlands enhancement and mitigation planting

Staff is in the process of preparing a final master plan document for approval by the Council. The PTAC will begin preparing a recommendation on how to prioritize and add projects to future 6-year CIP lists.



Draft Master Plan

Church Creek Park

December 24, 2020

