



City of Stanwood
10220 270th Street NW
Stanwood, Washington 98292

NOTICE OF PUBLIC HEARING

Project: Kottsick Annexation
File Number: 21-0065
Applicant: Edwards Development Group LLC
Project Address: 80th Ave NW north of 284th Street NW, Stanwood, WA 98292
Tax Parcel Numbers: 32041800401300 and 32041800401600
Date of Application: June 28, 2021
Date of Notice of Application: July 20, 2021
Date of Notice of Public Hearing: October 19, 2021

Project Description: The applicant is proposing to annex 30 acres of two parcels into the City of Stanwood. The parcels will add approximately 30 acres to the City directly adjacent to the most northern boundary west of 80th Avenue. The Comprehensive Plan identifies these parcels within the Urban Growth Area of the City, which are intended to eventually be annexed into the City. The pre-zoning designation of the property is Single Family Residential 7.0 under the City's Future Land Use Map and the zoning is proposed to remain as Single Family Residential 7.0.

Project Location: The project is located northeast of the 284th Street NW and 80th Avenue NW intersection.

Required Project Permits/Approvals: SEPA Determination, City Council Approval and Snohomish County Boundary Review Board Approval.

Preliminary Determination of Consistency: At a minimum, this project will be subject to the following plans and regulations: Stanwood Comprehensive Plan; Stanwood Municipal Code and Snohomish County Planning Policies.

Notice of Application Public Comment Period: Any person may comment on this application by writing to the mailing or email address below. Comments on this application must be received by **4:30 PM on Monday, November 8, 2021.**

Notice of Public Meeting: A public meeting will be held on **Monday, November 8, 2021 at 7:00 PM** via a zoom meeting in front of the City Council. The zoom meeting link can be found on the city's website at <https://stanwoodwa.org/>. This is a public meeting and not a public hearing. The public meeting will be informational and to hear public comments/concerns.

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, once made, 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.

Contact Person: Patricia Love, Community Development Director, (360) 454-5206;
Patricia.Love@stanwoodwa.org
City of Stanwood, 10220 270th St. NW, Stanwood, WA 98292

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Kottsick Annexation Map

City of Stanwood Zoning Map 2021

LEGEND

- City Limits
- Stanwood UGA
- Parcels
- Water

ZONING

- GC, General Commercial
- GI, General Industrial
- LI, Light Industrial
- MB1, Mainstreet Business I
- MB2, Mainstreet Business II
- MR, Multi-Family Residential
- NB, Neighborhood Business
- POS, Parks and Open Space
- SR 12.4, Single Family Residential 12.4
- SR 5.0, Single Family Residential 5.0
- SR 7.0, Single Family Residential 7.0
- SR 9.6, Single Family Residential 9.6
- TN, Traditional Neighborhood

ZONING OVERLAYS

- AEO, Adult Entertainment Overlay
- HO, Historical Overlay
- MPO, Master Plan Overlay
- MXO, Mixed Use Overlay
- TO, Transit Overlay

0 0.1 0.2 0.3 0.4 Miles



REVISIONS

Ordinance	Effective	Date
Ordinance 777	Effective	08/13/1989
Ordinance 832	Effective	12/22/1991
Ordinance 1031	Effective	04/05/1998
Ordinance 1137	Effective	04/05/2003
Ordinance 1230	Effective	04/06/2008
Ordinance 1333	Effective	12/23/2012
Ordinance 1396	Effective	06/21/2015
Ordinance 1422	Effective	07/25/2016
Ordinance 1425	Effective	08/22/2016
Ordinance 1446	Effective	06/14/2017
Ordinance 1491	Effective	02/22/2021

Proposed Kottsick Annexation

