



## NOTICE OF COMPREHENSIVE PLAN AND ZONING REGULATION AMENDMENT

The City of Stanwood has initiated an amendment to the City's Comprehensive Plan and Development Regulations based off of the 2019/2020 Docket Applications which include several rezone requests with associated zoning code amendments. Changes in the City's Comprehensive Plan Land Use Designations, Comprehensive Plan Text Amendments, and Zoning Code Amendments are being consolidated into a cumulative review process.

**File Number:** 2020-0160 (Comprehensive Plan and Zoning Code Amendment)  
**Applicant:** City of Stanwood  
**Project Location:** 10220 270<sup>th</sup> Street NW, Stanwood, WA 98292  
**Tax Parcel Numbers:** Multiple; See Below  
**Date of Complete Application:** March 26, 2020  
**Date of Notice of Application:** March 31, 2020

**Project Description:** Proposed Comprehensive Plan and Zoning Amendments include:

1. Scott Wammack / Lisa Sather (Sather Family Trust) Comprehensive Plan Map Amendment with a concurrent rezone to add the Mixed-Use Overlay designation to 2 vacant parcels currently zoned General Commercial located south of 265<sup>th</sup> Street NW within the Haggen Complex. Parcel Numbers: 32042900204500 and 32042900207100
2. Scott Wammack / Brett Sibert Comprehensive Plan Amendment with a concurrent rezone to add the Mixed-Use Overlay designation to a vacant parcel currently zoned General Commercial located on the southwest corner of 265<sup>th</sup> Street and 72<sup>nd</sup> Avenue. Parcel Number: 32042900206000
3. City of Stanwood Comprehensive Plan Amendment with a concurrent rezone from Light Industrial to Mainstreet Business II along the north side of 271<sup>st</sup> Street between 92<sup>nd</sup> Avenue NW and 90<sup>th</sup> Avenue NW. Parcel Numbers: 32041900304800, 32041900305100, 32041900308700, 32041900305200, 32041900308900, 32041900305300, and 32041900302600
4. City of Stanwood Comprehensive Plan Amendment with concurrent zone of City park properties from various zoning districts to a new Parks and Open Space designation. Parks subject to this proposal include:
  - Heritage Park (Parcel Numbers: 32032400413200, 32032400400100 and 32032400304900),
  - Hamilton Landing Park (Parcel Number 32032400414600 and 32032400414700),
  - Ovenell Park (Parcel Numbers: 32032400300100, 32032400305600, 32032300401200, 32032300400700, and 32032400300300),
  - Church Creek Park (Parcel Number 32042000301800) and
  - Lions Park (Parcel Number 00470000200100).

5. City of Stanwood Comprehensive Plan Text and Map amendment to reflect the proposed rezone amendments.  
As part of the this process the City may consider the Mixed-Use Overlay zone over all General Commercial zone properties in the Uptown Center.
6. City of Stanwood Zoning code amendments to potentially amend the building height and density requirements of the Mixed-Use zoning overlay and the Multi-Family Residential zoning designation.  
As part of this process the City may be considering the following:
  - 40-foot building height in the Multi-Family Residential zones, which would allow for three story buildings.
  - 50-foot building height in the Mixed-Use zoning overlay, which would allow for four story buildings.
  - Density that is controlled by height, parking, landscaping, park/open space requirements of the code instead of a set number for the Mixed-Use zoning overlay.
7. City of Stanwood Amendments to the Capital Facilities Element of the Comprehensive Plan to update both the 6-year and 20-year Capital Improvement Plan project lists.

**Required Project Permits/Approvals:** Comprehensive Plan and Text Amendments along with Site Specific Rezones

**Notice of Application Public Comment Period:** Any person may comment on this application by writing to the address below. Comments on this application must be received by **4:30 pm on Thursday, April 30, 2020.**

**Public Meeting:** A future public hearing will be scheduled with the Stanwood Planning Commission. At that time the Planning Commission will review the Comprehensive Plan Amendments along with the Rezones. The hearing will be noticed to all interested parties and properties within 300 feet of the rezone sites. The hearing will be held on at the Stanwood Fire Station, 8117 267<sup>th</sup> St NW in front of the Planning Commission or via an online meeting due to the coronavirus pandemic.

Please continue to check the City of Stanwood website for updates on all future meetings. You can visit the City's website at <http://www.stanwoodwa.org>.

**Preliminary Determination of Consistency:** At a minimum, this project will be subject to the following plans and regulations: Stanwood Comprehensive Plan; Stanwood Municipal Code (Title 17 - Zoning); Stanwood Street and Utility Standards, Department of Ecology Stormwater Manual.

**How to become a party of record:** You may become a party of record by submitting written comments, including a (USPS) mailing address, to the City of Stanwood Community Development at the address listed below. E-mailed comments must include a return (USPS) mailing address in order for the sender to be considered a party of record. Questions about this proposal, requests to receive future notices of the decision and/or appeal procedures should be directed to the contact person listed below. The application and complete case file are available for review at the City of Stanwood Community Development Department. A decision on this application will be made within 120 days from the date of completeness.

**For further information:** Patricia Love, Community Development Director  
360-454-5206  
[Patricia.Love@ci.stanwood.wa.us](mailto:Patricia.Love@ci.stanwood.wa.us)  
City of Stanwood, 10220 270<sup>th</sup> St. NW, Stanwood, WA 98292

**Published:** March 31, 2020

## Rezone Property Location Maps

**1. Scott Wammack / Lisa Sather (Sather Family Trust) Rezone Request:**

Request: Rezone vacant 2 vacant parcels south of 265<sup>th</sup> Street NW within the Hagen Complex from General Commercial to General Commercial with Mixed Use Overlay

Wammack / Sather Rezone Request



**2. Scott Wammack / Brett Sibert Rezone Request:**

Request: Rezone vacant property on the southwest corner of 265<sup>th</sup> Street and 72<sup>nd</sup> Avenue from General Commercial to General Commercial with Mixed Use Overlay

Wammack / Sibert Rezone Request



**3. City of Stanwood**

Request: rezone from Light Industrial to Mainstreet Business II along the north side of 271<sup>st</sup> Street between 92<sup>nd</sup> Avenue NW and 90<sup>th</sup> Avenue NW.

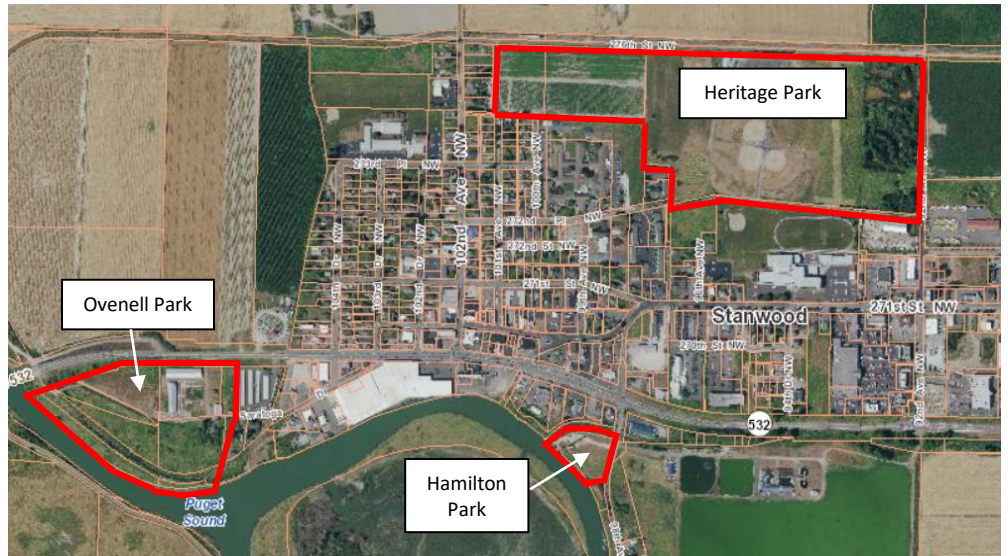
271<sup>st</sup> Street (Main Street) Rezone



**4. City of Stanwood**

Request: rezone of Heritage Park, Hamilton Park and Ovenell Park to Parks and Open Space designation.

Heritage Park, Hamilton Park and Ovenell Park Rezone



Request: rezone of Lion's Park and Church Creek Park to Parks and Open Space designation.

Lion's Park and Church Creek Park Rezone



5. City of Stanwood

Request: City Zoning  
Map Amendments

Rezone Locations: ●

