



City of Stanwood  
10220 270<sup>th</sup> Street NW  
Stanwood, Washington 98292

## NOTICE OF APPLICATION AND NOTICE OF PUBLIC HEARING

**Project:** Von Moos Developer's Agreement Amendment  
**File Number:** 22-0042 (Addendum) and 2018-0455 (MDNS)  
**Applicant:** Brian and Keri Von Moos  
**Project Address:** 7831 284<sup>th</sup> Street NW, Stanwood, WA 98292  
**Tax Parcel Numbers:** 01206000007900, 01206000008000, and 01206000008100  
**MDNS Issued:** December 18, 2018  
**MDNS Addendum Issued:** June 20, 2022  
**Date of Notice of Application:** June 21, 2022  
**Date of Public Hearing:** July 28, 2022

**Project Description:** The City has received an application to amend the existing Development Agreement in order to revise the allowed uses for this agreement. Specifically, the applicant is wanting to amend the Agreement to allow temporary structures and accessory structures (such as a pole building) in the listed allowed uses. The proposed action to revise the permitted uses for Lots 79, 80, and 81 is consistent with the current Stanwood Municipal Code (SMC). A MDNS was issued on December 18, 2018 for the original development agreement. No appeals were submitted to the City on the original MDNS. A SEPA addendum is necessary for the proposed amendment to the Von Moos Development Agreement. No new or substantially different environmental impacts are anticipated.

**Project Location:** The project is located northeast of the 284<sup>th</sup> Street NW and 80<sup>th</sup> Avenue NW intersection.

**Required Project Permits/Approvals:** City Council Approval

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

**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 Wednesday, July 6, 2022.**

**Notice of Public Hearing:** A public hearing will be held on **Thursday, July 28, 2022 at 7:00 PM** in person at the Stanwood-Camano School Administration Building and 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/>.

**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:** Tansy Schroeder, City Planner, 360-454-5211, [tansy.schroeder@stanwoodwa.org](mailto:tansy.schroeder@stanwoodwa.org)  
City of Stanwood, 10220 270<sup>th</sup> St. NW, Stanwood, WA 98292

**Published:** June 21, 2022





**City of Stanwood**  
**10220 270<sup>th</sup> Street NW**  
**Stanwood, Washington 98292**

**STATE ENVIRONMENTAL POLICY ACT**  
**ADDENDUM TO MITIGATED DETERMINATION OF NONSIGNIFICANCE**

**Project:** Von Moos Developer's Agreement Amendment  
**File Number:** 22-0042 (Addendum) and 2018-0455 (MDNS)  
**MDNS Issued:** December 18, 2018  
**Description of Proposal:** Addendum to the December 18, 2018, above-referenced MDNS due to the applicant's request to alter the recorded Von Moos Development Agreement to allow temporary structures and accessory structures.  
**Applicant:** Brian and Keri Von Moos  
**Project Address:** 7831 284th Street NW, Stanwood, WA 98292  
**Tax Parcel Numbers:** 01206000007900, 01206000008000, and 01206000008100  
**Lead Agency:** City of Stanwood  
**Staff Contact:** Tansy Schroeder, City Planner, (360) 454-5211;  
tansy.schroeder@stanwoodwa.org

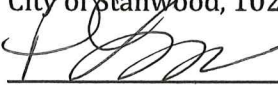
**Description of Addendum**

This addendum issued per WAC 197-11-625 is required to alter the recorded Von Moos Development Agreement. The City has received an application to amend the existing Development Agreement in order to revise the allowed uses for this agreement. Specifically, the applicant is wanting to amend the Agreement to allow temporary structures and accessory structures (such as a pole building) in the listed allowed uses.

The proposed action to revise the permitted uses for Lots 79, 80, and 81 is consistent with the current Stanwood Municipal Code (SMC). A MDNS was issued on December 18, 2018 for the original development agreement. No appeals were submitted to the City on the original MDNS. A SEPA addendum is necessary for the proposed amendment to the Von Moos Development Agreement. No new or substantially different environmental impacts are anticipated.

**Public Comment:** There is no comment period for this addendum pursuant to WAC 197-11-625.

**Responsible Official:** Patricia Love, Community Development Director  
City of Stanwood, 10220 270<sup>th</sup> St. NW, Stanwood, WA 98292

**Signature:**   
Patricia Love, Community Development Director

**Published:** June 20, 2022