



NOTICE OF PUBLIC HEARING

Publish date:	August 9, 2022
Proposal name:	Hamilton Landing Park and Access
File number:	21-0071 (Shoreline Substantial Development and Shoreline Variance)
Documents available at:	City of Stanwood Community Development Department www.stanwoodwa.org .
Lead Agency:	City of Stanwood
Contact Person:	Carly Ruacho, Parks Planning Manager carly.ruacho@stanwoodwa.org
SEPA Responsible Official:	Patricia Love, Community Development Director
Public hearing body:	Stanwood Hearing Examiner
Public hearing date/time:	Thursday, September 15, 2022, at 10:00am
Public hearing location:	Online via Zoom Meeting https://us02web.zoom.us/j/89749180785
Written comment deadline:	Wednesday, September 14, 2022, at 5:00 pm

Proposal Description

The Hamilton Landing Park and Access project is a joint development with the City of Stanwood (City) and Washington Department of Fish and Wildlife (WDFW). The project includes the build out of the entire property in two construction phases. Phase I is the City's portion of the project and the scope of work includes a non-motorized boat launch, nature play area, vehicle parking lot, asphalt/paving, internal walkway, interpretive signage, picnic tables, benches, open lawn area, and holiday storage enclosure. Phase 2 is the WDFW portion of the project which includes development of the park access road, a motorized boat launch, public restroom, trailer parking lot, and wetland mitigation.

How to View the Project

All materials pertaining to this project may be examined online at www.stanwoodwa.org.

How to Comment

Your views for or against the project are invited by attendance, representation, letter, or email. Any person wishing to comment on this application may do so at the public hearing on the above-referenced date, place and time. You may also comment and become a party of record by sending written testimony, including a USPS return mailing address, to the project contact listed above at 10220 270th St. NE, Stanwood, WA 98292 on or before the written comment deadline stated above. If special accommodations due to a disability are needed please call (360)629-2181 48 hours prior to the meeting.

Site Plan



included as conditions of approval:

NFP-1.2 – Wetland Mitigation

1. The applicant shall follow the final Mitigation and Monitoring Plan to ensure the protection of wetland and wetland buffers on site.
2. Permanent Native Growth Protection Area (NGPA) signage and split rail fencing shall be installed prior to approval of the project. The City of Stanwood uses Snohomish County sign specifications. The permanent NGPA boundary shall include a split rail fence along the entire border of the wetland area, signs shall be placed no greater than 100 feet apart around the perimeter of the NGPA, the signs shall be 12" x 18" aluminum with white reflective background, signs shall be installed on 4 x 4 pressure treated wooden posts with quick set concrete a minimum depth of 1 ½ feet. This shall be completed prior to final construction approval.

NFP-1.6 - Minimize Risk

3. The following signage shall be posted on site either independently or on kiosk(s):
 - Small Boats Only (26' or less, shallow draft)
 - No Wake – 5 MPH
 - Be Cautious of Changing Tides
 - Use at Own Risk
 - Fueling Boats on or Near Water is Prohibited
 - Aquatic Invasive Species
 - ESA listed Salmonids
 - River Navigation Map
 - Stillaguamish Tribe Zis-a-ba Restoration Area "No Public Access" Map
4. Permanent No Trespassing and/or Private Property signage and split rail fencing shall be installed along south easterly property line abutting private property ownership.
5. Pursuant to the Limited Traffic Impact Analysis performed for this project, and the proximity of other like facilities in the area, it is unlikely that this project will attract major traffic. Visitors will be limited to available on-site parking. No Parking signage shall be posted along the adjacent 98th Avenue NW roadway to ensure no overflow occurs.

NFP-3.6 - Site Design/Construction Methods

6. The property is part of Snohomish County's Conservation Futures Program and has a Conservation Easement over the Hamilton Park property. The conservation easement restricts the impervious surface on the property to 10% of the total land area, minus the pavement required for boat launch or boating related vehicular parking. The City's proposed project shall comply with the recorded conservation easement (AFN 201501160233).
7. Industry best management practices shall be followed to minimize construction impacts to the greatest extent possible.
8. The applicant shall provide pre-construction notice and offer of meeting as well as opportunity for monitoring to the Stillaguamish Tribe of Indians prior to ground disturbing activities. The applicant shall also submit an Inadvertent Discovery Plan prior to on-site ground disturbing activities. If historical, cultural, or archaeological sites or artifacts are discovered in the process of development, work on that portion of the site shall be stopped immediately, the site secured, and the find reported as soon as possible to the planning director. The property owner also shall notify the Washington State Department of Archaeology and Historic Preservation and affected tribes.

NFP-3.12 - Stormwater Management


9. The applicant shall follow an approved Stormwater Pollution Prevention Plan to ensure the Stillaguamish River has minimum impacts from construction activities by implementing Department of Ecology Best Management Practices.

NFP-6.1 - Work with State Agencies

10. The in-water work for the motorized boat launch construction shall be completed during the approved work window of August 1 - August 31 or as otherwise granted by the permitting authority. No other in-water work shall occur for the project.

Public Comment Period: This MDNS is issued under WAC 197-11-340 (2); the lead agency will not act on this proposal for 30 days from May 17, 2022. Written comments must be submitted no later than **4:00 pm on June 16, 2022**, to the City of Stanwood Community Development Department at 10220 270th Street NW, Stanwood, WA 98292 or via email to carly.ruacho@ci.stanwood.wa.us.

Responsible Official: Patricia Love, Community Development Director

Signature:  Date: 5/12/22
(Responsible Official)

Appeal Process: You may appeal this determination by following the requirements found in SMC 17.81B.710, filling out the appeal form and submitting a check for the applicable fee. Submit the required documents and payment to the City of Stanwood Community Development Department at 10220 270th Street NW, Stanwood, WA 98292 no later than **4:00 pm on June 16, 2022**. Any SEPA appeals will be consolidated with the public hearing on the Shoreline Variance.

Date Issued: May 12, 2022

Date Advertised: May 17, 2022

End Comment Period: June 16, 2022

Project Site:



