



CITY OF STANWOOD NOTICE OF DECISION

2019 – 2020 Comprehensive Plan and Code Amendments

The City of Stanwood amended its Comprehensive Plan to reflect the proposed changes in land use designation, zoning, and text amendments. After holding a public hearing on the amendments/rezones, considering public testimony and the Planning Commission's recommendation, the Stanwood City Council **Approved** the following project:

Proponent: City of Stanwood

Project Number: 2019-0160

Description of Proposal: 2019 – 2020 Comprehensive Plan: The amendments/rezones include the following:

- Area wide rezone of privately owned property and include the Wammack/Sather and Wammack/Sibert proposals. Instead of rezoning the three individual proposed parcels, it was decided to rezone the entire General Commercial zoning district in the Uptown Center District to add the Mixed-Use Overlay over the whole General Commercial zone, including the following properties:

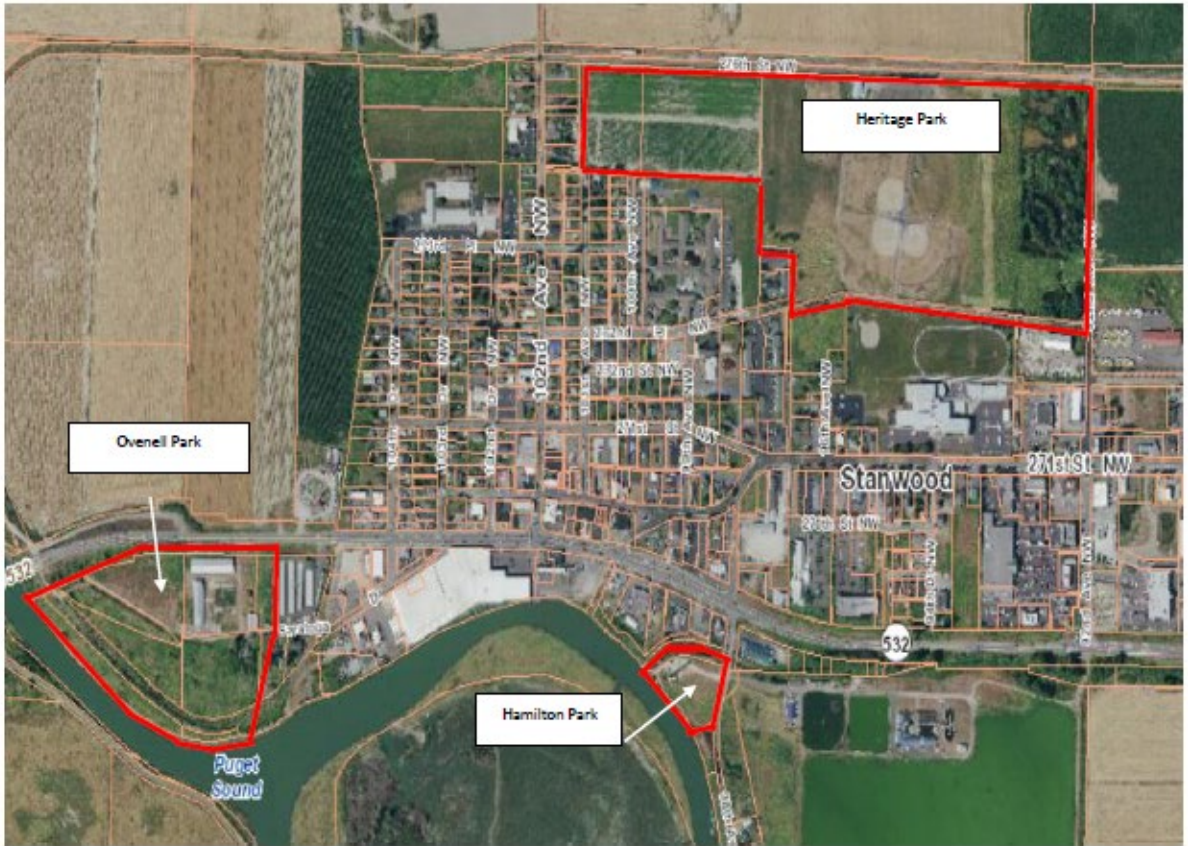


- Area wide rezone of privately owned properties from Light Industrial to Mainstreet Business II along the north side of 271st Street NW between 92nd Avenue NW and 90th Avenue NW, including the following properties:



- Rezone of City owned properties from various zoning designations to Parks and Open Space including:
 - Church Creek Park: 27116 72nd Avenue NW (parcel number: 32042000301800)
 - Heritage Park: 9800 276th Street NW (parcel numbers: 32032400413200, 32032400400100 and 32032400304900)
 - Hamilton Park: 26810 98th Avenue NW (parcel numbers: 32032400414600 and 32032400414700)
 - Lions Park: 8328 Park Drive (parcel number: 00470000200100)
 - Ovenell Park: 10520 Saratoga Drive (parcel numbers: 32032400300100, 32032400305600, 32032300401200, 32032300400700, and 32032400300300)

Heritage Park, Hamilton Park and Ovenell Park Rezone



Lion's Park and Church Creek Park Rezone



- Comprehensive Plan Text and Map amendments to reflect the proposed rezone amendments, include the following sections:
 - Land Use Element Policies
 - Future Land Use and Zoning Maps
 - Capital Facilities Element Policies
 - Parks and Open Space zone
 - General Commercial – Mixed Use Overlay zone

- Zoning Code amendments, include the following sections:
 - 17.10 Zoning Districts
 - 17.30 Permitted Uses
 - 17.60 Zoning Standards
 - 17.79 Mixed Use Overlay
 - 17.100 Non-Residential Performance Standards

Project Location: As described above

Notice of Decision Date: Tuesday, February 16, 2021

End of Appeal Period: Monday, April 19, 2021

Project Decision: Approved

Project Decision: The decision of the Stanwood City Council to approve the 2019-2020 Comprehensive Plan Amendments/Rezoning (Ordinance 1491 and Ordinance 1492) was based on the Findings of Fact and Conclusions approved by the Stanwood City Council on February 11, 2021. Copies of the Findings of Fact and Conclusions as well as copies of all supporting documents and decisions are available by contacting the staff contact below or are available on the City Website under public notices.

Appeals: On February 11, 2021 the City Council APPROVED the Amendments to the Comprehensive Plan. In accordance with RCW 36.70A.280 and 290, all petitions relating to whether or not an adopted Comprehensive Plan is in compliance with the goals and requirements of the Growth Management Act (RCW 36.70A, or 43.21C) must be filed with the Growth Management Hearings Board within sixty (60) days after publication of the ordinance, as required to be published. Petitions may be filed only by those persons with standing, as defined in RCW 36.70A.280(2). The ordinance was published on February 16, 2021.

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation. For information regarding property valuations and/or assessments, contact the Snohomish County Assessor's Office at 425-388-3433.

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