



**PLANNING COMMISSION
AGENDA**
September 11, 2023– 6:30 PM
Stanwood Fire Station (8117 267th Pl NW)

1. Call to Order
2. Roll Call
3. Public Requests and Comments
4. Approval of Minutes
 - Approval of the July 10, 2023, Planning Commission Minutes
5. New Business
 - Public Meeting: Faulkner Preliminary Subdivision
 - Public Meeting: Redemption Hill Church Conditional Use Permit
6. Old Business
 - Comprehensive Plan Elements: Introduction, Housing, and Economic Development
7. Miscellaneous Business
8. Recent Council Action on Commission Items
 - First reading of SMC Titles 3 and 5 going to Council on 9/14
9. Upcoming Items
 - Comprehensive Plan Elements: Land Use and Transportation
10. Adjourn

Zoom Meeting Information

Please click the link below to join the webinar:
<https://us02web.zoom.us/j/83099113579?pwd=ZXVib2MxYWUxRm9Bd1lCTWREZGU2QT09>

Passcode: 502157
Telephone: 253-215-8782
Webinar ID: 830 9911 3579

July 10, 2023 Planning Commission Meeting Minutes



Planning Commission Meeting Minutes July 10, 2023 – 6:30 pm

Call to Order: 6:32 pm

Roll Call

Commissioners Present:

Eric Warnat, Commissioner
Melissa Toner, Commissioner
Patrick Hosterman, Commission Chair
Cody Davis, Commission Vice-Chair
Justin Burns, Commissioner
Jeff Wheatley, Commissioner

Staff Present:

Tansy Schroeder, City Planner
Audrey Rotrock, Associate Planner

Absent: Robert Hicks, Commissioner

Also known to be present: Peter Kamb, Rick Williams, Patty (online), Marian Berejikian (online)

Public Requests and Comments:

None

Approval of Minutes:

The minutes from the June 12, 2023 Planning Commission meeting were unanimously approved.

New Business:

2024 Comprehensive Plan Introduction, Vision, and History

The introductory chapters of the Comprehensive Plan tell the story of what a Comprehensive Plan is, how to use it and the back story of Stanwood: it sets the stage for the future and each of the accompanying elements. The intent is to provide an easy guide explaining the Comprehensive Planning process and history of the City for those unfamiliar with planning or Stanwood. The Vision chapter is a copy of the previously approved Vision, Mission and Core Value statements but set in the final Comprehensive Plan format design.

Commissioner Questions & Comments

- Where do the demographic numbers come from? They come from sources such as the census, housing needs assessment, and The Housing Authority of Snohomish County (HASCO).
- The Commissioners want to be sure staff has the Native American history portion of the introduction vetted by the Tribes.

Snohomish County HO-5 Report

The Washington State Growth Management Act (GMA) requires Snohomish, King, Pierce and Kitsap counties and cities within those counties to update their Comprehensive Plans by December 31, 2024 and every 10 years thereafter. One element of Comprehensive Plan updates is to ensure cities plan for their projected urban growth over the next twenty years. Growth historically has been managed through employment and population targets. HB 1220 introduced a new growth target which requires jurisdictions to plan for and accommodate housing for various income levels.



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Snohomish Countywide Planning Policies (CPPs) apply to all cities and towns within Snohomish County, as well as the county itself. The CPPs provide the framework for each jurisdiction's comprehensive plans and associated policies intended to comply with the Multicounty Planning Policies (MPPs) in VISION 2050 developed by the Puget Sound Regional Council (PSRC). The Growth Management Act requires coordination and consistency between comprehensive plans for all jurisdictions in the same county.

Previous housing targets primarily focused on housing needed to accommodate new growth, however Commerce's methodology for projecting housing needs includes housing needed for new growth, as well as housing needed to make up for over a decade of housing underproduction. *While Stanwood has enough land capacity to meet our population growth targets, this does not necessarily mean Stanwood has enough land capacity to meet our housing targets.*

To quantify housing by income levels, Commerce has provided guidance for what kinds of housing are considered affordable to various income levels. The City is currently working on a housing capacity analysis, similar to the economic land use analysis that was presented to the Planning Commission in September 2022, to assess whether or not the City can meet its housing targets.

If the City does not have capacity to meet its housing targets, then additional zoning or development standard changes may be necessary to reduce barriers towards the construction of affordable housing such as allowing a variety of housing types that can serve different income bands where appropriate.

Commissioner Questions & Comments

- The Commissioners requested more information and examples on what Permanent Supportive Housing means. They would also like to hear a summary of the new regulations regarding Accessory Dwelling Units (ADUs).

Public Comments & Questions

- Allowing more ADU's would provide some alleviation with the housing crisis.

Stanwood Municipal Code Titles 3 and 5 Draft Text

Title 3 – Revenue and Finance:

Title 3 establishes the City's authority to impose and collect taxes and fees creating the revenue source of the city's operational budget. This rewrite of Title 3 does not create any new taxes or fees, but instead reorganizes the Title to group similar topics together thereby improving the flow and readability of the Title. The following chapter topics will be grouped together leaving space between chapter titles to allow room for future code amendments.

- Taxes; Fees; Fiscal Policy and Claims; and Accounting Funds.

Other significant changes to Title 3 include:

- Segregation Assessment fees (description and engineering) have been removed and will be added to the City's Fee Resolution.
- Penalties have been updated for consistency with the civil penalties as adopted in Title 13, Civil Enforcement.



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- Impact fee provisions have been moved from Title 17, Zoning and consolidated into a single chapter in Title 3. New state laws passed by the Legislature this session will be addressed in a separate ordinance.

Title 5 – Business Licenses and Regulations:

Title 5 adopts the City's business license procedures and requirements. State Law (RCW 35A.82.020) provides cities with the authority require a license for all businesses that operate in city limits. Operation in the city includes those businesses that are physically located in the city and those that engage in business within the city, but their business address is located outside of the city.

In addition to the standard business license provisions, Title 3 includes permitting and licensing of:

- Fireworks Stands
- Special Events
- Merchants with a Fixed Location (Previously Titled Peddlers, Vendors, and Temporary Merchants)
- Sexually Oriented Businesses (no changes to this chapter are proposed at this time but will instead be revised with the Unified Development Code).

The existing Sexually Oriented Businesses chapter contains both licensing and regulatory standards. As regulatory standards should not be located in the business license chapter,

Commissioner Questions & Comments

- Consider adding permitting requirements for events taking place on private property.
- Require permitted events that may have an effect on local businesses to notify them ahead of the event in writing.

Stanwood Municipal Code Titles 7 and 8 Scoping Memos

Title 7 – Health and Sanitation is the general nuisance code for the City. This Title will include the existing three chapters following the same general format as the current code with the addition two new chapters as follows:

- Chapter 7.04 – Garbage Collection
- Chapter 7.12 – Litter Control (or "Littering")
- Chapter 7.16 – Nuisances
- New Chapter 7.20 – Smoking and Vaping
- New Chapter 7.30 – Noise Control

Title 8 – Animals, contains the animal control licensing and regulations of the City. This Title as currently written contains only one chapter and is difficult to follow and attempts to combine too many issues that may or may not be consistent. This Title will be reorganized into new Chapters addressing specific issues for ease of reading and enforcement.

- Chapter 8.02 – General Provisions
- Chapter 8.10 – Dogs
- Chapter 8.20 – Kennels and Catteries



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- Chapter 8.30 – Pet Shops and Grooming Parlors
- Chapter 8.40 – Livestock
- Chapter 8.50 – Dangerous Animals
- Chapter 8.80 – Animal Cruelty
- Chapter 8.90 – Enforcement and Impoundment

Commissioner Questions & Comments

- Chapter 7.20 Smoking & Vaping: A penalty for just carrying these items seems heavy handed. Consider rewording this.
- Include provisions for public defecation and how to handle waste from mobile RV's in Title 7.
- Consider adding dog waste stations, with bags and trash cans, in parks and on trails.

Old Business:

- Port Susan Trail:
 - o Why do we want a trail around the sewer lagoon where there could be strong odors?
 - o Public Comment: The trail will be a great benefit to the City.
- Cedarside Commons:
 - o The Commissioners are concerned about parking capabilities of this proposed community. Consider adding more tandem parking in the residential area. The Commissioners do not support a reduction in parking or back-in only parking.
 - o Public Comment: Cedarside Commons will be a great opportunity to provide housing for the "missing middle". It is also a good location for a roundabout, bus stops, and a safe crossing area.

Miscellaneous Business:

Recent Council Action on Commission Items:

- Adoption of Housing Action Plan

Upcoming Items:

- No meeting in August.
- Land Use Element
- Unified Development Code

Adjourn: 7:48 pm

September 11, 2023
Planning
Commission Staff
Report



CITY OF STANWOOD
PLANNING COMMISSION

AGENDA STAFF REPORT

MEETING DATES: September 11, 2023

SUBJECT: September Agenda Items

CONTACT PERSON: Patricia Love, Community Development Director
Tansy Schroeder, City Planner

Faulkner Subdivision Public Meeting

Request: The applicant is proposing to construct a 16-lot preliminary subdivision consisting of two duplex units, four townhome units, and ten detached single-family residences. The project is located south of 284th Street NW. The site consists of a total of 2.60 acres (113,256 square feet) zoned Traditional Neighborhood. Resident vehicular access to the site will be from 284th Street NW with a new public road constructed through the development. The proposed community will include open space tracts, storm water management, and street and landscaping improvements.

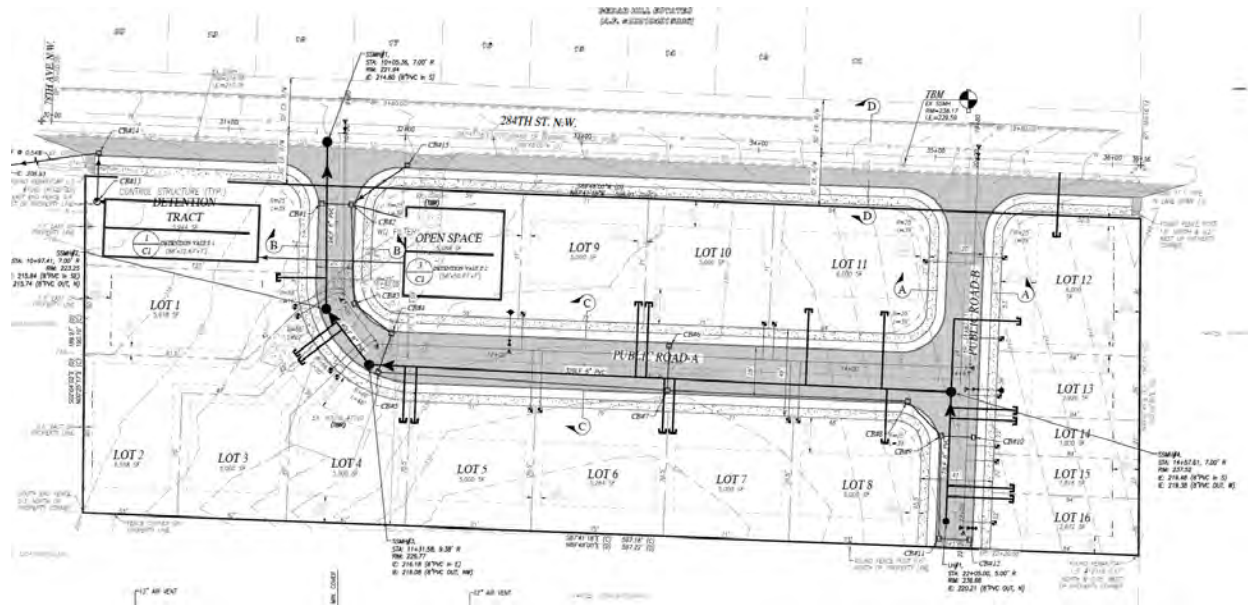
The proposed subdivision is located at 7702 284th Street NW. The project site is approximately 2.6 acres and zoned Traditional Neighborhood (TN). The applicant is proposing two access points into the development from the existing 284th Street NW, and will provide a future street connection to the south.

The current proposed mix of housing types does not meet the code requirements and will need to be modified. The majority of developed area around this site is made up of single-family residences, or is undeveloped land approved for residential subdivision, which is consistent with this development.

Housing Type	Required Mix	Proposed Mix
SFR	65% - 80%	63%
Townhomes	Remaining: up to 75%	67%
Duplex	Remaining: up to 75%	33%

New developments in the TN zone are required to provide at least one half acre of common open space for every ten acres of development. The proposed development requires a minimum of 0.13 acres of 5,663 square feet of open space. The applicant is proposing 5,668 square feet of open space meeting this requirement. The development plans provide all of the public improvements, facilities, and utilities and will be reviewed

to meet city requirements (See development plans). These facilities include but are not limited to city streets, sidewalks, all utilities, open space and recreational facilities.

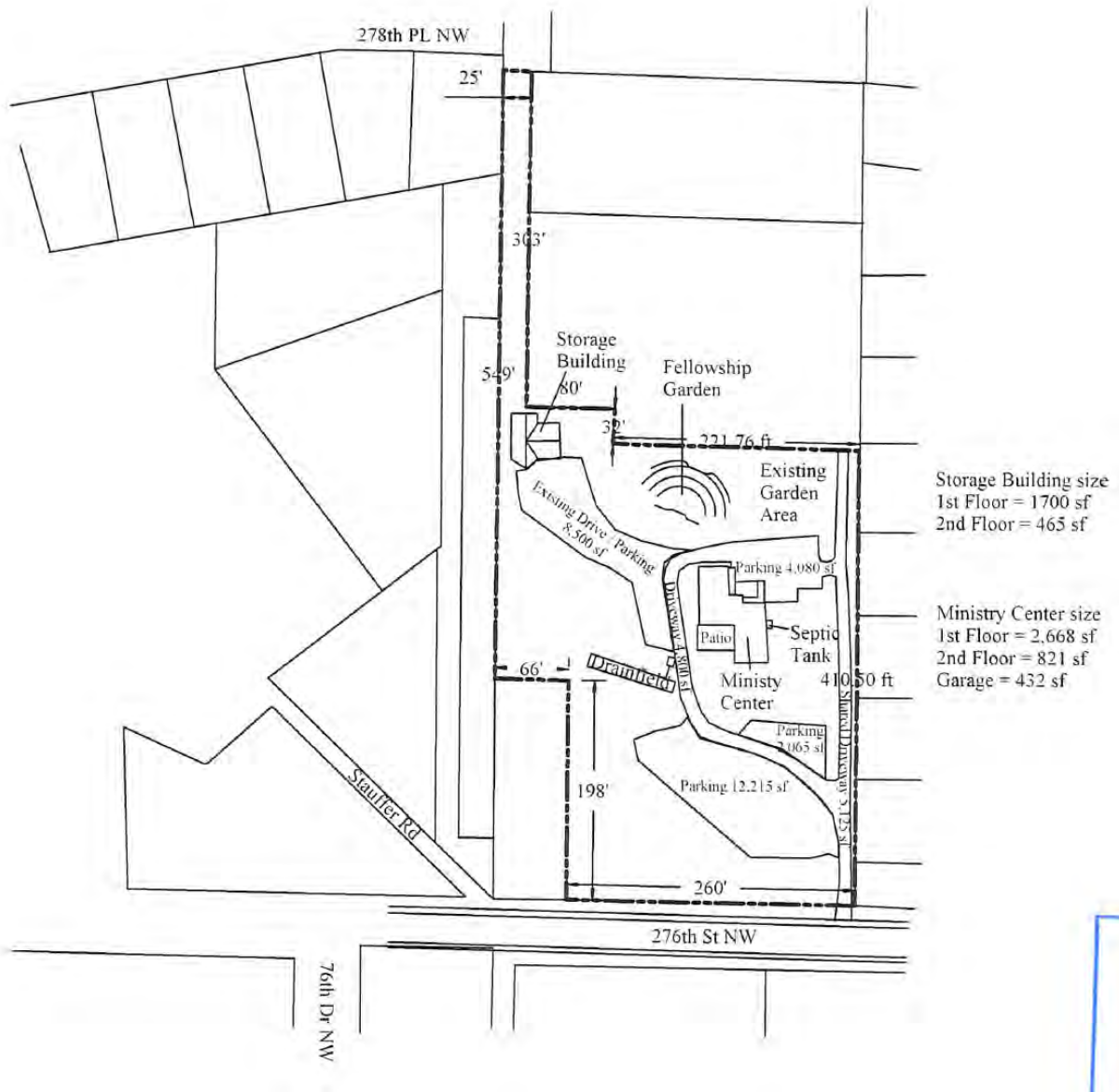


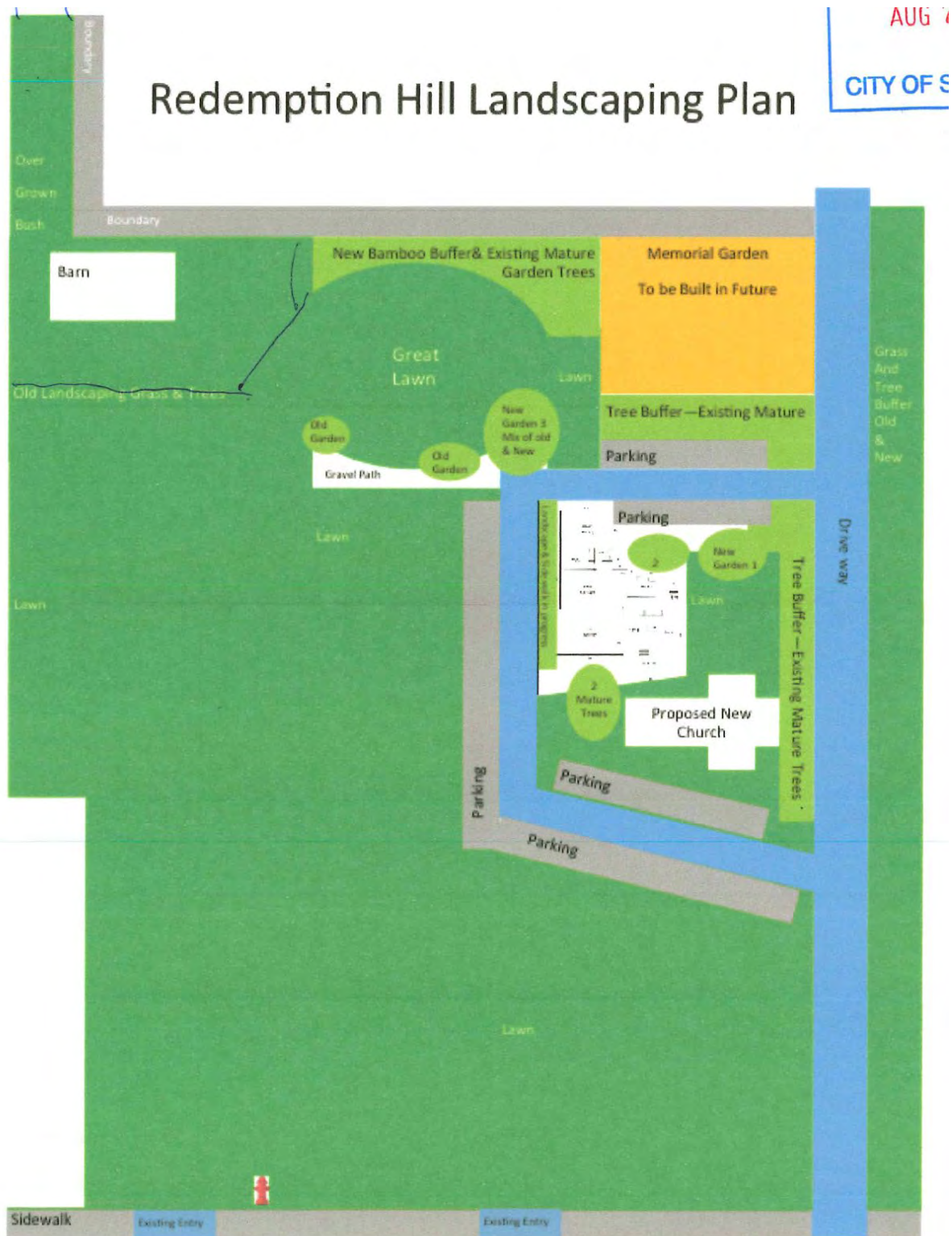
Redemption Hill Church Conditional Use Permit Public Meeting

Request: The applicant is proposing to convert an existing single-family residence into a House of Worship. The project is located north of 276th Street NW and west of 74th Avenue NW approximately 3.13 acres in size. The property is zoned Single Family Residential 9.6 (SR 9.6) which requires a Type III conditional use permit for houses of worship. There is an existing gravel driveway on the east side of the property. The proposed development is intended to be phased with the conversion of the existing 3,000 square foot residence as phase 1 and construction of a new sanctuary building as phase 2. The project includes landscaping, parking, and utilities.

The proposed House of Worship conversion is located at 7507 276th Street NW on a parcel approximately 3.13 acres in size zoned Single Family Residential 9.6 (SR 9.6). There is an existing residence on the parcel which is proposed to be converted into a house of worship. Houses of worship are allowed in the SR 9.6 zone as a conditional use in order to impose conditions which will make the use compatible with other permitted uses in the same district. Conditional use permits are reviewed against approval criteria for compatibility, traffic, noise and glare, landscaping, and public improvements.

The proposal also includes a new, future building to serve as a new sanctuary for the property. The new building will require a site development permit with critical areas and drainage review.





Comprehensive Plan Elements

Attached for the Planning Commissions review is the first full draft of the 2024 Comprehensive Plan Introductory Chapters, Housing Element and Economic

Development Element. Land Use and Transportation Elements will be provided to the Commission for review in October. A full draft of the 2024 Comprehensive Plan is expected to be drafted by the end of the year.

Staff is requesting that the Commission review and provide comments on these chapters so that when the draft plan issued for formal public review in early 2024 it includes the Commission's recommendations.

Each Element is broken into chapters telling the story of the City as follows:

Introductory Chapters:

- Comprehensive Plan Forward
- How to Use the Plan
- 2044 Vision Statement
- Community Values
- City History
- Demographics

Housing Element:

- Key Takeaways
- Introduction
- Housing and Community Vision
- Future City Growth
- Two Districts: Downtown and Uptown
- Housing Growth Overview: An Inventory of the Past and Present
- Housing Equity
- Racially Disparate Impacts
- Determining a Housing Response

Economic Development Element:

- Key Takeaways
- Introduction
- History of Stanwood's Economy
- Current State of the Economy – Fast Facts
- Community Engage and Needs
- Economic Vision: Sustaining A Livable Stanwood
- Economic Development Strategy
- Regional Weaknesses & Strategies
- Economic Strengths & Opportunities
- Incentive for Economic Growth
- Stanwood Business Landscape
- Conclusion

Faulkner
Subdivision Public
Meeting
Presentation



Faulkner Subdivision

PLANNING COMMISSION PUBLIC MEETING

SEPTEMBER 11, 2023

Project Information

Project Name: Faulkner Preliminary Subdivision

Permit Number: 23-0068

Applicant: Twin City Holdings, LLC

Contact: Jeff Glaspy – Titan Homes NW

Project Site: 7702 284th Street NW

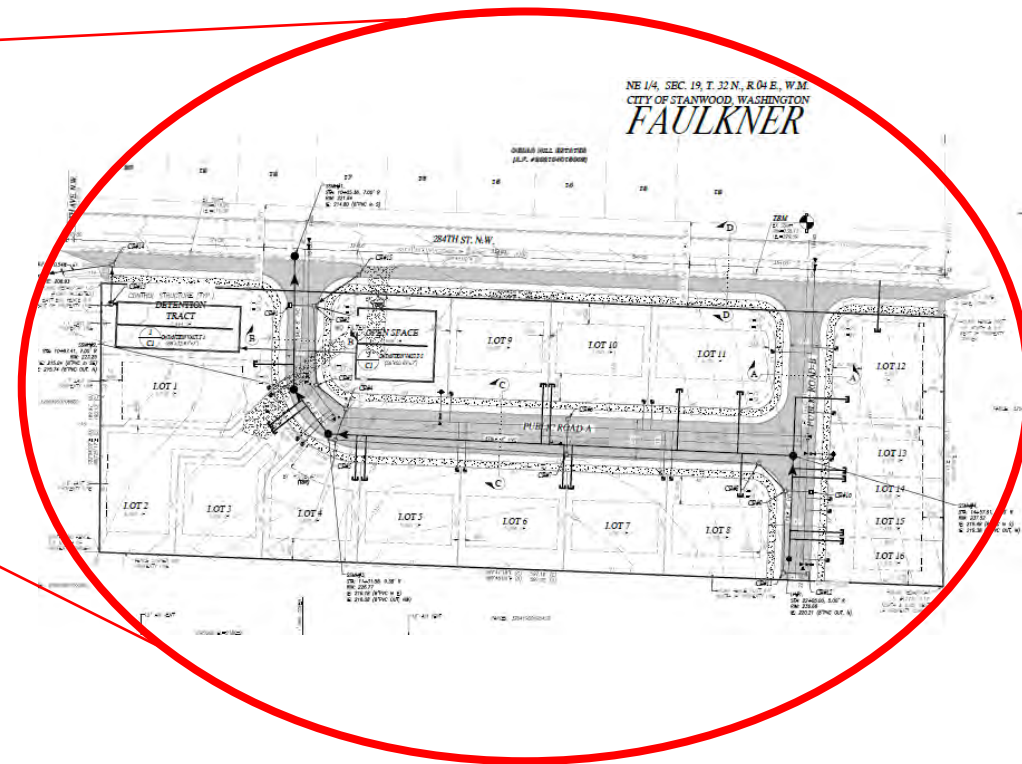
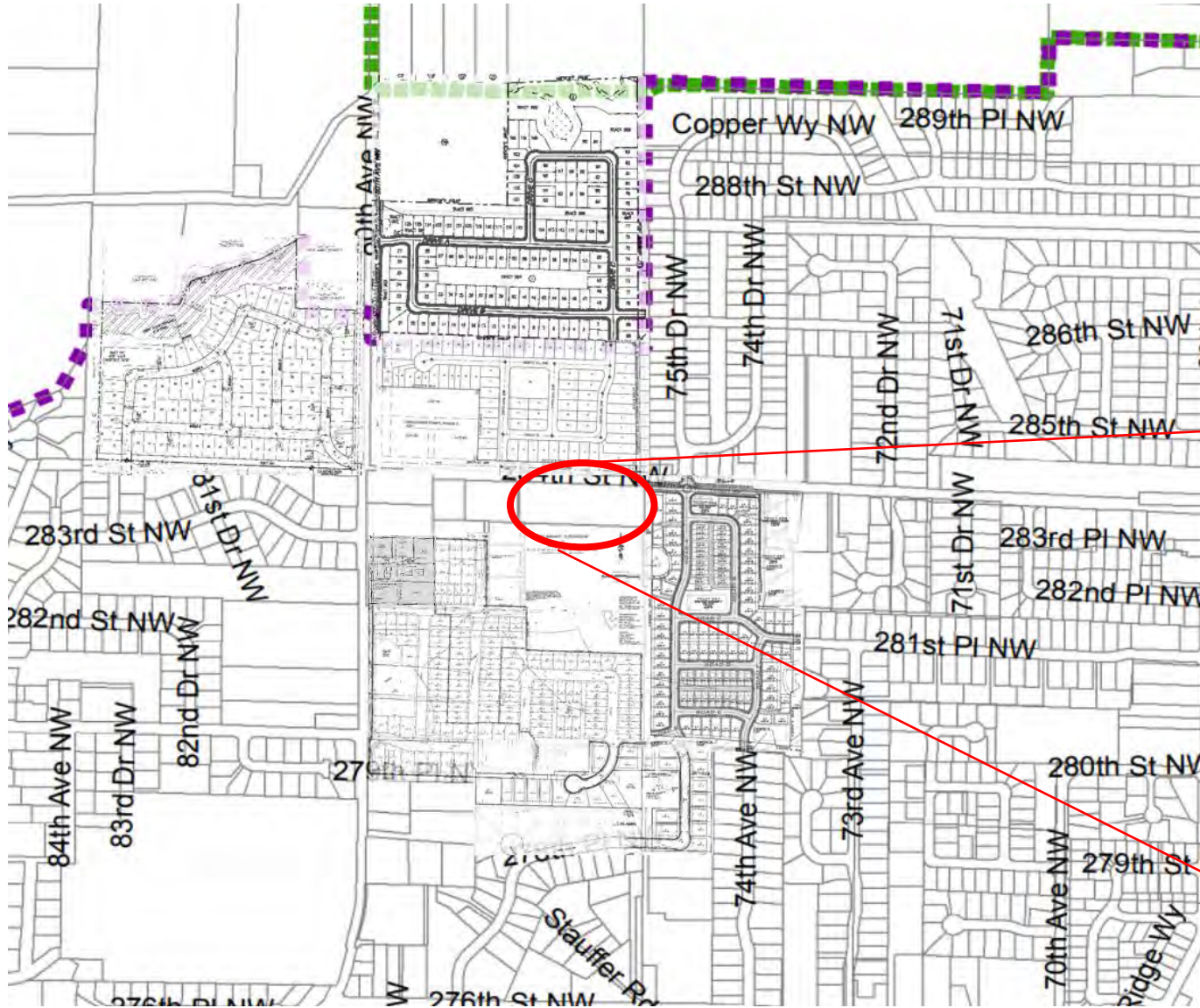
Project Size: 2.6 acres (113,256 square feet)

Zoning: Traditional Neighborhood (TN)

Proposed Lots: 16 Residential Lots – 10 SFR, 4 townhome, 2 duplex

Vicinity Map

Project will take access from 284th Street NW and provide a future street connection to the south.

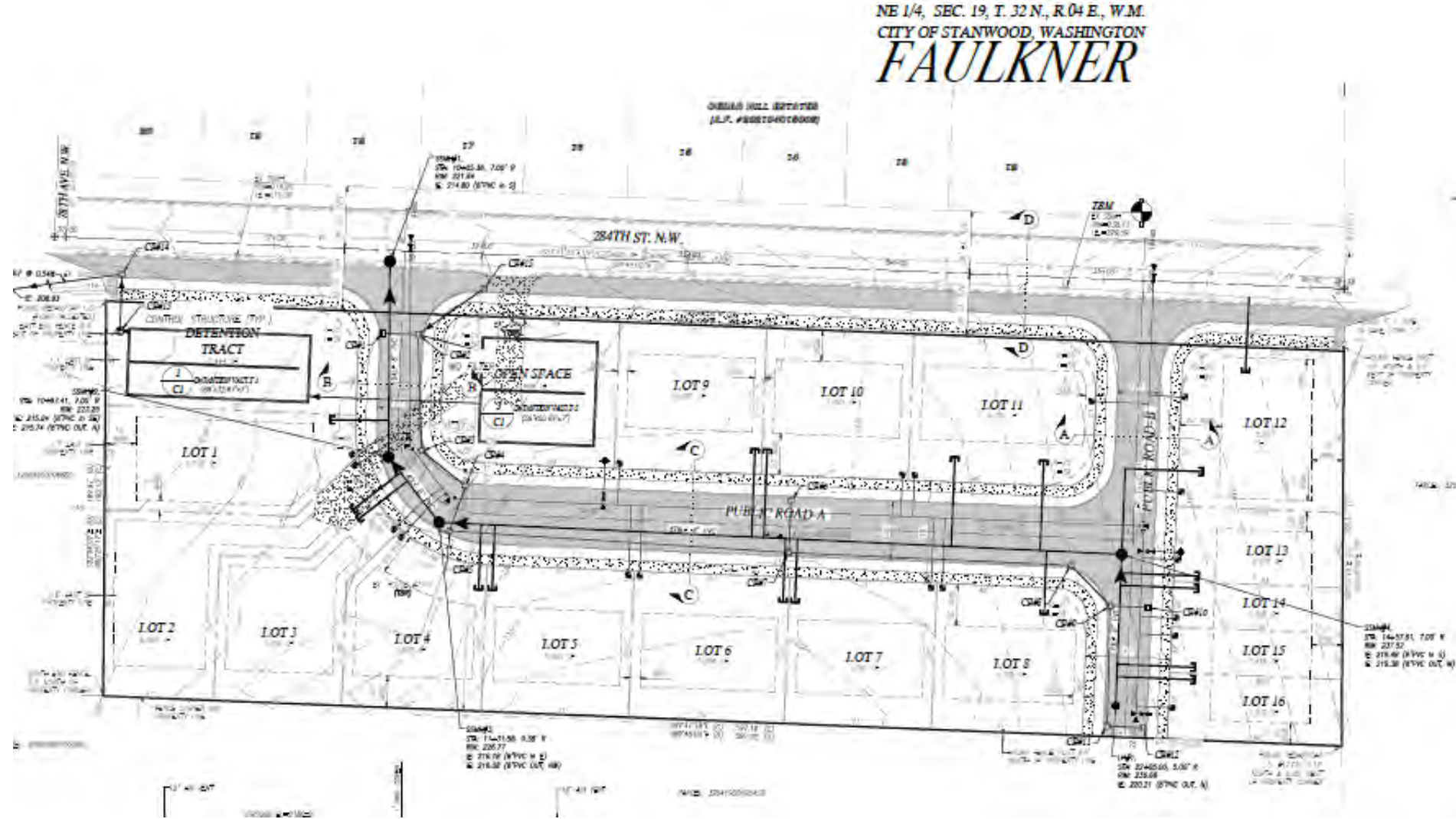


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Traditional Neighborhood (TN) Developments

- TN zone requires variety of housing types
 - SFR's, townhomes, and duplexes proposed
- At least $\frac{1}{2}$ acre of common open space for every 10 acres of development
 - Gross site area = 113,256 SF
 - Minimum required open space = 5,663 SF
 - Proposed open space = 5,688 SF
- All residential units shall be located no further than $\frac{1}{4}$ mile from the nearest open space

Site Plan



Public Noticing

Type III
Permit –
Preliminary
Plat

Notice of Application - done

Notice of Public Meeting - done

Next Steps –
Additional
Opportunities
for Public
Comment

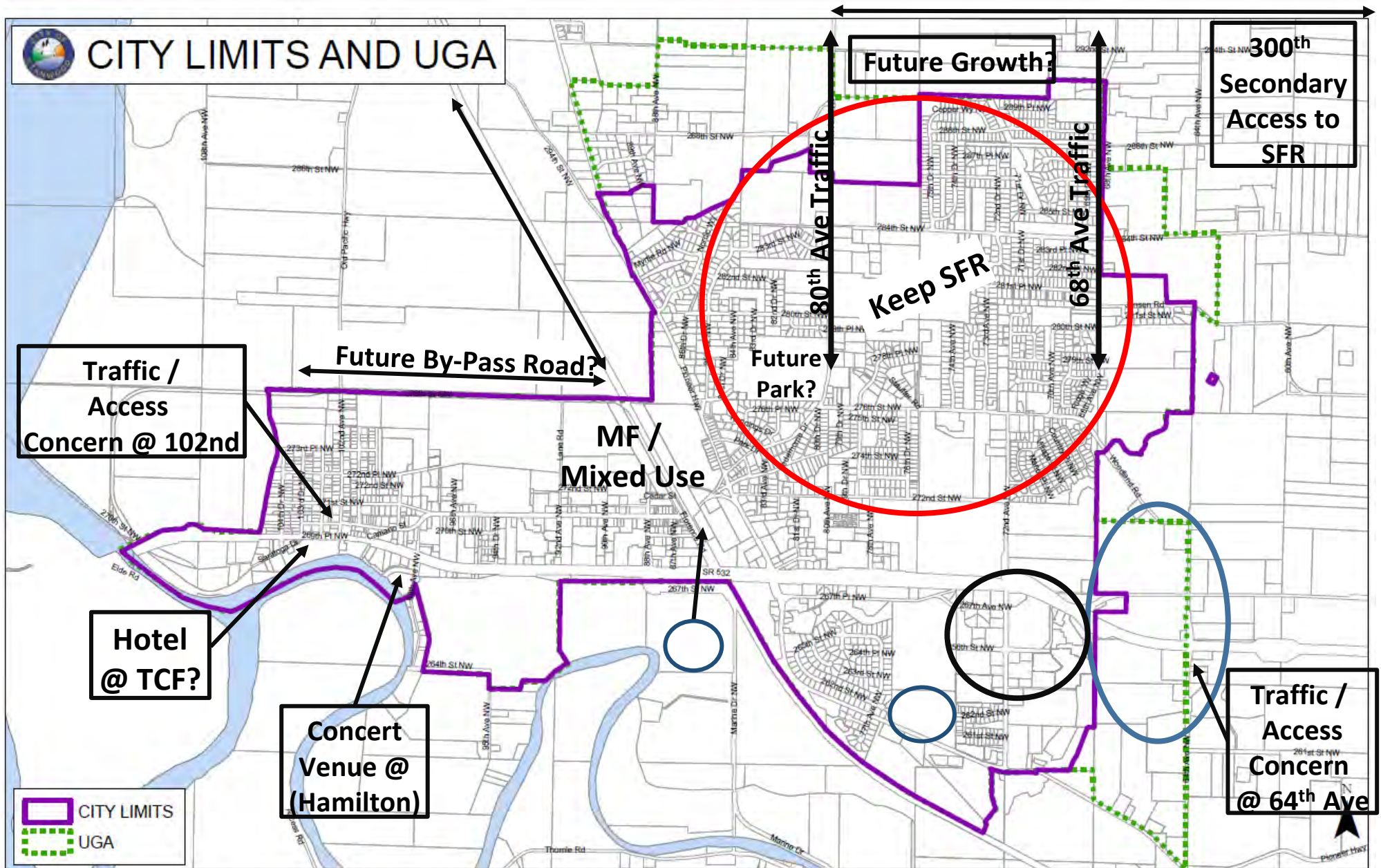
SEPA Determination

Notice of Public Hearing – Before the
Hearing Examiner

Notice of Decision

Public Comments Received

- One public comment received prior to Public Meeting
 - Concerns regarding adjacent water line easement and fence lines
- Three agency comments received prior to Public Meeting
 - Snohomish County Public Works, Stanwood-Camano School District, Snohomish County PUD



Date: 4/19/2017

Planning Café Open House

October 28,
2019

General
Mapping
Exercise
Comments

Faulkner
Subdivision Public
Comments

Schroeder, Tansy

From: Dean Tougas <mistertougas@gmail.com>
Sent: Wednesday, August 2, 2023 4:00 PM
To: Schroeder, Tansy
Subject: Comment on Faulkner Preliminary Subdivision

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

I am a neighbor of the Faulkner subdivision property. My contact information is below.

1. Please enroll me as a "Party of Record" for future updates.
2. My property shares a boundary with the proposed subdivision. As such, I have a series of concerns or interests in the subdivision and subsequent construction.
 1. There is a water line easement on my property deed that grants rights to the owner of the Faulkner property for a water line connecting the existing house to the meter to the SW. I would like to have that easement provision released/removed when new water lines are established.
 2. There is an existing fence that I constructed with the cooperation of Marianne Faulkner. Because of a large tree near/on the property line, my fence encroaches slightly. I would like the developer to consult and coordinate with me about removing that fence and protecting that tree (which is nearly ALL on my side of the boundary).
 3. The preliminary (?) site plan shows a "side yard" (narrow) setback for lot #2. I am considering whether I prefer that or if I might object. Depending upon the house design and placement, it might be preferable for the "side yard" to be facing West. I am interested in the policy of the City or the Builder to give neighbors any input on the placement of a house on one of the adjoining lots.

As the process moves forward I may have additional comments at future Public Comment stages. These will include the desire for provisions related to construction noise, dust, debris; landscaping, traffic, sidewalks, etc.

Thank you.
Dean and Misty Tougas
7808 284th St NW
Stanwood, WA 98292

Email: mistertougas@gmail.com
Phone: 425-319-5479 (Dean's mobile)

July 21, 2023

Tansy Schroeder
City of Stanwood
10220 270th Street NW
Stanwood, WA 98292

Dear Ms. Schroeder:

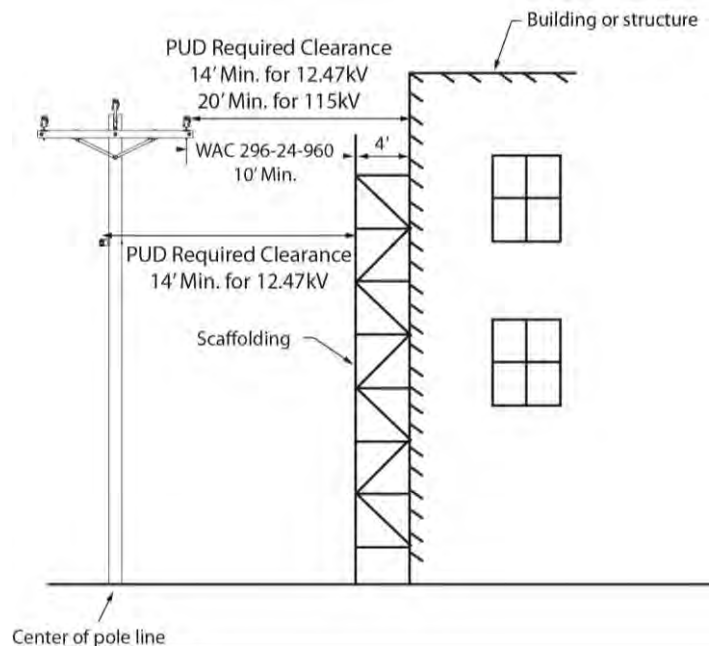
Reference: 23 0068 Faulkner Preliminary Subdivision

District DR Number: 23-10-734

The District presently has enough electric system capacity to serve the proposed development. However, the existing District facilities in the local area may require upgrading. Cost of any work, new or upgrade, to existing facilities that is required to connect this proposed development to the District electric system shall be in accordance with the applicable District policy. The developer will be required to supply the District with suitable locations/easements upon its property for any electrical facilities that must be installed to serve the proposed development. It is unlikely that easements will be granted on District-owned property, or consents granted within District transmission line corridors.

Please be advised that per WAC 296-24-960 the minimum worker safety clearance from any District distribution conductor is 10 feet. **Therefore, the District requires a minimum 14-foot clearance from any structure to accommodate workers, scaffolding and ladders. Minimum worker safety clearance from 115kV transmission wires is 20 feet.**

Any relocation, removal or undergrounding of District facilities to accommodate this project and the worker safety clearances shall be at the expense of the project developer and must be coordinated with the PUD in advance of final design. Please include any project related utility work in all applicable permits.



The District policy requires the developer to provide a minimum 10-foot easement for underground electrical facilities that must be installed to serve the proposed development. In addition, the developer must maintain an 8-foot clearance between transformers and a 10-foot clearance between switch cabinets and any building/structures upon its property. Additional clearances may be required depending on the equipment in the area and accessibility of the equipment.

Please contact the District prior to design of the proposed project. For information about specific electric service requirements, please call the District's Plat Development Team at (425) 783-8465.

Sincerely,

Mary Wicklund for

Mark Flury, Senior Manager
Transmission & Distribution System
Operations & Engineering

Stanwood/Camano School District #401

Community Development Comment Form

Date: 7/21/2023

Developer: Twin City Holdings LLC

Site Address: 7702 284th St. NW

Parcel Number: 32041900100500

School Service Area:

High School: **Stanwood HS**

Middle School: **Stanwood MS**

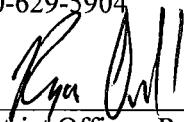
Elementary School: **Utsalady Elem**

Notes:

- 1) School assignment is contingent on available space at time of enrollment. School boundaries may be changed, therefore, there is no guarantee students will attend indicated school.
- 2) Path or sidewalk from each home to the bus pick up location is needed for all developments larger than a one home site.
- 3) Location of bus stop: A safe off road waiting area on 284th St. NW should be provided for student loading/unloading near the entrance of this development.
- 4) If room is provided to make it possible for a large bus to enter the development, we can make a circle route through the development. If it is determined that we will provide bus service into the development, adequate waiting areas for students should be provided.



Reviewer: Kim Pedroza, Transportation Director
360-629-5904



District Officer: ~~Ruth Floyd, Executive Director, Business Services~~
360-629-1200 ~~Ryan Orenell, Deputy Superintendent~~

Traffic Mitigation Offer to Snohomish County

The applicant completes part one and submits it to the City with a completed county traffic worksheet. The City completes part two and sends it to the County. The County completes part three and sends it back to the City.

Part One to be completed by Applicant

Basic Development Information

Name of City in which development is located

Name of Proposed Development

County Project File Number (if known)

Name of Applicant

Address of Applicant

Proportionate Share Calculation: Choose Option A or B

☐ Option A: Based on a percentage of the County’s adopted impact fee (attach traffic worksheet)

1. The applicable percentage of the County’s fee: _____ %

2. Net New Average Daily Traffic: _____ ADT

3. The adopted County impact fee for this development: _____ \$/ADT

4. Total Proportionate Share Amount: \$ _____

☐ Option B: Based on a comprehensive traffic study (attach traffic worksheet and traffic study)

_____ No road improvements are impacted. Hence, proportionate share amount is zero (\$0).

_____ The following road improvements are impacted. The calculation of proportionate shares is summarized below.

List by Names/Description the Impacted County Projects (attach other pages if necessary)

County Project ID#

PHTs Impacting Project

Capacity Cost per PHT

Proportionate Share Obligation per Impacted Project

1.

2.

3.

4. Total Proportionate Share Amount (sum of obligations for each impacted project) \$ _____

☐ **Trip Distribution and Assignment if required**

If required, attach AM and PM peak-hour trip distribution and assignment. Attach traffic worksheet showing whether or not AM and PM peak-hour trip distribution is required and include a traffic study.

☐ **Mitigation of Other Impacts if required**

Mitigation of Impacts on Level of Service

_____ No impact or not applicable

_____ Mitigation as described in attached traffic study.

Mitigation of Impacts on Inadequate Road Conditions

_____ No impact or not applicable

_____ Mitigation as described in attached traffic study.

Mitigation for Impacts on Access or Circulation

_____ No impact or not applicable

_____ Mitigation as described in attached traffic study.

☐ **Written Offer**

The Applicant hereby voluntarily agrees to pay the total proportionate share amount shown above for impacts of the proposed development on the capacity of Snohomish County roads and provide mitigation of all other impacts as indicated above and described in attached documents.

BY: _____ Date: _____

Signature by Authorized Official of Applicant or Authorized Representative

Print Name and Title _____

Instructions to Applicant. Submit this Offer, a completed county traffic worksheet, and any other attachments to the City with your initial application.

Page 1 of 2

Receipt of Written Offer and attachments by City and routing to County

City Project File Number

City Staffer Assigned to Project

Phone

Received by:

Date: _____
Initialed by City Staffer _____ Print Name and Title _____

Receipt of Offer and attachments by Snohomish County and routing back to City

City Project File Number

Received by:

Date: _____

Initialed by County Staffer _____

Print Name and Title _____

Snohomish County Mitigation Request to City

Snohomish County has reviewed the traffic study worksheet and mitigation offer submitted by the applicant and has determined as follows:

- ☐ Snohomish County requests that the City impose the mitigation offered above as a condition of approval for the Development. Snohomish County agrees to accept changes in the mitigation payment amount shown above resulting from TDM or lot-yield adjustments approved by the City.
 - ☐ Snohomish County requests that the City require additional supplemental information to adequately evaluate the proposed development's impacts.
 - ☐ The information requested is shown in the notes below.

By:

Signature by Authorized County Staffer

Print Name and Title

Date:

Routing Back to City

Instructions to County Send this offer and all attachments to the City Staffer shown in Part Two above.

Sent by:

Initialed by City Staffer

Date: _____

Print Name and Title

Notes

**Snohomish County Traffic Worksheet and Traffic Study Requirements
for Developments in the City of Stanwood**

Snohomish County government, through an interlocal agreement (ILA) with the City of Stanwood, may request traffic mitigation measures from any new development in the city that impacts roads in the unincorporated county. The City will impose the requested mitigation to the extent that the City determines that the mitigation is reasonably related to the impacts of the development. To determine the impacts, and to determine reasonable mitigation measures, the City of Stanwood requires a traffic study from any development in the city that may have impacts on county roads. This ‘traffic study’ may be as simple as completing sections one and two of the county traffic worksheet below, or having a professional traffic engineer conduct a formal traffic study consistent with the requirements in section three below.

- If a development generates less than ten peak-hour trips and the applicant chooses Option A for mitigation payment (standard payment by percent of county impact fee), then the applicant will generally only have to fill out the first two sections of this traffic worksheet and complete a mitigation offer (see section four).
- However, if a development generates more than ten peak-hour trips, or if the applicant chooses Option B for mitigation payment (comprehensive impact analysis), then the applicant will have to fill out the first section of this worksheet, complete a separate traffic study consistent with the requirements in section three, and complete a mitigation offer (see Section Four).
- Applicants should submit all documents *to the City* as part of their initial submittal.
- Traffic study requirements for impacts on county roads are based on the County’s traffic mitigation ordinance (Chapter 30.66B) and the city/county ILA. At the end of this document find references to the county contacts and county web site (sources for may of the documents related to traffic mitigation).
- Following review of the documents submitted, the County may request supplemental information and analysis as necessary to determine the impacts of the development in accordance with the city/county ILA. The City will require the proposed development to submit the supplemental information and analysis to the extent that the City determines that it is necessary to determine the impacts of the development.

Section One (1) Worksheet General Information

1. Name of Proposed Development _____

City Development File Number (if known)_____
2. Name, Address and Phone Number of Applicant_____
3. Development Site Address_____
4. Is it a residential or commercial development?_____
5. Description of Development (size and specific type)_____
6. How many new vehicle trips are expected to be generated by the proposed development? (For many common types of developments this information can be provided by the city or the county. For more complex developments trip generation may have to be determined under section three below)

_____ AM Peak Hour _____ PM Peak Hour _____ Average Daily Trips (ADT)
7. Proportionate Share Impact Mitigation: All applicants have two options in determining the amount of their traffic mitigation payment:

_____ For determining the amount based on a percentage of the county fee go to section two.

_____ For determining the amount based on a comprehensive traffic study go to section three.

Section Two (2) Proportionate Share Determined by Percentage of County Impact Fee

2(a) Calculation of Payment Amount

1. Standard default estimated percentage of trips impacting county roads 70 %

or

2. Other Percentage: (Note: See author’s qualifications in section three below.) Estimated percentage of trips impacting county roads from attached trip distribution: _____ %
3. Development New Average Daily Trip Generation (ADT) _____
4. Type of Development (Residential or Commercial) _____
5. County Commercial Fee Rate \$ _____
6. County Residential Fee Rate \$ _____
- (Note: Consistent with county code and the ILA, developments pay the rate in effect at the time of their submittal. As of 2/1/06 the rates were \$206 for commercial developments and \$242 for residential developments. Through ordinance, the County Council can change these rates at any time, so consult with the County or look at Snohomish County Code 30.66B.330 to find the latest fee rates.)
7. Calculation of Proportionate Share Impact Mitigation

#1 or #2 above:

% of trips

×

#3 above:

ADT

×

#5 or #6 above:

Fee Rate

=

\$ _____

proportionate share mitigating payment

2(b) Determining whether or not an additional traffic study is necessary

- Will the development generate more than 10 peak-hour trips or are there other impacts that need to be addressed (e.g., level of service, safety, or access and circulation)
- _____ No. Skip section three and go to section four.

_____ Yes. Read the introduction to section three and skip to section 3(b).

Section Three (3) Traffic Study Requirements

Introduction: This section outlines requirements for traffic studies for impacts on County roads. If an applicant chooses (or is required) to complete a traffic study, then it should be submitted along with this worksheet and a mitigation offer. (Note on Author’s Qualifications: A traffic study under this section must be conducted by an engineer licensed to practice in the state of Washington with special training and experience in traffic engineering and, preferably, membership in the institute of transportation engineers. For individuals/firms not on the City’s approved list, the developer will provide, with the traffic study, the credentials of the individual or firm performing the traffic study certifying compliance with these qualifications.)

3(a) Proportionate share impact mitigation based on comprehensive traffic study

1. Development’s Trip Generation and Distribution. Determine the PM peak-hour trip generation and distribution for the development consistent with Section 3(b) below.
2. Impacted Improvements. Determine which of the road sections with planned improvements in the county’s impact fee cost basis (Transportation Needs Report Appendix D) are impacted by three or more development-generated *directional* PM peak hour trips (PM PHT).
3. Current Counts. For each impacted improvement, provide current traffic counts to determine the PM PHT.
4. Reserve Capacity. Determine “reserve capacity” for each impacted improvement by subtracting the current PM PHT from the maximum service volume (MSV) for the existing facility. Reserve capacity is set to zero if current PM PHT exceeds the MSV. For MSVs see County DPW Rule 4224.
5. New Capacity. New capacity is the incremental increase in PHT that could be accommodated with the planned improvement. Determine the new capacity of each impacted improvement by subtracting the current MSV from the future MSV after the improvement.
6. Chargeable Capacity. For each impacted improvement, add the reserve capacity to the new capacity.
7. Final Adjusted Cost. Find the cost of each impacted improvement and make any adjustments used by the County for tax credits (see Transportation Needs Report Appendix D).
8. Capacity Cost per Peak-Hour Trip. For each impacted improvement, determine the capacity cost per PM PHT by dividing the final adjusted improvement cost by the chargeable capacity.
9. Traffic Impacts. From step one above, take the *total* number of PM PHT (in both directions) impacting each planned improvement.
10. Proportionate Share. For each impacted improvement, determine the proportionate share impact mitigation by multiplying the capacity cost per peak-hour trip by the number of PM PHT impacting the improvement.

3(b) Trip Generation and AM and PM Peak Hour Trip Distribution and Assignment

Calculate AM, PM and Daily trip generation consistent with the ITE Trip Generation Handbook and Snohomish County Public Works Rule 4220. Determine the trip distribution and assignments consistent with the County’s document titled “Format for Trip Distributions”(available at County web site, see below).

- Within the developments transportation service area (TSA) the distributions will be carried out to each key intersection at which the approach or departure volumes on any leg have three (3) or more peak hour trips. Get the most current list of key intersections on the web site described below. Trips should be distributed onto the road system as it is expected to be in six years.
- The distribution should be a schematic map showing the broad distributions of trips in terms of percentages on different roads. Show all City boundaries.
- The assignment should be a schematic map with the impacted key intersections identified by ID# and turning movements for each shown in separate diagrams on the same page or on different pages. The assignment should also be presented in tabular form listing each intersection by intersection ID#, and the number of trips at each movement.

3(c) Additional Analysis for Developments Generating More Than Fifty (50) Peak Hour Trips

For large developments (i.e., those generating more than 50 peak-hour trips), the County may request mitigation for impacts on the level of service of County roads, documented safety locations (the County calls such locations “inadequate road conditions” or “IRCs”), and access or circulation. The traffic study requirements below are intended to disclose impacts. Based on this information the County may request through the City that the applicant provide additional information showing possible mitigation measures. If any off-site improvements were needed for mitigation the County would work with the applicant to determine requirements for right-of-way, construction plans, right-of-way use permits, construction/maintenance bonds, and other issues.

Impacts on Level of Service (LOS) of County Arterials	Impacts on Inadequate Road Conditions	Impacts on Access or Circulation
Contact Snohomish County Public Works for the most current list of arterial units in arrears and critical arterial units. Identify any arterial units in arrears or critical arterial units impacted by three or more directional peak-hour trips.	Contact Snohomish County Public Works for a list of the current IRCs. Identify any IRCs impacted by three or more peak-hour trips. Note: Unlike LOS impacts in which at least three or more peak hour trips have to be added in one direction to require disclosure (e.g., 3 westbound), for IRCs, any three peak hour trips added to IRC locations are considered an impact for which disclosure is necessary (e.g., 2 westbound plus 1 eastbound).	The County may request improvements to existing roads to provide safe and efficient access and/or circulation. In some instances, the County may request provisions for future County roads identified in the Comprehensive Plan or in Small Area Transportation Studies. If so, the County will request specific additional information through the City.

Section Four (4) Traffic Mitigation Offer to Snohomish County

The applicant should complete a traffic mitigation offer to Snohomish County that summarizes the mitigation identified in the county traffic worksheet and any additional traffic study. This will facilitate timely review of the development and processing of the application. The form to use for the mitigation offer is titled “Traffic Mitigation Offer to Snohomish County.” This form is typically provided to all applicants along with this traffic study checklist. In addition, copies are available from the county contacts or the Snohomish County web site shown below.

Additional Information

County Web Site

Snohomish County Public Works has a web site with many documents related to traffic studies and mitigation requirements for developers. From the Snohomish County Home Page go to:

Departments/Public Works/Divisions/TES/ProgramPlanning/3066B

County Contacts

- Deb Werdal, Snohomish County DPW Traffic, 3000 Rockefeller M/S 607, Everett WA 98201, (425) 388-3184, debra.werdal@co.snohomish.wa.us
- Maria Schmidt, Snohomish County DPW Traffic, 3000 Rockefeller M/S 607, Everett WA 98201, (425) 388-3099, maria.schmidt@co.snohomish.wa.us

Traffic Mitigation Offer to Snohomish County

The applicant completes part one and submits it to the city with a completed county traffic worksheet. The city completes part two and sends it to the county. The county completes part three and sends it back to the city.

Part One to be completed by Applicant

Basic Development Information

Name of City in which development is located Stanwood
Name of Proposed Development Faulkner
City Project File Number (if known)
Name of Applicant Jeff Glaspy, Titan Homes
Address of Applicant 848 N Sunrise Blvd, Suite F203 Box7

Proportionate Share Calculation: Choose Option A or B

☐ Option A: Based on a percentage of the County's adopted impact fee (Attach traffic worksheet.)

1. The applicable percentage of the County's fee: _____%
2. Net New Average Daily Traffic: _____ADT
3. The adopted County impact fee for this development: _____\$/ADT
4. Total Proportionate Share Amount: \$_____

☒ Option B: Based on a comprehensive traffic study (Attach traffic worksheet and traffic study)

X No road improvements are impacted. Hence, proportionate share amount is zero.
_____T he following road improvements are impacted. The calculation of proportionate shares is summarized below.

List by Names/Description the Impacted County Projects (attach other pages if necessary)	County Project ID#	PHTs Impacting Project	Capacity Cost per PHT	Proportionate Share Obligation per Impacted Project
1.				
2.				
3.				
4. Total Proportionate Share Amount (sum of obligations for each impacted project)				\$ 0.00

☒ Trip Distribution and Assignment if Required

If required, attach AM and PM peak-hour trip distribution and assignment. (Attach traffic worksheet showing whether or not it is required and traffic study).

☒ Mitigation of Other Impacts if Required for Developments Generating More than 50 Peak-Hour Trips

Mitigation of Impacts on Level of Service

X No impact or not applicable _____ Mitigation as described in attached traffic study.

Mitigation of Impacts on Inadequate Road Conditions

X No impact or not applicable _____ Mitigation as described in attached traffic study.

Mitigation for Impacts on Access or Circulation

X No impact or not applicable _____ Mitigation as described in attached traffic study.

☒ Written Offer

The Applicant hereby voluntarily agrees to pay the total proportionate share amount shown above for impacts of the proposed development on the capacity of Snohomish County roads and provide mitigation of all other impacts as indicated above and described in attached documents.

BY: Jeff Glaspy Digitally signed by Jeff Glaspy
Date: 2023.08.08 11:44:51 -07'W' Date_____

Signature by Authorized Official of Applicant or Authorized Representative

Print Name and Title _____

Instructions to Applicant. Submit this offer, a completed county traffic worksheet, and any other attachments to the city with your initial application or send directly to Deb Werdal, Snohomish Co. DPW Traffic, 3000 Rockefeller M/S 607, Everett WA 98201.

Part Two: To be completed by the City

Receipt of Written Offer and Attachments by City and Routing to County	
Name of Proposed Development	Faulkner Preliminary Plat
City Project File Number	23-0068
Date Received	August 8, 2023
City Staffer Assigned to Project	Tansy Schroeder
Address	10220 270th St NW, Stanwood WA
Phone	360-454-5211
<i>Instructions to City:</i> Send this offer and all attachments to Deb Verdai, Snohomish Co. DPW Traffic Operations, 3000 Rockefeller M/S 607, Everett WA 98201. Send copy to staffer shown above.	
BY: <u>TS</u> Date <u>8/8/23</u>	<u>Tansy Schroeder, City Planner</u>
Initialed by City Staffer	Print Name and Title

Part Three: To be completed by Snohomish County

Receipt of Offer and Attachments by Snohomish County and Routing Back to City	
Name of Proposed Development	Faulkner Preliminary Plat
City Project File Number	230068
Received by:	Monica Summerset
<u>MS</u> Date <u>8/18/23</u>	<u>Monica Summerset Associate Land Development Analyst</u>
Initialed by County Staffer	Print Name and Title
Snohomish County Mitigation Request to City	
Snohomish County has reviewed the traffic study worksheet and mitigation offer submitted by the applicant and has determined as follows:	
☒ Snohomish County requests that the City impose the mitigation offered above as a condition of approval for the Development. Snohomish County agrees to accept changes in the mitigation payment amount shown above resulting from TDM or lot-yield adjustments approved by the City.	☐ Snohomish County requests that the City require additional supplemental information to adequately evaluate the proposed development's impacts. ☐ The information requested is shown in the notes below.
BY: <u>Monica Summerset</u> Date <u>8/18/23</u>	<u>Monica Summerset Associate Land Development Analyst</u>
Signature by Authorized County Staffer	Print Name and Title
Routing Back to City	
<i>Instructions to County</i> Send this offer and all attachments to the City Staffer shown in Part Two above.	
Sent by:	
Date	
Initialed by City Staffer	Print Name and Title
Notes	

Redemption Hill Public Meeting Presentation



Redemption Hill Church
Purchased 7507 276th St
Stanwood
In Hopes We Could Build a Church

Bought for the value of the land it
contained two poorly maintained
buildings.





The buildings were a mess, and in disrepair



A Close up of the shag carpet



The buildings were a drug and drinking den and became a fire and safety hazard to the neighborhood.

redemption HILL CHURCH



Out teams began to cleanup & repair.



Out with the broken in with the new.



Old
Roof
New
Roof





Office



Adult
Education
Lounge



Kitchen



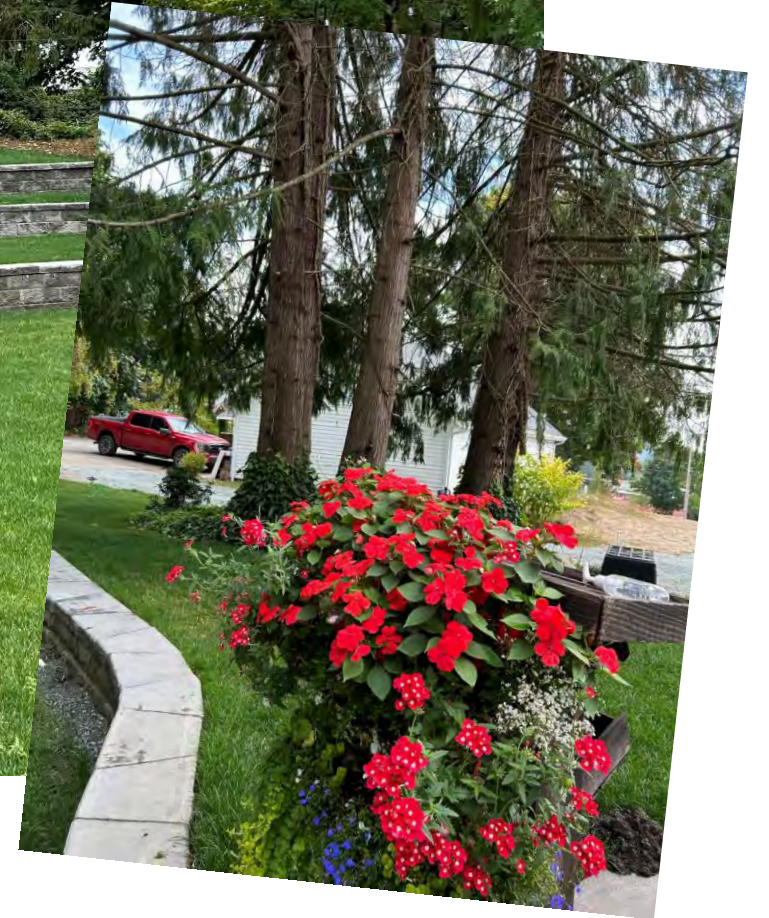


From weeds
and vines
to a garden park





Gardens



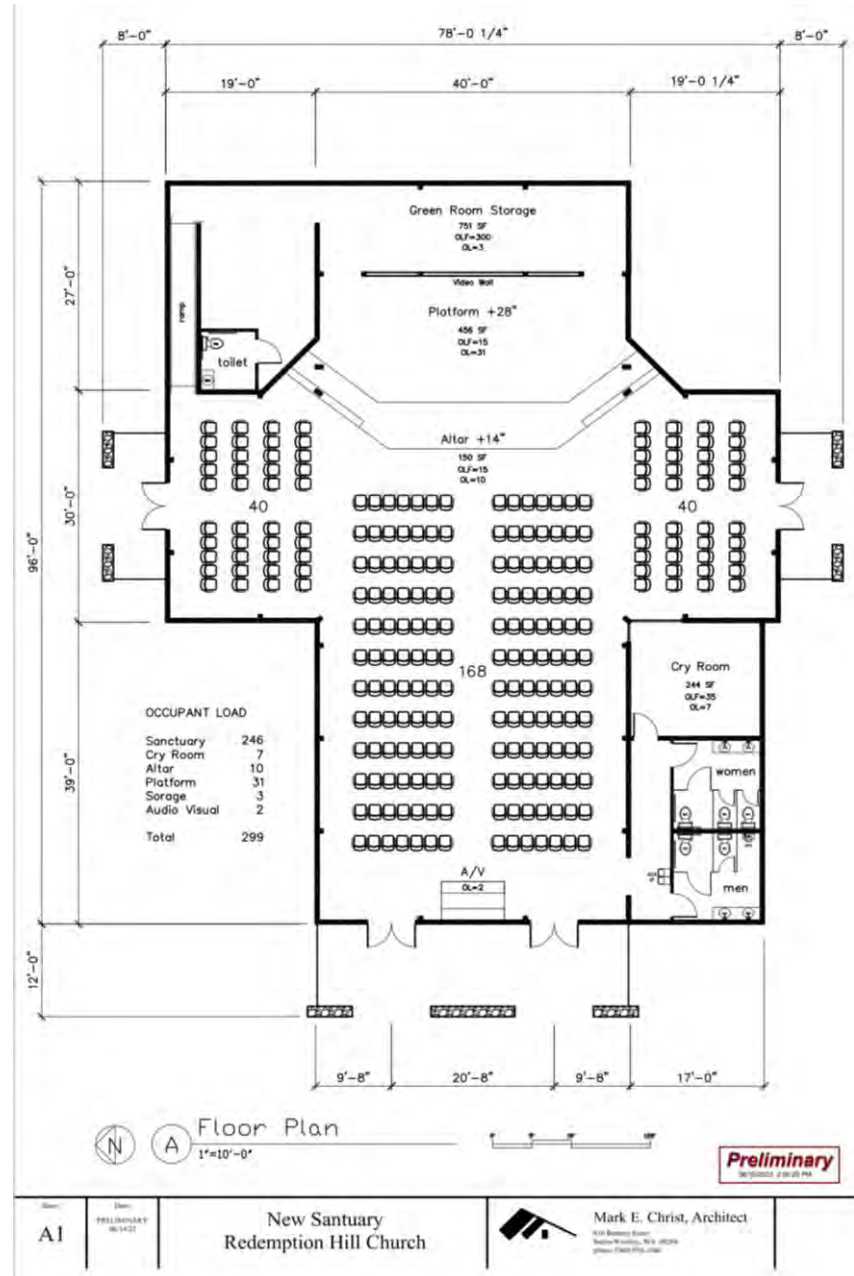


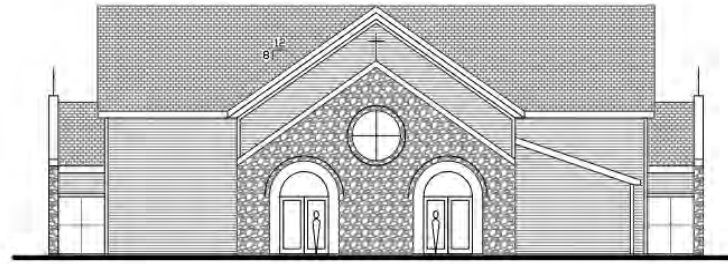
Gardens



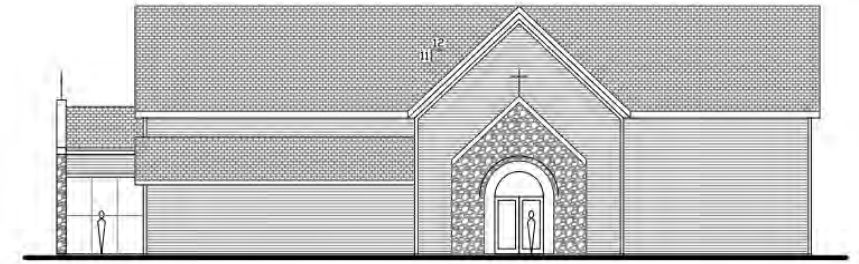


Future Sanctuary



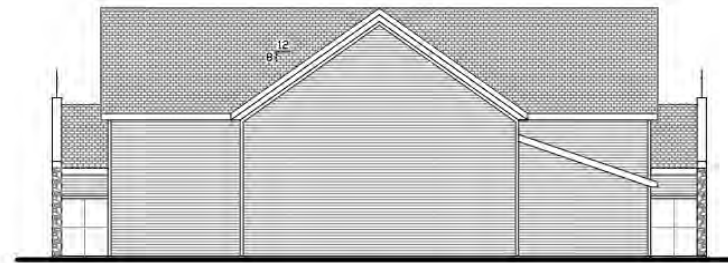


(A) West Elevation
1"=20'-0"



(B) South Elevation
1"=20'-0"

Future Sanctuary



(C) East Elevation
1"=20'-0"



(D) North Elevation
1"=20'-0"

Preliminary
06/15/2023 2:50:20 PM

redemption HILL CHURCH Is About People



We Are All
Citizens Of Stanwood



We Are All Citizens Of Stanwood



We Are All Citizens Of Stanwood

Redemption Hill Public Comments

Schroeder, Tansy

From: Elisabeth Waldron <elisabethwaldron36@gmail.com>
Sent: Sunday, August 27, 2023 11:19 PM
To: Schroeder, Tansy
Subject: Redemption Hill Church



CAUTION. This email originated from outside of this organization. Please exercise caution with links and attachments.

Hello I am writing about Redemption Hill Church. I have been going to Redemption Hill for a few months. It is an amazing church. I am asking that the City of Stanwood approve of Redemption Hill to build a church. This is something that will bless the City of Stanwood for generations to come. They will do many good things for this community. Please approve the plans Redemption Hill has for the community.

--

Thank you,
Elisabeth Waldron
360-707-1715

Schroeder, Tansy

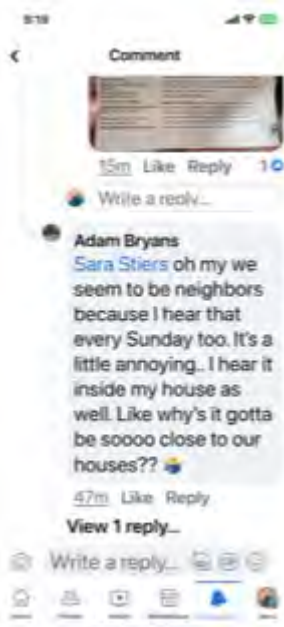
From: Sara Stiers <sara.stiers@yahoo.com>
Sent: Tuesday, August 29, 2023 10:41 AM
To: Schroeder, Tansy
Subject: Facebook comments from neighbors

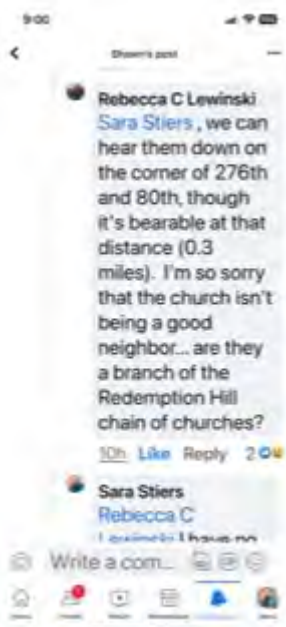


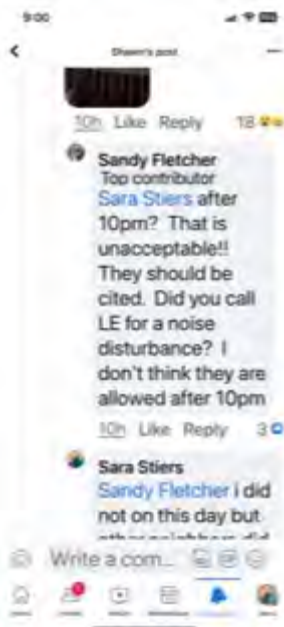
CAUTION. This email originated from outside of this organization. Please exercise caution with links and attachments.

I'm not sure if this is helpful but they are comments from other stanwood citizens stating they too feel this noise level is not acceptable.



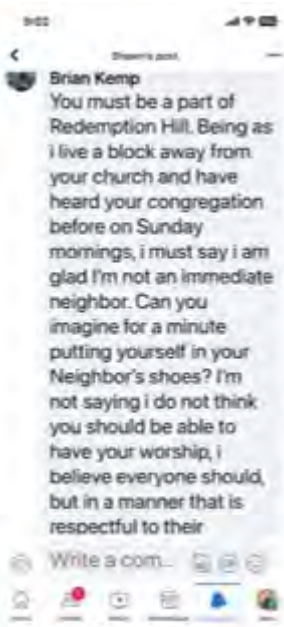
















Sent from my iPhone

09-03-2023

I would like to share my experience as a neighbor of the property at 7507 276th ST NW in Stanwood, that has applied for this conditional use permit. I am strongly against this based on the behavior this property has already demonstrated. It's my opinion that this application was only a response to stop the fines that have been issued, and that this church has no intention of changing the behavior that has caused the issues. The city has revised and clarified the code on noise disturbances and the police had to adopt a plan to address this property specifically, which they continue to ignore.

Since the owners of this property purchased and began using this home as a church the vehicle traffic on their small gravel driveway has increased. The last couple of years there has been an increase in the noise, and now it is a weekly occurrence for my wife or myself to be awoken or kept awake by the church. Their outdoor music and other events have deeply affected our peace and enjoyment of our home. These events are not limited to late mornings on Sundays. Just last week (8/26) they had an event with amplified sound, it was after 10pm before they police had to fine them, so the neighbors could sleep. These calls to police and the tickets and case numbers generated are clear evidence the church has no intention of being good neighbors or following the rules.

This church has made no attempts to change after repeated interactions with police and code enforcement. This application appears to be a request to continue doing whatever they want, with no concern for others. I can only imagine what their behavior will be like if they receive this permit. I was recently made aware that they have an armed guard patrolling the driveway they share with another property. I acknowledge that it's legal to do so, but it also further demonstrates the substandard behavior and poor judgement that characterizes this property.

As a veteran who served, I understand the importance of the freedoms that we protect in our country. The exercising of one's religious freedom doesn't mean that others should be forced to forfeit their peace and enjoyment in their own homes. I would urge the city to review the numerous incidents this property has been involved with and deny this application.

Matt Green

Stanwood resident and homeowner

August 27, 2023

CITY OF STANWOOD

10220 270TH ST NW
STANWOOD, WA 98292

Dear Mayor Roberts, City Council Members, and Stanwood neighbors,

I am writing to protest the application of the entity calling itself Redemption Hill Church. They are proposing to rezone a single-family residential home into a church. For the last 15 months, they have not been good neighbors. I started complaining about the noise they intentionally create in June of 2022. It had gone on for several weeks at that point. By that time, they had already demonstrated to me, that a conversation between neighbors would not be friendly nor constructive. It started with people driving up the gravel driveway at higher speeds than can be sustained on a single-lane gravel road and blaring their radios at 5:30 am Sundays, honking their horns, and having very loud conversations (shouting) just a few feet from our back fence. I am a Registered Nurse who works long hours who values my weekends to sleep in. This is a bedroom community of working people who enjoy the sanctity and peacefulness of their homes. Turning a residential structure into a church is not an enhancement to this area, nor is it an asset to the people of this community.

I do not enjoy being forced to hear their amplified music and sermons. My idea of a Sunday morning is waking up when I want to and enjoying quiet peaceful sounds of nature and drinking my coffee dust free on my back deck. For the past year, this has been disrupted to the point where I cannot listen to an audio book even with noise cancelling headphones on the deck. I moved my morning into the house and tried to watch TV. I cannot turn it up loud enough to drown them out. I cannot use a language app that I have been working on learning several languages to enhance my work with the community as an RN. My microphone picks up their sermons and music over my voice, when they are in fact several hundred feet away from my

home. My sleep has been disrupted so many times that I have lost count of the Sundays I get woken up on with very little sleep. This is not acceptable to my line of work. I need to be physically and mentally prepared to work with patients. I am no longer able to enjoy my quiet Sunday mornings of solitude and reflection. It is stressful to have to call and make noise complaints. I understand that they have been operating illegally against our city laws and they are disrespecting those laws and are now asking for forgiveness by now seemingly trying to comply, while flouting the laws for at least 15 months. They still ignore the noise ordinances and care nothing about being good neighbors. Now, they are patrolling the shared driveway with an armed guard only a few feet away from our back yard.

Friday nights have turned into a yelling, screaming, cheering, mass of people watching an amplified movie in an outdoor amphitheater. August 25, started at 6 pm, with loudspeakers and lots of traffic. I cannot see their parking lot, but there were more than 8 cars in the driveway of the residential home. Even with the noise complaint and the attention of the Stanwood Police, they carried on with this until well after midnight. They have more of this planned for the next several weeks. They turn down their amplified music and sermon only to return it to louder volumes when the police officer leaves.

The morning of August 27 at 9:15 am they started banging on a set of drums, only for the briefest amount of time, but long enough to wake me up. Then they stopped. I thought stupidly that I could go back to sleep. They waited until 9:25 am and repeated it, forcing me to get out of bed with only a few hours of sleep.

Earlier this spring, there was a windstorm that took out several of the trees on their property. One fell onto our neighbor's fence and the power line fell on our storage shed. No one removed these downed trees and lines for several days. They came out on a Saturday around 5 am approximately a month later for a work party. There was one person in the driveway in front of the garage, revving a chainsaw for 2 hours, not cutting anything, just revving the engine. They damaged our fence trying to remove one tree and did not offer to repair it. They created smoke and dust for weeks after that work party. This small one-way private gravel driveway serving two parcels is not equipped to handle this type of traffic.

Sunday mornings have turned into Hell for me caused by this entity that supposedly embraces Christian values. I was forced several weekends ago to listen to their pastor rant about how he has been embezzling people since he was 13 years old. He is leading his followers to make public nuisances of themselves and encouraging inappropriate and illegal behavior in our neighborhood. These people have been coming to our neighborhood several days a week, partying, disrupting our lives, then going back to their homes without any repercussions.

I am against rezoning of this property for a church. Two of their parishioners trespassed our property a few weekends ago to “pray for us”. They do not confine their use of this property to three days a week as they describe in their application. They have people and cars there every day of the week. They use their drums to wake us up or do “sound checks” of their amplification system. We have been subjected to their awful “music”, karaoke sessions, sermons directed at neighbors, and the intrusive headlights of their traffic being shined in our windows at night. There is no buffer of trees except for a bunch of deciduous noxious invasive trees that destroy our fence, invade the ground into our property and are very thorny and difficult to eradicate.

The fact is that they repeatedly have refused to abide by the noise ordinances and public codes of the city. They are disruptive, rude, belligerent, retaliative, and poor excuses of neighbors. They are not an asset to this community. I ask you to consider this: if this was in your backyard, and you had your sleep disrupted, had public amplified concerts at all hours of the day and night, be forced to listen to a broadcast of someone pontificating their beliefs onto you and your family, would you let this stand?

SINCERELY,

TAMMY GREEN, BSN, RN

Schroeder, Tansy

From: JANET WATERWORTH <jwkinglady@yahoo.com>
Sent: Monday, September 4, 2023 10:21 AM
To: Schroeder, Tansy
Subject: REDEMPTION HILL CHURCH -- CUP APPLICATION



CAUTION. This email originated from outside of this organization. Please exercise caution with links and attachments.

Date: September 4, 2023

To: Tansy Schroeder, City Planner

Tansy.schroeder@stanwoodwa.org

City of Stanwood 10220 270th St. NW, Stanwood, Wa 98292

Re. Redemption Hill Church Application for Type III Conditional Use Permit

Dear Ms Schroeder:

My husband and I have resided as retirees on Camano Island, WA for 25 ½ years. We are active members of Redemption Hill Church of Stanwood, WA. This letter seeks to express my personal support of Redemption Hill Church as a growing benefit to the spiritual life of our Stanwood-Camano community.

Pastor Dave Hensman and his wife, Melody, came here 6 years ago, November 2017, working as a team with our elders to serve us, our congregation, and the Stanwood-Camano Island community. We love them dearly and we are blessed to be a part of a congregation that has weathered the challenges imposed by Covid constraints, not only by continuing to meet weekly for worship, for Bible studies and volunteer projects, but also by now rebounding in numbers of congregants from families with babies to senior citizens like ourselves.

Pastor Dave has served with other local pastors in the area to head up the local "National Day of Prayer for America" and to co-labor for the spiritual welfare of our region. Both Dave and Melody are willing servant-leaders in our midst. They are visionaries who, with our board of elders, led our congregation to purchase our current location, with approval of Stanwood's decision makers, at a time when many churches were closing their doors in fear.

Great improvements have happened to the property we purchased: for example, renovation of the derelict house now used as our ministry center; grounds cleanup; a wonderful outdoor amphitheater for summer time worship services, AND imminent plans to build a permanent indoor sanctuary for worship. To lose such forward momentum would be a serious loss to our congregation and to ministry opportunities with high schoolers needing hope in stressful times as well as senior citizens at Lincoln Hill Sr Center, who have welcomed our outreach to residents no longer able to attend church meetings farther away.

Our Pastor and elders have submitted request for a "conditional use permit dated August 22, 2023, and we look forward to a hearing the evening of September 11. We have been made aware that many cities require more stringent zoning regulations for churches than for secular organizations. But, too many municipalities are unaware that, according to the **Federal statute to rectify unconstitutional discrimination** (The Religious Land Use and Institutionalized Person Act—**RLUIPA**, ratified in 2016), Congress found "religious institutions were treated worse than secular places of assembly like community centers, fraternal organizations, and movie theaters ."

Despite efforts to be considerate of our neighbors, we have recently been fined for one or two neighbor complaints against our summer outdoor worship which lasts for 20-30 minutes on Sunday morning, while longer lasting noise from high school outdoor activities has a special waiver. Why is that? Can we co-exist to benefit the neighborhood?

I believe that Redemption Hill Church is a benefit, not a liability, to Stanwood. I petition you and Stanwood's land use servants to consider CONSTITUTIONAL equality and fairness under federal statute as you review our case.

God bless you as you serve our city and thank you for fresh consideration of our application for Title III Conditional Use Permit.

Sincerely,

JGW

Janet G Waterworth, 159 BEACHWOOD AVE. CAMANO ISLAND, WA 98282

Schroeder, Tansy

From: Allison Baker <allisonbaker155@gmail.com>
Sent: Tuesday, September 5, 2023 5:51 PM
To: Schroeder, Tansy
Subject: Redemption hill church



CAUTION. This email originated from outside of this organization. Please exercise caution with links and attachments.



Address not found

Your message wasn't delivered to **tansy.schroeder@stanwoodwa.gov** because the domain [stanwoodwa.gov](mailto:tansy.schroeder@stanwoodwa.gov) couldn't be found. Check for typos or unnecessary spaces and try again.

----- Forwarded message -----

From: Allison Baker <allisonbaker155@gmail.com>
To: tansy.schroeder@stanwoodwa.gov
Cc:
Bcc:
Date: Mon, 4 Sep 2023 20:45:12 -0700
Subject: Redemption Hill Church
Hello,

I live in the neighborhood directly next to the proposed Redemption Hill Church site. I can provide my exact address if needed. We are located towards the far end near the cul de sac. It is about 1/3 mile to the entrance to our street (closest to the Church Site), and we can still hear the loud speakers from the church when they have events. The speakers are very loud, and we have young children that go to bed by 8pm. We chose to live in this neighborhood because it is quiet and peaceful. Our family of 4 including our 4 and 2 year old are opposed to this noise continuing. I do want to note, we are not against religious gatherings. We have attended other churches in town, but a residential neighborhood is not the place for such large gatherings at all hours of the day. I hope the church finds a great forever home, but not in our neighborhood.

They also have illegally been gathering for months, so what other laws and regulations are they going to break if this continues? I have not personally witnessed this, but I have heard from multiple neighbors that there is an armed guard at the church site. This is unsettling with my children playing outside with their friends less than 1/2 mile away.

I would prefer to remain anonymous to protect my family in case the people associated with the church are upset with our opinion.

Thank you.

Schroeder, Tansy

From: Andrew Mailloux <andrewmailloux83@gmail.com>
Sent: Tuesday, September 5, 2023 11:23 PM
To: Schroeder, Tansy
Subject: Redemption Hill Application - Environmental and Neighborhood Impacts



CAUTION. This email originated from outside of this organization. Please exercise caution with links and attachments.

Tansy:

I was contacted this evening by a concerned neighbor who made some disconcerting claims, namely that Redemption Hill Church has been operating without appropriate permits for multiple years and is now seeking to expand their facilities.

While I commend their efforts to follow the procedures the rest of the community is expected to adhere to this time around, I've done a little digging that raised a few questions and concerns about their application:

Nowhere in the application do I see a document stamped by a PE or PLS.

While I understand this may not be necessary, it adds to the veracity of their proposal. Given the scope of their alterations the expense of a licensed surveyor and an engineered design seem reasonable, if not required - costs, and would go a long way to clarify some of my concerns.

Have they done a boundary delineation? Sensitive/critical areas studies?

What about a stamped landscape plan? They are showing a significant planting of bamboo on the northern edge of the property - what measures will be taken to ensure it doesn't spread beyond its intended area given what a difficult plant it can be to control?

I'm pretty sure there's a wetland tributary to this property at parcel 01014500099800 near the intersection of 276th ST NW and 78th Ave NW...are there any water quality requirements that apply to this proposed half acre of new pollution-generating impervious surface? Maybe I'm wrong and it ultimately flows eastward toward Church Creek, but it's going to be impacting some downstream body of water DFW probably cares about. Habitat impacts? Deer graze - or used to - in what was a more meadow-like environment prior to the new owner's alterations. Now they're feeding more frequently on adjacent residential landscaping. This problem will likely increase if they remove additional natural landcover.

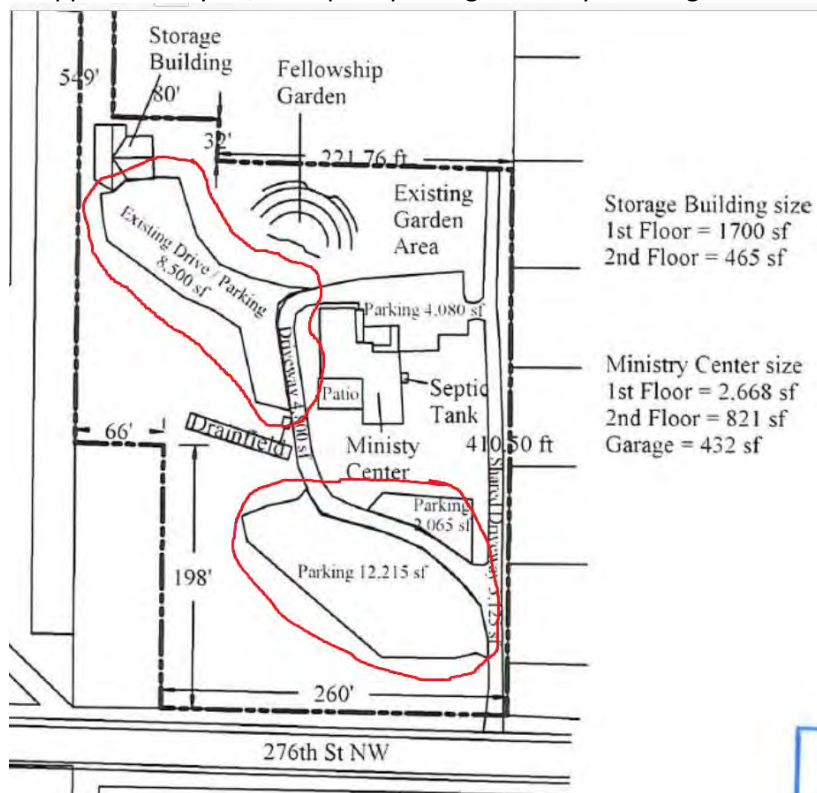
Traffic control plan for all these vehicles exiting the property from a driveway that's difficult to see as you crest the hill driving eastbound on 276th? The sightlines aren't great and the likelihood of traffic incidents could increase.

How will a drain field designed for a single family residence support a proposed congregation that hopes to put 280 people into an outdoor auditorium?

And for that matter, is there any geotechnical analysis on whether the ground can support this heavy amphitheater structure? Is it made of reinforced concrete? How does it drain? Where does it drain? Does it turn into a pond in a two-year rain event?

Further regarding impervious surfaces specifically, their application claims here that they had an existing combined area

of approximately 27,000 sqft of parking. Are they claiming this as credit toward impervious?



Google Earth imagery from September of 2020 shows almost no gravel or paving. Maybe there's some gravel in that 4080 sqft area North of the Ministry Center, and the first 50 feet of the driveway, but the rest of it was not there three years ago.



The majority of the gravel area appears sometime between 9/2/2020 and 8/7/2022 which according to SCOPi seems to be during the current owner's tenure.



Was any of this permitted? Or was several tens of yards of gravel brought in sometime in roughly the last two years? The gravel in the northern area of the property appears new, and the comparison between the images suggests that even the driveway was dirt prior to 2022.

If permits were not obtained for this work it seems that they may potentially be in violation of the Stanwood Municipal Code already:

12.14.060 Prohibited discharge.

[]

(1) No person shall throw, drain, or otherwise discharge, cause or allow others under its control to throw, drain, or otherwise discharge any pollutants or waters containing any pollutants other than stormwater into the drainage system.

(2) It is unlawful to make illicit discharges, or any discharge not composed entirely of stormwater either directly or indirectly into the drainage system. When the public works director has reason to believe that any discharge is an illicit discharge, the director may sample and analyze the discharge and recover the costs from a responsible party. When the discharge is likely to contain illicit discharge on a recurring basis, the director may conduct, or may require the responsible party to conduct, ongoing monitoring at the responsible party's expense.

Has current runoff been tested? If they have already made unapproved modifications to the property it seems monitoring at the owner's expense is a prudent step to take. What kind of pollutants can we expect to enter the system

from up to potentially 280 parked vehicles? Even if we generously assume all the attendees are families of four and everyone carpools, that's still 70 additional cars discharging contaminants. Before any permits are issued to this organization/individual I would like to see substantive evidence that not only have their existing conditions been properly and legally established, but that they have undertaken all the necessary studies for both the storm water, wastewater, and environmental impacts that would occur as a result of such a significant change to the existing area. It is concerning that large quantities of material appear to have already been moved on-site without regard for the appropriate process. If this is the case it should raise significant concerns about future work, permitted or otherwise.

The renovations and additions being considered for this property will substantially impact the surrounding property owners in a variety of ways. My understanding is that other neighbors are also concerned about the noise impacts and additional traffic such a large congregation will certainly create. It appears to me that this application greatly overestimates their existing impervious area and demonstrates inconsistencies in the accounting of the same. But generally speaking, in a single family-zoned neighborhood any activity intended to fill an outdoor auditorium with 280 people is going to have a major effect on the surrounding community and the church should be expected to shoulder the costs and obligations of compliance and mitigation that such changes will entail - as would any person or business undertaking an endeavor of comparable scope.

I hope to attend the public meeting next Monday, but I wanted to send you my concerns and comments directly as a matter of record.

Thank you for your service to our community!

Regards,

-Andrew Mailloux
7603 Stauffer Rd

Parcel ID: 01150400000500
Property Address : 7105 280th PL NW
Stanwood 98292
Betty Hartsfield

September 2, 2023



To Whom it May Concern,
RE: Permit (23-0101 Conditional Use Permit)

I am writing in favor of a Conditional Use Permit (23-0101) being issued to Redemption Hill Church. I am a member of this church and I am 93 years old. I wish to speak as to why this church is such an important asset to our community and why the property we own is vital to be approved for further development.

We live in a time where we often hear about the breakdown between families and the gap between generations. On a weekly basis I enjoy the company of young people in their teens and twenties. We often work on projects together.

Recently there was an issue when a young man that was attending our church was not able to live in his home and the church was allowing him to sleep in the basement for a few nights rather than roam the streets. He woke early and wasn't able to access the shower until a church staff member arrived at 8:00 AM. So, at 6:30 AM he showered himself (he was not naked) with the garden hose and unfortunately made a disturbance. He had a psychotic break caused by drug use and was taken to the hospital. Our pastor has been working with the doctors and psychologists to assist this young man into recovery. Today, he is off drugs and is living in a family community discipleship house.

I ask the city to weigh this issue; One loud morning vs someone on drugs off the streets, in recovery and living different. In my 93 years that feels like a pretty good trade off.

I ask what kind of community does our mayor and council want see develop? Do they want our streets running with destruction and misery or places like Redemption Hill where misery gets changed into a life of mission and community productivity. Part of this process is Sunday service with worship music that is respectful and for a short period of time once a week outside four months of the year.

Sincerely,

Betty Hartsfield
Betty Hartsfield.

Comments Concerning Redemption Hill Church – 09/04/2023

From: Douglas & Sandra Burmester; Lincoln Hill Retirement Community, 7336 276th St NW Apt 117, Stanwood, WA 98292

Preface: I wish to express how my (Doug) soul and spirit has been so very much refreshed and blessed by my right protected by our U.S.A. Constitution and unanimously in recent years approved again by Congress and signed by President Clinton, that is, my right to freely worship.

As a graduate of the UW forestry program and a lover of the woods, I have been especially blessed by Redemption Hill Church's amphitheater and cannot imagine how anyone could be offended by the rather short duration of music, all of which we can prove was within the time and volume (we recorded decibel levels) standards given to us by the city.

We have been a part of this group of believers for about 10 years who now fellowship under the banner of Redemption Hill Church. Biblically, "the church" is believers, not a building or property. When we first started with this fellowship of believers, our group went under the banner of "River of Life". We rented the auditorium of the Camero Center for Sunday morning only and rented office space elsewhere – this was expensive and though in different venues as we were forced to move for various reasons continued to be so. Getting Redemption Hill property has relieved us of this burden plus allowed us to have facilities for mid-week meetings. These currently include a vibrant youth group for ages 15 to 25, a general Bible study open to all and a women's Bible study. We also have offices. Praise be to God! More importantly, we are seeing lives being changed for better!

I will give one example that I know well. I also know there are many others. I will be very brief for the sake of privacy. One young man, whom I came to know and love and whose parents I also know, came to the Hill youth group meeting and Sunday service and committed his life to the Lord. Subsequently, some of his old habits got him into trouble which resulted in him being sent to a correction/ rehab center. Our Redemption Hill Church pastor, Pastor Dave, has faithfully followed up on this and now the young man is doing well and living in a Christian-based multi-room complex which houses other like-minded tenants while he is rehabbing and getting his life together for a positive future.

Now to regress a little, we (Sandra and Doug) have always tried to move as close as possible to where the group of believers meet, i.e. the facility, where we have chosen to fellowship. This time our church has moved to us, i.e. across the street from the Lincoln Hill Retirement Community (more widely known as "the Senior Center"). When we first began with River of Life, Sandra's body was fully functional. To be brief, her episodes that took us both north and south to Hospital Emergency Rooms, plus multiple specialist, after several years, was identified as the vertebrae condition that eventually killed Christopher Reeves (i.e. "Superman"). Sandra had surgery to alleviate the death threat, but it left her with no ability to move or control her body from the waist down. Thus, the reason we live in the Senior Center. Thus Doug can get to Redemption Hill Church easily, but it is difficult for Sandra. Future improvements on the property could change this for Sandra and perhaps other residents, but we at Redemption Hill Church and the Senior Center administration believe having a Sunday morning service at the Center is a better option and are in the process of making that a reality. There is a Friday afternoon Bible study at the Center that until recently had been taught by a local pastor. When he retired, it was decided that Pastor Dave of Redemption Hill Church would take over. This is now ongoing and successful. The Sunday morning service is the next logical step and will be a blessing to many limited-mobility tenants.

Concerning the letter of August 30, 2023 from Thompson Guildner Associates: It sounds rather ominous... Pastor Dave says it has many inaccuracies – hopefully they're in innocence. I'm not a lawyer, so don't know what to say about the CUP. Apparently, the stadium has one. The stadium is only a small playfield away from neighbors on the east and west as well as the Senior Center on the north. Many residents in the Senior Center go to bed early. When there is a football game, or practice (football squads and band), or even small, apparently other groups where individuals yell a lot during play, there is considerable noise. On game nights (and sometimes there are multiple games back-to-back), I can clearly hear the play-by-play, the cheering and band music. Apparently, this is all right with the city, but our rather short duration of music is not. Should seniors and others complain? As a matter of fact, the stadium sound carries up the hill with noticeable volume, I assume not enough to bother unless the hearer is outside or doesn't care if inside. A solution to the sound is simple: Get ear plugs; to the Stadium lights: Get a sleep mask. I use one regularly. Also, and perhaps quite notable, is that Public Law 106-274 of the 106th Congress (Clinton's Congress referred to above) in Section 2 (b) (1) EQUAL TERMS states that "No government shall impose or implement a land use regulation in a manner that treats a religious assembly or institution on less than equal terms with a nonreligious assembly or institution."

In summary, it seems obvious, already now and in the long-term, that the good that Redemption

RECEIVED

SEP 5 2023

CITY OF STANWOOD

Hill Church offers the community out-weighs the complaints of a few that for whatever reason can't tolerate what they hear.

Parcel ID: 1150400000500
Property Address: 7105 280th PL NW
City: STANWOOD.
Zip Code: 98292
Debra Hartsfield.

September 3, 2023



To Whom it May Concern,

RE: Permit (23-0101 Conditional Use Permit)

I am writing in favor of the Conditional Use Permit (23-0101) issued to Redemption Hill Church. I am a member of Redemption Hill Church and I have been actively involved with the clean up and restoration of the current building and landscaping. Our neighbors to the north of us that we share the road with on several occasions have shared how happy they are to have us here on this property. We have worked together well with them, gifting them firewood that was as a result of clearing the land.

We live in a time that there are so many negative influences pressed upon us in any given day. It seems like so many groups want to make their agenda know to our society. Here at Redemption Hill the only message is from God's written word the Bible. Our pastors Dave and Dee Hensmen are true examples of what loving, caring leadership looks like. They serve us and the community no matter what the job is! They have come here, to Stanwood to serve this community at great personal cost in many ways, because they are called to be here.

This parcel of land is located at a excellent location to serve this community. Lincoln Hill senior community is directly located across the street and the High School in just down the street from us. As I write this, we have just started to work with Lincoln Hill with Pastor Dave leading a Bible Study on Friday afternoons and we are going to provide them with a church service at their location Starting in a few weeks. With many churches closing or losing many members due to covid we where able to stay open and are now growing. This growth is a testimony of what a place where there is truth and love can benefit both young and old.

I have been a resident and business owner here in Stanwood for seven years now. In that time, I have seen hundreds of homes being built within a five mile radius.

Trees are cleared, wildlife are "squeezed" out and with this increase of population we need to provide a safe uplifting place for people to worship and be part of. With our current beautification of both the land and the current building we have witnessed several wildlife enjoying our land.

I ask you to consider this permit and to allow us to continue to serve this community by providing a safe, positive place to help met the needs of the people of Stanwood. And before you make your decision if have not seen this parcel of land, come by and see the beauty.

Thank You,

Debra Hartsfield.

A handwritten signature in cursive script that reads "Debra Hartsfield". The signature is written in black ink and is positioned below the printed name.

Statement to the City of Stanwood



Mayor and City Council,

Re: Conditional Use Permit for Redemption Hill Church

Redemption Hill Church is a family to me. They're always checking in on me and my family to see how we're doing and if they can do anything or pray for us. I've witnessed so many answers to pray and seen God at work to support us and build His beautiful kingdom.

"God's kindness leads us to repentance". The Spirit of Jesus is truly in the people there. The people are so gracious and kind. They don't judge you and place expectations on you that burden you. The bible says that "there is no condemnation for those who are in Christ Jesus". The people there are always helping each other to root out the condemning voices. They're there to build each other up and help one another reach their potential. To find their purpose. And God gets ahold of their heart and frees them from the oppression that seeks to destroy them on the inside. The people are happy to be the vessels that God uses to bring understanding to those that need it. "It is for freedom that Christ set us free".

"As a City on a hill cannot be hidden, so let your light shine before men". "Go and make disciples of all nations, baptizing them in the Holy Spirit". The people of Redemption Hill Church have been a mobile church with no property of their own for over 20 years until we bought the property we are currently using. We've had as many as 200 people attending Sunday services. But moving around to different venues has been detrimental as it causes hardship to members that have to travel farther to attend. We were meeting at the Stanwood Middle School when Covid hit. The School District wasted no time in telling us we had to leave. We went back to the Camano Senior and Community Center doing parking lot services until they let us attend indoors. The mask and vaccine mandates along with the location prompted us to seek another location closer to Stanwood. The grange at the fairgrounds was where we ended up. We met there for about a year. During that time we had purchased the property and were doing repairs to make it suitable for use of the church. Our time at the grange came to an abrupt end when a drunk driver drove their vehicle through the exterior wall and into the middle of the main room.

Devastated by Covid, moving and now this we were down to about 30 people attending. This was no more than a large bible study group. The house on the property was done with its repairs and with nowhere else to go we started meeting there.

- The bible says in "2 Corinthians 4:8-10: 'We are hard pressed on every side, but not crushed; perplexed, but not in despair; persecuted, but not abandoned; struck down, but not destroyed. We always carry around in our body the death of Jesus, so that the life of Jesus may also be revealed in our body.'"

Soon we started preparing an outdoor space to meet. A beautiful fellowship garden in the trees, with a view of the sound and the Olympic mountains. A place for the weary to come and find rest and reflect

on the purpose God has for them. When we started meeting out there we had reports from all over the neighborhood about the wonderful worship sounds people were hearing. Many people were drawn in to check it out and join in with us to praise God for all the good things He has done. You may be able to understand our surprise when we began to get word that there were also complaints about the sound. Out of consideration we reduced our volume. But no matter how much we reduced it we have been forced to vacate the location until a solution between the City and our church can be met.

According to the City Municipal Code we need a Conditional Use Permit to convert the current residence over for church use. Our congregation desires to have this done because we are called to be right with God and man. We're also seeking to make application for a permit soon for a church building. Our architect has plans and we are paying as we go for surveying and other things necessary to prepare for that.

Thank you so much for your consideration,

A handwritten signature in cursive script, appearing to read "David Imus".

David Imus

Elder

Redemption Hill Church

September 4, 2023



To whom it may concern,

My name is Elizabeth Weeks, and I want to urge you to support and approve the Conditional Use Permit application for our church Redemption Hill Church.

My family and I have been a part of the Stanwood community for 30 years. I have been a business owner for almost that entire time and both of our children attended school here.

We started attending this church when our children were young. We attended with many friends and family and this was an important time of their development. Since, our children have grown up into spectacular citizens of this world, very successful and they are still loving Jesus!

I want to share with you how this Church has blessed us this last year. Last December our brother-in-law passed away and in March, we lost my mother-in-law. This is where both of them attended church and served our community. Pastor Dave and Dee came along side of our family and blessed us deeply during this time. They walked with our family through the passing of our precious family members. They shared their love with us and the love of Christ. They brought hope and community to us when we needed it most.

I see how much growth Stanwood is going through and how great the need is for people to have community, hope and places to worship. This week I read that "Delinquencies on auto loans, credit cards and consumer loans just hit their highest level since 2012" and we all know the dramatic increases in drug use, overdoses and suicide. This is a time when people are searching for hope and community and Redemption Hill Church is such a place. It has been that for me and many others in this community. Pastor Dave and Dee are bringing salvation through Jesus which changes lives and brings forth love and hope for all!

I understand that there is an issue of noise levels. There are two prongs to this issue; sound that can be heard beyond the church property and for services to be loud enough for parishioners who are attending to hear. I have watched as leadership has tried to make noise adjustments and measurements every Sunday. They have been very diligent and transparent in trying to abide by the noise level limits. In doing so there have been days where I struggle to hear the music and sermon completely and miss out on the total freedom and enjoyment of worship and teaching. The balance of noise is difficult when trying to serve two entities; noise ordinance and parishioners. I believe that is why the High School has a noise exemption and I would expect that a church will receive such an exemption as well.

So for the reasons I have outlined above, I urge you to support and approve the Conditional Use Permit application for our church. I appreciate your service to our great community.

Sincerely,



Elizabeth Weeks
22121 60th Dr NW
Stanwood, WA 98292
(425) 327-1648

September 4, 2023

To whom it may concern,

I met pastor Dave Hensman this past April at my Grandmother's funeral. I remember being blown away at the thoughtfulness that had so obviously been put into the message that he prepared in honor of her. I did not know that on that day when I met Pastor Dave, that me, my husband and our one year old son would become members of his Church, Redemption Hill, in the months to come.

The first day we walked into Redemption Hill we were greeted by a room full of a sincere and joyful community. Born and raised in Stanwood, I had attended River of Life, Redemption Hill's prior name, as a little girl; my parents even led kids ministry for a time there. My husband and I had been searching for a church in our area for a long time, and not just any church, but one that was preaching straight from the Bible and truly living out the Bible, a church that was filled with more than just "Sunday Church Goers". We found that refuge in Redemption Hill.

Soon after we started attending Redemption Hill, Pastor Dave and his wife Dee approached my husband and I about helping lead worship. Being musicians, we were thrilled that Dave & Dee wanted to cultivate our love for the Lord through service of the church. Not only have they both encouraged and championed our love for music and worship, but they have also invested in getting to know our son and truly have made us feel like a part of their family. Anytime we want to sit down and ask them questions, be it musical ideas or theological ones, they are available to talk things big or small.

The members of Redemption Hill are next level when it comes to kindness and compassion. There is always someone to pray with you, ask you how you are, and if we needed any kind of help in a pinch - whether physical, emotional or spiritual - we could ask virtually anyone at our church for help. That is rare!!

I have also found such growth in the weekly Women's Bible Study - it has grown my faith immensely and in-turn truly has made me a better Mother, a better wife, and a better daughter of the Lord!

Redemption Hill has become a home to me and my family and we are so excited to be apart of its continued service to the community of Stanwood!

Sincerely,
Hannah McGuire
22121B 60th DR NW Stanwood, WA 98292



September 3, 2023

Parcel ID: 32032400413800

Ixtapa Restaurant

Property Address: 9200 271ST ST NW

City: STANWOOD

Zip Code: 98292



To Whom It May Concern,

RE: Permit (23-0101 Conditional Use Permit)

I am writing in support of the Redemption Hill Church Conditional Use Permit (23-0101 Conditional Use Permit) being adopted.

Redemption Hill Church and Ixtapa Restaurant have enjoyed a long business friendship over many years. Families from the church often frequent our business Sundays after church and during the week. Pastor Dave has brought many people to our restaurant as he meets with them and helps them through various crises. He has his own preferred table and is known by our staff.

During Covid when many businesses were failing, Redemption Hill people faithfully came to our restaurant during those hard days. They supported our business when many of our former patrons were absent.

Pastor Dave & many of his people know us by name, pray for us and its not uncommon for our staff to be hugged and thanked for our service. We are excited that Redemption Hill Church now has a permanent home and we look forward to seeing their new church building built in our community.

We ask that you would grant them their Conditional use Permit and also grant them the same sound exemption you gave to the High School Stadium.

Yours sincerely

The Ixtapa Team

Stanwood

Parcel ID: 01014500002300
Property Address: 7610 278TH PL NW
City: STANWOOD
Zip Code: 98292

Owner: PARKER JACOB C & LISA M



9-5-23

City council.

Our home now 18 years is separated between one lot and the church's property. Before our current home we lived less than a mile away at church Creek estates. We love Stanwood my family has raised me here and I continue on with my family since 1984. I left Stanwood to serve 4 years in the Navy. Partially to leave small town USA and to be on my own. I Soon started to realize of the gem we all have here; churches school, districts and the small home town feel. The Church Redemption Hill has become a huge part of my life. Their location is a huge blessing to me and soon hopefully will be for many. The first time I heard of the secondary sound coming from the church area, was from my mother sitting on our front porch with covid. I was at work and She texted me and said Jacob it sounds like angels. I was proud to say mom that is our new church. On Sunday mornings when I hear the welcoming music. IT draws me in, Makes me say Lord here I am, I'm coming. Please do what is right and approve this conditional use permit. Redemption Hill will come in love and truth biblically and give compassion and mercy to all as we come together to worship the one true God Jesus Christ the forgiver of sins the savior of all.

Love,
Jacob Parker

Schroeder, Tansy

From: Jedawn Rogers <islandcleaning05@gmail.com>
Sent: Tuesday, September 5, 2023 6:33 PM
To: Schroeder, Tansy
Subject: Church



CAUTION. This email originated from outside of this organization. Please exercise caution with links and attachments.

Hi, I just wanted to leave a comment we live on 74th Ave., Northwest. We are definitely against the church conducting services in a residential area. There has been so much commotion. It starts early in the morning and is very loud. On top of that they have now been doing concerts and movie nights. This is zoned for residential only and should be kept that way.

Jedawn Rutt

Sent from my iPhone

Schroeder, Tansy

From: constantkarma1 <constantkarma1@gmail.com>
Sent: Tuesday, September 5, 2023 6:35 PM
To: Schroeder, Tansy
Subject: Redemption Hill Church permit meeting



CAUTION. This email originated from outside of this organization. Please exercise caution with links and attachments.

I have a friend that lives 1/3 mile away from the Redemption Hill house/church.

She has been complaining for 2 years about the noise from outdoor Sunday morning amplified concerts, and loud movie nights that go on well past the 10 pm noise ordinance .

I've driven by RHC on a Sunday morning when music was blaring so loud it rattled my vehicles windows.

I have no idea whether the city hasn't been pursuing the complaints from citizens in the neighborhood or if " Pastor Dave " choses to ignore the city of Stanwood's rules.

This is a residential neighborhood.

The house used as a church, is an old house on a septic system.

That does not seem to be a safe structure for a congregation of parishioners to be gathering in.

The street it's located on certainly isn't capable of handling the traffic for a 250 seat amphitheater, no less the 600 seat amphitheater the Redemption Hill Church website is claiming to be building there.

Kim Morera
23015 60th Dr NW
Stanwood, Washington
98292

Sent from my T-Mobile 5G Device

August 30, 2023

Kyle Robert
Property Address Unknown
Parcel ID: 32042000206000
Stanwood WA



To Whom It May Concern,

RE: Permit (23-0101 Conditional Use Permit)

I am writing in support of the Redemption Hill Church Conditional Use Permit (23-0101 Conditional Use Permit) being adopted.

Redemption Hill Church became our neighbor a little over three years ago and what a difference they have made. The property they purchased had been slated for multiple apartment buildings which could have completely changed the face of the neighborhood in to high-density housing. This could have truly devalued our properties worth.

When Redemption Hill purchased their property, it had been abandoned and was being used as a drug invested flop house. It was over grown, dangerous and an eyesore. Today it looks like a park.

We have heard that there have been some noise complaints coming from one or two neighbors regarding the services held out doors during summer. I wish to go on record stating that my house is the closest structure to where those services take place. I cannot hear the music or speaking when I am inside my house. When I'm outside which I sometimes choose to be I sit on my patio and enjoy the lovely music. The service often starts with a celebratory selection then the sound decreases to more contemplative format.

The church has consulted with us, and any time we have had questions they have met with us and we are glad they are our neighbors.

Yours sincerely

Robert S Kyle

Melody S Hensman

8013 283rd St NW Stanwood, WA 98292

September 1, 2023

Tansy Schroeder, City Planner

Tansy.schroeder@stanwoodwa.org

City of Stanwood,

10220 270th St. NW. Stanwood, WA 98292



To Whom it May Concern,

I am writing in full support of the proposed Redemption Hill Church Conversion Conditional Use permit and to be a 'party of the record.'

I grew up in church in a small community. My childhood church consisted of all ages similar to Redemption Hill Church. As a child, teenager, young adult, college student, young married, young mom, and young wife I benefited from an extended family of church people in a supportive community which produced healthy, strong, families and contributing members of society. I am now entering my 'retirement' years and along with many other retirees, I have more time to volunteer in the local church and in the community. My daughters and their husbands (all grew up in a local community church) also serve in various ways in their local communities and churches, contributing many volunteer hours and donations in support of local programs, non profits 'helping' community organizations as healthy families working and serving in a local community. As a member of Redemption Hill Church, I have witnessed and been involved in the ongoing volunteerism and the positive benefits of our local church in families of Stanwood/Camano and in the general community. The programs of the churches, I have been involved in all my life, including Redemption Hill Church have served the local community in various ways.

In particular to Redemption Hill, our members serve at the local Food Bank, at the community dinners hosted by the Lutheran Church, at the Safe Harbour Free Clinic, at local pet shelters (NOAH and CASA), to name a few community organizations. A number of our members serve on their respective HOA/Water boards in the community, ensuring the needs of the Home Owner and Water Associations are met. Several of our church members, this summer volunteered their time and donated resources to ensure a homeless young adult found help and care. He is now in a group home, receiving the care he so desperately needed. I personally have also been involved in local school breakfast programs and after school programs offered by the local churches as a community service to working parents in another church, another town. I have witnessed the same volunteer spirit at Redemption Hill as members have provided free child care for single parents and child care for families attending the church worship services. The parents feel supported and are able to be productive workers in their local communities, producing healthy families and a future generation of volunteerism.

This is not only my personal experience at Redemption Hill, and churches I've been involved in in other communities, studies have shown the positive impacts local churches have on communities, from volunteerism and also from economic impact such as when churches host weddings, funerals, and community events whereby guests (out of towners) come to visit the community and spend their money

on local restaurants, hotels, and etc. In the case of Redemption Hill Church, guests have stayed at B&B's on Camano Island, ate local restaurants, purchased travel supplies at local gas stations and food at Haggens or QFC, and attended the local market. The visitors to the church spending their dollars shopping in the local stores on Camano Island and in Stanwood. This is just a small sample of positive community economic impact our local church, Redemption Hill has in our community of Stanwood/Camano. I can testify to the weekly lunches where a number of our church members go out to eat after the Sunday worship service and we have met other worshippers from other local churches doing the same thing. We work up a good appetite singing and serving in our churches and then spend our dollars at local restaurants.

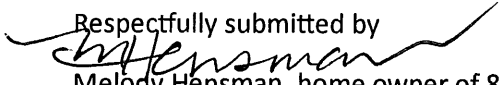
The economic lift – impact on local communities was found to be significant by a study of 87 churches at the University of North Carolina Charlotte Urban Institute. The study found that, “small churches can make a big impact.” The study “” found “on average, an annual economic value of \$735,000.00 was added to its local community.” (The Economic Halo Effect of Rural Methodist Churches of North Carolina; sacredplaces.org). The study analyzed direct spending, education and childcare, magnet effect, individual impact, community serving programs, and outdoor recreation space. In comparison to these rural Methodists Churches, Redemption Hill Church, as a developing community church, is also making a significant contribution to the local economy as it's members work, live and serve in the community. We have also grown and are in need of a facility to accommodate the growth; to provide a place of service; and to train more community volunteers so that a greater economic lift will occur in the future.

The acquisition of the 3-acre property is a miracle in itself whereby this smaller church community gathered their resources and purchased (by donations) and refurbished (by volunteer hours) the dilapidated house and grounds. The church purchased materials at local hardware stores and hired local contractors for work that could not be completed by volunteers. This is also contributing financially to the local community. The ongoing gentrification of the 3 acres will certainly provide a positive impact on the surrounding properties. Feedback from neighbors have indicated they are happy the land and property are now being improved and maintained by the church. The cleaning up of the grounds and ongoing maintenance also provides an outdoor area whereby the local neighbors and families will be able to enjoy outdoor recreational church activities. Already neighbors have visited the property and walked around the grounds enjoying the property's beauty and vistas of the City of Stanwood. Before the church purchased the property, it was an eye sore; not available to the local neighbors to enjoy, being a private property; and overrun by rats with unsafe and uninhabitable buildings. The clean-up of the property and beautification of the house and ongoing maintenance has changed the property for a benefit of the neighborhood and the local community.

In regards to the noise complaints against the church: while singing outside in the gardens, we have had requests from our church members to turn up the volume as our sound technicians have been ensuring the level of noise is below the allowable decibels. If we can hardly hear the band, or music on the grounds, how is it that the noise level is 'unbearable' to the point the person making complaints uses the 911 emergency phone number, disregarding the health and safety of persons who may truly need to call 911 for a heart attack or some other emergency. This is a misuse of the 911 number and police resources. The football games enjoy an exemption from the noise bylaw and so they should in a healthy community, as should the church property, located in the same neighborhood. For the City to discriminate against us by siding with the complainant and assessing noise fines is prejudicial. We ensured our singing and band practice did not start until after the allowable 9:00 am time frame on

Sunday mornings, making, yet again, efforts to keep within the bylaw parameters. Providing an exemption for a place of worship would be in keeping with the "Religious Land Use and Institutional Persons Act of 2000", thereby protecting the religious freedoms on which America was founded and treating us with equality.

Respectfully submitted by


Melody Hensman, home owner of 8013 283rd Street (3/4 mile from the church property), community volunteer and member of Redemption Hill Church.

Footnote: Pertaining to the noise complaints and location of my home, I can hear the football games when I am on the deck of my home, located ¾ mile from the school. I have never heard the church music, or any other noise emanating from the church property while on my deck.

August 30, 2023

Mary T McGrath
Property 7501 276th St NW
Parcel ID: 32042000202800
Stanwood WA



To Whom It May Concern,

RE: Permit (23-0101 Conditional Use Permit)

I am writing in support of the Redemption Hill Church Conditional Use Permit (23-0101 Conditional Use Permit) being adopted.

We are thankful that Redemption Hill Church has become our neighbor. For years the property they now own was a derelict wasteland in the middle of our beautiful community. Kids would party in the abandoned house and garbage was strewn all around it. The condition made the neighborhood unsafe as well as unpleasant.

As soon as the church purchased the property it began to change. This must have been difficult as Covid hit and many churches were adversely affected. Instantly the clean up began. Week after week volunteers cleaned up the property, trimmed the trees and started to maintain the building. A new roof was installed and the place began to take shape.

We love the music we hear when we are outside on Sundays. The joy of the people and the laughter is what good communities should aspire to be made up of. I also was told that the ministry of Redemption Hill doesn't just take place here on the Hill but that during their existence they have served over 20,000 meals to the needy in Stanwood at their Monthly Spaghetti night dinners. That alone makes them good neighbors in my book.

We are looking forward to day when their beautiful new church gets built. I just hope it has big bells that can ring each Sunday morning across the town.

Yours sincerely,

Mary T McGrath

Mary McGrath, 8/30/2023



September 4, 2023

To whom it may concern,

My name is Mark Weeks, and I have lived in Stanwood for 30 years. I want to voice my support of Pastor Dave Hensman and Redemption Hill Church.

I got to know Pastor Dave through the passing of my brother-in-law and my mother. His kindness and support of me and my family during those times were very much needed and appreciated. Because of his generous kindness, my family and I attended Redemption Hill Church and found a beautiful love of God in everyday people. They are sincere and down to earth and I appreciate that.

I'm not sure that I can recall in my time in Stanwood a new church being built, an actual building. I may be wrong about that. However, with Pastor Dave's leadership and stewardship the church has finally purchased a beautiful piece of land with plans of building a new church building. I believe that it will be a great addition to the community.

I one hundred percent support the City's approval of a Conditional Use Permit application for our church. I appreciate your time.

Sincerely,

Mark Weeks

22121 60th Dr NW
Stanwood, WA 98292
(425) 327-1648

August 31, 2023

Parcel ID: 00553000301000
Property Address: 27525 80TH DR NW
City: STANWOOD
Zip Code: 98292
Taxpayer: HANSON NICHOLAS & SHARON



To Whom It May Concern,

RE: Permit (23-0101 Conditional Use Permit)

I am writing in support of the Redemption Hill Church Conditional Use Permit (23-0101 Conditional Use Permit) being adopted.

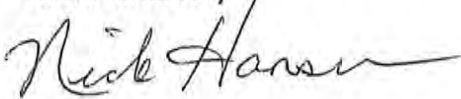
I also own the strip of property located at;

Parcel ID: 32041900103200
Property Address: 7533 276TH ST NW
City: STANWOOD
Zip Code: 98292
Owner: HANSON NICHOLAS/LINDUSKA PATRICIA/BUCHAN

...And we live down the street at the corner of 80th Dr and 276 St, the same street the church is on.

Several years ago, we grew very concerned at a proposal that was going to build numerous apartments on the site that is now owned by Redemption Hill Church. Since the church has owned the site, they have cleaned it up, refurbished the building, and become good neighbors. We endorse their vision to build their church and wish them every success in doing so. It will be a great family asset to our growing community.

Yours sincerely



NICHOLAS & SHARON HANSON

September 4, 2023

Nina M. Runge
848 Campbell Road
Camano Island, 98282



To: Planning Commission, City of Stanwood,

10220 270th Street NE

WA. 98292

RE: Redemption Hill Church Conversion Conditional Use Permit
7507 276th Street, WA 98292

I have been attending Redemption Hill Church, almost since its inception (previously called River of Life). For twenty years, we have rented a few temporary locations. In 2019, we gathered the funds to buy the property located at 7507 276th Street.. It is the body of believers who gave to the project and involved ourselves in the cleanup and remodeling of the house into a wonderful place of worship. I love our church. We are small, but mighty and embrace the neighborhood. It is the perfect location for the Seniors at Lincoln Retirement Center, as well as for the surrounding families. The neighborhood is growing. As a whole, the neighborhood has embraced us, and we them.

Thankfully, we have civil rights in America, that allow us to freely worship and assemble. Under RLUIPA section 2(b)(3) we are protected against unreasonable exclusion. We asked that you approve the permits, needed to build our new sanctuary.

Respectfully,
Nina M. Runge



September 4, 2023

To whom it may concern,

My wife and I had been looking for a church home since 2019 and had just about given up hope until we met Pastor Dave Hensman. We found out about Redemption Hill through Dave actually speaking at memorial services for my wife's uncle and grandmother, which were held within a week of each other. We were amazed at how well he knew each of our family along with his passion to preach each message in a way that not only showcased how incredible each of these people were, but also how big of a role Christ played in their lives and why this personal relationship with Christ was so pivotal.

We took a chance and visited the church on Easter and were amazed at how genuine each member of the community spoke with us, young and old, and had an actual interest in trying to get to know us, rather than just having us fill out a card with our personal info. Pastor Dave invited us to coffee to get to know each other better and it's that openness that has created a great friendship between us, Dave and his wife Dee. He's also been a big champion of our passion for music and encouraged us as we've now stepped into worship leaders at the church.

This church is where people all around Snohomish county gather not just for community, but to hear the word of God, grow our relationship with Him, and truly understand the bible and apply it our lives. The church is heavily involved in the community making meals for those in need, numerous outreach events, and always being willing to meet people where they are at.

There's a reason why our founding fathers created a separation of church and state. As American citizens, we all have this God given right to worship at a house of worship, whether someone agrees with your religion or not. I hope that through all of these letters you can see how important of a role they play in our community and the positive impact they are having in Stanwood and beyond.

Thank you,
Peter McGuire
22121B 60th DR NW Stanwood, WA 98292

September 4, 2023

Roger and Tonya Haskin

Property Address: 7606 276TH ST NW

City: STANWOOD

Zip Code: 98292

Parcel ID: 00497800500100



To Whom It May Concern,

RE: Permit (23-0101 Conditional Use Permit)

We are writing in support of the Redemption Hill Church Conditional Use Permit (23-0101 Conditional Use Permit) being adopted.

Redemption Hill Church sits diagonally across the street from our home. We have lived at this address for 27 years. For most of those years the property that is now Redemption Hill Church, was an overgrown field in the middle of our neighborhood. That has all changed since Redemption Hill Church as become our neighbor. The aesthetic improvement to our neighborhood plus all the great events they host like concerts, movie nights and BBQs are making this a real community neighborhood.

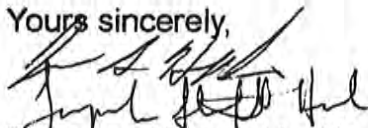
We know that some of the retired citizens at Lincoln Hill Retirement Community now have easy access to attend church. In the past, if these residents did not drive it was very difficult for them to attend church services. We have heard that Redemption Hill even included the retirement community in their Christmas celebrations. This is the type of neighbor we need because they enhance the community.

It has been brought to our attention that some of our neighbors do not like the sounds coming from the church. We have not heard any noise from Redemption Hill that comes close to the level that originates from Bob Larson Stadium. We have become very used to the loud celebratory sounds that emanate from football games and other stadium uses. These sounds come with being part of a community.

We love our neighborhood, and we believe Redemption Hill Church is a great addition. We were excited when they became our neighbors and look forward to having them around for many years to come.

We strongly encourage you to move this motion forward.

Yours sincerely,



Roger and Tonya Haskin

Ref: Public Law 106-274
106th Congress



To the City Council of Stanwood, the Stanwood Police, (aka) Snohomish County Sheriff's Department, and whomever it may concern;

My name is Stephen Brown. I have happily been a member of the Redemption Hill Church for over 4 years now. I am currently the bass player on the worship team. ~~The~~ The past 4 years ^{in the church} have been a blessing in my life. I personally have had some very challenging times the last 4 years. After 31 years of marriage, my life as a married man came to an end recently. The people of ~~Redemption~~ Redemption Hill have been the most loving and encouraging people I have ever known. At any one time, they have and would be there for me whenever needed.

Being a resident of the Stanwood Camano Area for the past 45 plus years, I have seen many changes in our community over those years. Most of the changes I have seen have been constructive and positive overall. We have always been a community of hardworking, family focused, tax paying and God-fearing people. We have always been a close ~~knit~~ knit type of community that seems to always come together when the need is.

The last few months have been a bit of a challenge for our church. For the last few months, we have been visited by the Snohomish County Sheriff's office. The reason for the visit has been over complaints by a small few neighbors that reside near the property of Redemption Hill Church. After being fined and harassed by the Sheriff's office, we were told if we were fined one more time, it would be considered "Criminal".

In my 45 plus years as a Stanwood-Camano Resident, I have never seen or heard of such insane, illegal and unjust treatment from our city officials. A church that encourages, practices and strictly teaches the one and only living Holy Bible. Nothing but the love of Jesus is taught Pastor and it's Elders of our church. Since this harassment has started, we have done our best to employ multiple church members to walk the property with decibel meters and keep our sound levels at what the city deems "legal".

Back in the 1980s, I played on the Stanwood High School marching band. We were told by our band teacher to blast it and crank it as loud as we could. We got chewed out Monday morning if we didn't meet his level of approval. The current drummer of Redemption Hill and I would blast our instruments as loud as we could on those Friday night games.

35 years later, we never thought that we would see the day that our city would fine us for doing the same thing that we used to do just 150 yards South of Aredemption Hill Church.

My prayer for the Snohomish County Sheriff's department is that they can take a little time out of their day at some point and educate themselves on what they have been entrusted to do in our community and enforce "legal constitutional laws" and refrain from practicing "illegal-unconstitutional" ones. I understand that they are just ^{are} doing what they are told to do by our city council and other city officials. Unfortunately, the few officials that either haven't educated themselves on our United States Constitution or want to ignore it, ~~we~~ we as the people of Aredemption Hill and the Stanwood Community are counting on our police department to do their job and educate themselves on what real law is and not fake law. I know that in my business, if I didn't know every avenue of it, I would ~~be on~~ have been out of business years ago.

Thank-you for reading and considering this letter.

God bless all of you and may the joy of the Lord be yours.

Schroeder, Tansy

From: Shannon Kyle <shankyle1@hotmail.com>
Sent: Tuesday, September 5, 2023 9:58 PM
To: Schroeder, Tansy
Cc: Sara Stiers
Subject: Petition opposing conditional use permit #23-0101 at 7507 276th St NW Stanwood, WA



CAUTION. This email originated from outside of this organization. Please exercise caution with links and attachments.

Petition to oppose granting a Conditional Use Permit (#23-0101) to convert a single-family residence into a House of Worship at 7507 276th Street NW, Stanwood, WA 98292.

As neighbors we have concerns over overwhelming traffic, noise and safety during public concerts and events and a general disregard and disruption of the law, city codes, and peace in our otherwise quiet family neighborhood.

	NAME	ADDRESS	COMMENT
1	Steve Gilbert	2458 Bulson rd. ^{Mr. Vernon}	This is for houses.
2	Rodney Kott	29118 15 th Ave NE ^{stanwood}	Go to business area
3	Rebecca Hornbrook	2724 97 th Pl. NW	It's a Neighborhood.
4	Jim	9724 27 th Pl NW	No More Traffic
5	Bob Rex LaFollette	8705 172 nd St NW Stanwood	Residential Neighborhood
6	Megan Moore	8415 30 th Ave Unit 1 Marysville	Residential Area
7	KE Fredrick	2458 Bulson rd.	
8	John Wayne	29118 15 th Ave NE Stanwood	Residential area
9	Liffany Youngquist.	3315 Galena Ln Bellingham	my mom lives in this area
10	Taylor Youngquist	13826 Jordan Trails Rd. Ariz.	super annoying at family visits Because white next to a 7-11
11			
12			
13			

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	NAME	ADDRESS	COMMENT
1	Alexis Platt	27714 74 th Ave NW	
2	Ryan Bliss	27715 74 th Ave NW	
3	Dawn Parks	27713 74 th Ave NW	Line cross ^{wood} street
4	Kim Till	27713 74 th Ave NW	
5	DAVID RODENBERGER	9504 269 th Pl. NW	it's WRONG
6	Brian Kemp	27512 76 th Dr. NW	I believe in worshiping,
7	Bethany Miracle	27512 76 th Dr. NW	but you must be able to be respectful of your neighbors
8	Jedawn Rutt	27712 74 th Dr. NW	So loud!!
9	Nick Venetti	1404 Ridge Dr Cam. Is.	
10	Josh Rutt	27712 74 th Ave NW	
11	CHRISTIAN SANDSTROM	594 MAPLE RIDGE LN	MUST ABIDE BY LAWS
12	Jessie S	594 Maple Ridge Ln	safety
13	Nick Lamb	20227 SONTAVE NW	
14	Angie Nickerson	1177 Pleasant View St	
15	ERIK LAMB		NOISE COMPLAINT

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	NAME	ADDRESS	COMMENT
1	Rebecca Lewinski	7928 276 th St NW 98292	We can hear the services clear down on 80th & 276th
2	Daniel Lewinski	7928 276 th St NW 98292	—
3	Wendy Coleman	28527 75 th Dr NW 98292	
4	Arden Coleman	28527 75 th Dr NW 98292	
5	Carolyn McNeill	28823 Copper Way NW 98292	
6	Lyndsey Johnson	27728 73 rd Ave NW ^{Stanwood} 98292	We can hear at our address!!
7	Adam Bryans	27818 74 th Ave NW ^{Stanwood} 98292	Can hear inside of my house.
8	K. Leorne	27822 74 th Ave NW	
9	G. MARKS	27826 74 th Ave NW	
10	Kendle Baker	27829 74 th Ave NW	No concern about in Zone 1 residential zone
11	Dan Duff	27830 74 th Ave NW	No Church of Christianity needs an armed guard.
12	Eliza Gonzalez	27932 74 th Ave NW	
13	Brachi Ozam	27931 74 th Ave NW	

Petition to oppose granting a Conditional Use Permit (#23-0101) to convert a single-family residence into a House of Worship at 7507 276th Street NW, Stanwood, WA 98292.

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	NAME	ADDRESS	COMMENT
1	Londa Pogson	27931 74 th AVE NW	
2	Allison Baker	27829 74 th Ave NW	Oppose
3	Maylene Johnson	27823 74 th Ave NW	
4	FUSCO DANIEL	27811 74 th AVE NW	OTPOSE
5	Montana Goldsmith	27821 74 th AVE NW	oppose
6	Kristin Greenleaf	27817 74 th AVE NW	oppose
7	Kristin Greenleaf	27817 74 th Ave NW	oppose
8	Renee Newton	27820 74 th Ave NW	oppose
9	Allison Newton	27820 74 th AVE NW	oppose
10	Josh Carpe	27709 74 th ave NW	oppose
11	Debra	27710 74 th Ave NW	Oppose
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Petition to oppose granting a Conditional Use Permit (#23-0101) to convert a single-family residence into a House of Worship at 7507 276th Street NW, Stanwood, WA 98292.

As neighbors we have concerns over overwhelming traffic, noise and safety during public concerts and events and a general disregard and disruption of the law, city codes, and peace in our otherwise quiet family neighborhood.

	NAME	ADDRESS	COMMENT
1	Jason Haynes	27601 74 th Ave NW	I don't like the idea of armed guards on the roads with kids around
2	Mitch Pearson	27603 74 th Ave NW	Breaking local ordinances by having concerts in residential neighborhoods is not ok. Row 13
3	Sophie Pearson	27603 74 Ave NW	I don't want night concerts, I have little kids that need sleep!
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Petition to oppose granting a Conditional Use Permit (#23-0101) to convert a single-family residence into a House of Worship at 7507 276th Street NW, Stanwood, WA 98292.

As neighbors we have concerns over overwhelming traffic, noise and safety during public concerts and events and a general disregard and disruption of the law, city codes, and peace in our otherwise quiet family neighborhood.

	NAME	ADDRESS	COMMENT
1	Shannon Kyle	27604 74 th Ave NW ^{Stanwood}	Don't like Armed guard for church services by road disregard for the law and neighbors, noise, peace in our neighborhood
2	Chrystal Hamilton	27606 74 th AVE NW	noise, traffic, privacy view
3	Matt Hamilton	27606 74 th AVE NW	Noise, traffic, privacy view Blocking
4	Matt Green	27708 74 th Ave NW	Noise, traffic, privacy view Blocking
5	Tammy Green	27708 74 th AVE NW	Armed guard - NOISE retaliation disregard for laws.
6	Jeremiah Nyma	27605 74 th AVE NW	Noise, armed god, non-law abiding keeping neighborhood peaceful
7	Jason King	2307 256 th St NW / Stanwood, WA	Quiet neighborhood
8	Andrew Mailloux	7603 Stauffer Rd	Drainage plan? Wetland/critical areas? Noise? Existing impervious surface quantities?
9	Hana Mailloux	7603 Stauffer Rd	
10	Don Mailloux	7603 STAUFFER ROAD	Drainage, traffic impact on neighbors
11	Kelsey Sutherland	27605 74 th Ave NW	Noise, traffic, keeping a neighborhood quiet and peaceful
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13			

Schroeder, Tansy

From: Angela Cowan <ancarv84@gmail.com>
Sent: Wednesday, September 6, 2023 3:49 PM
To: Schroeder, Tansy
Subject: Redemption Hill Church



CAUTION. This email originated from outside of this organization. Please exercise caution with links and attachments.

Hi,

I see comments were due at 8am which I didn't realize. I thought they were due today (not a specified time, especially a morning time). I will leave them with you to submit if possible.

I am against the property that Redemption Hill Church is operating out of being converted from a single family RESIDENCE to a House of Worship.

The people operating at this property clearly have no respect for their neighbors or city laws and ordinances. They should not be rewarded by the zoning changing to allow them to stay and continue operating.

The City needs to take full action in stopping the disruptive conduct at this property that is meant for a private residence. These are families and citizens of Stanwood that felt they were moving into a neighborhood, not a church amphitheater. If the church were already operating legally and zoned correctly and single family residences were built around it that would be different because people would know what they were moving into but the way this has happened is shameful.

I would expect that the city of Stanwood would do more to protect its citizens from this conduct, not try to change the rules to allow it to go on.

Please reject the request from Redemption Hill Church. This should not be allowed to continued or be endorsed by the City of Stanwood.

Sincerely,
Angela Carvalho
Stanwood, WA
(address may be requested if needed)

Schroeder, Tansy

From: Brian Kemp <briankempforcitycouncil@gmail.com>
Sent: Wednesday, September 6, 2023 8:07 AM
To: Schroeder, Tansy
Cc: sidroberts2@gmail.com
Subject: 23-0101 Redemption Hill Church Conversion Notice



CAUTION. This email originated from outside of this organization. Please exercise caution with links and attachments.

Dear Mayor Roberts and members of the planning commission,

My Name is Brian Kemp. I would like to preface that I hold strongly to a belief that every person should be allowed to worship whatever god or deity they believe in. I do not think that the government should attempt to force congregations to have licenses to worship or ask for government permission to do so. It should not be the government's place to dictate anyone's inalienable right to worship. That being said, there does come a point when government intervention becomes necessary when someone is infringing on the rights of others.

I reside at 27512 76th Dr NW, Stanwood, WA. My house is almost equal distance directly between the high school stadium and the residential home referring to itself as "Redemption Hill Church". I have passed by this residence on my way home from work for the three years that I have resided here and I was always curious what kind of church would use a house in a residential community. It was odd to me but not bothersome until a few months ago.

Living so close to the high school I have grown accustomed to going to bed while games are being played and, although it can make it difficult to go to sleep sometimes, I recognize the value of those events for the next generation of children. I have never been woken up by the stadium, however, so when I was awoken by the sounds of music one Sunday morning a few months ago I was rather irritated and surprised, more so once I realized it was the sound of worship, not the sound of our youth.

Almost every Sunday since, I have heard this Redemption Hill congregation almost as loud as the high school stadium when a game is being played. Sometimes even late at night, well past the 10pm noise ordinance. I build and remodel churches for a living so I am well aware of noise ordinances and what noise pollution I can and can not produce that would infringe on the rights of my neighbors. To have this congregation worship at noise levels rivaling that of a high school band, in a residential neighborhood, at whatever times they wish, is horribly rude and, in a way, forcing their beliefs onto all of those around them.

We have a separation of church and state to prevent any specific religion or spiritual belief from being forced onto us. We also have the right to privacy in our own homes and should not have churches force their beliefs onto us against our free will.

Due to the blatant disregard for their neighbors and our community around them, I would ask the city to deny the Redemption Hill Church the right to rezone this parcel without having city approved plans drawn by a professional architect, and engineered properly by state certified structural, civil, AND audio engineers to prevent noise pollution from being heard by their closest neighbor. I would also request that they provide proof of legally binding agreements with a general contractor that is not a member, or relative of a member, of the congregation to build this soundproof establishment and show proof of funding for it.

As this congregation has proven to not care about the fact they are blatantly disregarding their neighbors privacy and have proven repeatedly to not care about the government rules and regulations pertaining to sound, I see no logical reason why they would abide by a handshake agreement to maintain respectful noise levels moving forward without absolute, legally binding proof that they will be able to not be a nuisance to the public any longer.

Thank you,

Brian Kemp (Stanwood City Council Candidate)

(425) 777-6969

Schroeder, Tansy

From: dkfreed@whidbey.com
Sent: Wednesday, September 6, 2023 8:29 AM
To: Schroeder, Tansy
Subject: Redemption Hill project



CAUTION. This email originated from outside of this organization. Please exercise caution with links and attachments.

Tansy, I'm hoping you can give me a call about this project. 360-320-3709. I am available almost all day today, but this morning would be best.

I've been following a few Stanwood FB pages and there is a lot of confusing and confusing information, despite your best efforts. I have a few questions of my own, and I'd like to talk with you before I add my comments.

If we can talk for a few minutes I think some of this can be cleared up.

Thanks, David Freed

7928 276th St NW
Stanwood, WA 98292
September 6, 2023



Dear Tansy and Stanwood Planning Commission Members,

We ask this letter be included with the packet provided city planners in consideration of the Conditional Use Permit File number 23-0101 for Redemption Hill Church due to you no later than 4:30 pm Wednesday, September 6, 2023 (today). We further request the application be DENIED for the following reasons.

- It is our understanding Redemption Hill does not have a current permit for operating as a church, but have seen signs for services and seen and heard this church conducting services on the property zoned residential.
- The activities at Redemption Hill have brought multiple complaints about excessive noise from immediate neighbors. We live 5 blocks away and often can hear the activities at Redemption Hill inside our house with our doors and windows closed. We have been informed police response to these calls to get the volume turned down work only as long as police officers are present, with the volume being turned back up soon after their departure.
- A copy of a letter from Stanwood's City Attorney dated June 15, 2023 to Redemption Hill Church Pastor Hensman identifies multiple noise complaints about their activities and requests they adhere to noise limits, citing case law.
- We have heard
 - More recent attempts by police officers to come onto church property are being rebuffed by an armed guard at the entrance and:
 - People from Redemption Hill are openly carrying sidearms while visiting at least one private resident nearby to talk about their complaints.
- The scope of the project is unclear. Approval now may well pave the way for much larger impact than proposed which the city may be hard-pressed to control. The applicant's Trip Generation Memorandum suggests their activities have an upper limit of 30 vehicles. Phase two of the project application calls for a 280-seat auditorium which appears to be at least twice the Memorandum's impact. Dave Hensman's Wikipedia page states that "currently the church is constructing a 600-seat amphitheater" in Stanwood. (https://en.wikipedia.org/wiki/Dave_Hensman).
- This area is zoned a single-family residential area, with children and working family members who will be adversely impacted by this conditional use permit.
- Multiple developments already either empty directly into or funnel traffic toward 276th St NW, with increased traffic congestion and with additional developments in the planning that will only add to the growing problem. Adding a house of worship in a street already used to concentrate traffic from all the developments in the surrounding area will adversely affect the neighborhood.

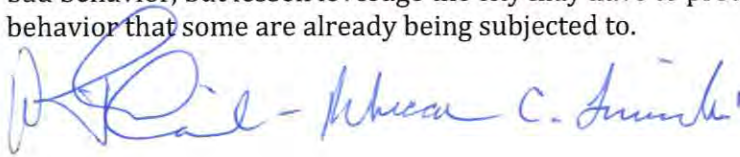
Mr. Hensman has a history of professional misconduct and adverse confrontation with communities in which he's had contractual agreements with. The same Wikipedia elaborating on Mr. Hensman's plans for Stanwood, identify him as having purchased Teamwork Property Management in 2003 located in Abbotsford, British Columbia.

- In a signed agreement with the Real Estate Council of British Columbia, "Mr. Hensman entered into a Consent Order with the Council wherein he admitted he committed

professional misconduct" in activities associated with Teamwork Property Management Ltd. and was required to pay a \$2,500 discipline penalty. (<https://www.stratawatch.ca/directory/411/pdf/08-574tpm.pdf>)

- In a letter to Mr. Hensman terminating an agency agreement with Teamwork Property Management in Abbotsford, British Columbia, Stander and Company, Barristers for Litigation and Mediation Solutions, states "the behaviour of your organization is outrageous, disgraceful, illegal, and unprecedented" and claims that Mr. Hensman "employed guerilla tactics" in his actions.
(<https://www.stratawatch.ca/news/Letter%20to%20Teamworks%20-%20October%2012th.pdf>)

The people running Redemption Hill are already bad neighbors. They are disregarding multiple city ordinances as well as letters from the city and are harassing and intimidating neighbors. The applicant's history demonstrates this will likely continue and create conflict with residents who have long preceded Mr. Hensman's arrival. To grant this permit will not only appease continued bad behavior, but lessen leverage the city may have to protect all residents in the area from abusive behavior that some are already being subjected to.

A handwritten signature in blue ink, appearing to read "Daniel and Rebecca C. Lewinski".

Daniel and Rebecca Lewinski
7928 276th St NW
Stanwood, WA 98292

Schroeder, Tansy

From: Customer Care <dm@wavecable.com>
Sent: Wednesday, September 6, 2023 2:56 PM
To: Schroeder, Tansy
Cc: Don M
Subject: Redemption Hill Church Conversion Conditional Use Permit # 23-0101



CAUTION. This email originated from outside of this organization. Please exercise caution with links and attachments.

Dear Tansy,

We have several questions regarding the above mentioned Permit being requested for conversion of a residential property to a church and its several adjoining buildings, purposes and land uses.

1. Where is the existing drain field or is it connected to the city sewer?
2. What permits, if any, have been obtained for the excavation, clearing and additional impervious surface that has already been completed?
3. Were burning permits issued for the multiple fires burned to remove vegetation from the property which occurred during the last year?
4. What will be done to mitigate any run-off from existing and proposed impervious surfaces?
5. Are all property taxes paid in full to date? How would the conversion of the property from its status as a single family residence to a church impact the property taxes?
6. The entrance is at the crest of a hill and could potentially cause a dangerous traffic situation. Is there a plan to mitigate that possibility?
7. Why is the new impervious area portion of the proposed plot plan crossed out?
8. Is there a storm water mitigation plan?
9. What will the construction of the new church shown on the proposed plan entail? Will that occur as part of a separate permitting process? Will that trigger a new Notice of Application? What information might we expect to receive as this process goes forward?

We look forward to attending the Public Meeting Monday, September 11.

Thank you for considering our concerns,

Don and Diana Mailloux
7603 Stauffer Road
Stanwood WA 98292

Schroeder, Tansy

From: Douglas Smith <gcmountains@gmail.com>
Sent: Wednesday, September 6, 2023 9:07 AM
To: Schroeder, Tansy
Subject: Redemption Hill Church Conversion Community Input

Hi Tansy,

I would like to submit a comment regarding the Redemption Hill Church Conversion.

Given the ongoing history of this organization disregarding zoning and noise ordinances, the intimidating presence of armed security, the numerous negative interactions with community members, neighbors and law enforcement, as well as the history of the Church leader in criminal/civil investigations, it is clear that this organization does not respect or intend to follow regulations from this community. Rewarding this entitled behavior with an unwarranted zoning change sends the wrong message to both the church and the community.

Redemption Hill Church has already shown us what type of neighbor they are, and enabling them to continue their illegal operations, or even increase them, will surely only negatively impact Stanwood. Additionally, the traffic impacts would be significant without providing any benefit to the surrounding community. I am firmly against any change of zoning for this organization.

Further, I believe that the existing operations need to be curtailed, and costs to tax payers need to be reimbursed.

Thank you for your time.

Schroeder, Tansy

From: Evelyn Salmon <dasalmon99@gmail.com>
Sent: Wednesday, September 6, 2023 10:01 AM
To: Schroeder, Tansy
Subject: Redemption Church Complaint - Do Not Grant A Conditional Use Permit



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Hi Tansy Schroeder,

This letter is concerning the proposed conditional use permit for Redemption Church. It pains me to see the effect this church is having on my friends and neighbors.

This church has shown a blatant disregard for the rule of law and the common peace. Calling yourself a "church" does not give one the right to turn a residential zoned single family home into a concert venue. That they felt it appropriate to then intimidate their neighbors with patrolling armed guards shows that this church will continue to ignore complaints, ignore the law, and escalate the situation.

It is insane to me that this debacle has been allowed to get to this point over the course of 3 years. Redemption Church are not welcome in this neighborhood, do not grant them any further lee-way in this matter.

Thank you for your time and consideration on this situation.

Sincerely,
Evelyn Salmon

September 6, 2023

Parcel ID: 32032400408400
Property Address: 9718 271ST ST NW
City: STANWOOD
Zip Code: 98292

To Whom It May Concern,

RE: Permit (23-0101 Conditional Use Permit)

I am writing in support of the Redemption Hill Church Conditional Use Permit (23-0101 Conditional Use Permit) being adopted.

Redemption Hill Church and Hamilton Lumber have enjoyed a business friendship over the last three years. We have supplied the church with wood hardware and numerous other supplies as they have begun to cleanup their new church site at Redemption Hill.

During Covid when many businesses were failing, Redemption Hill supported our business when some of our former patrons were absent.

We are excited that Redemption Hill Church now has a permanent home and we look forward to seeing their new church building built in our community.

We ask that you would grant them their Conditional use Permit.

Yours sincerely



Hamilton Lumber

Stanwood



From: Janice Kautz janice.kautz4@gmail.com
Subject: Support for Redemption Hill Church and Pastor Dave
Date: Sep 4, 2023 at 9:40:44 PM
To: davehensman1@gmail.com

To whom it may concern,

We have been attending Redemption Hill Church in Stanwood for about four years. We live in Lynnwood, WA. We feel it is worth it for us to make the long drive to Stanwood every Sunday to worship at Redemption Hill with the the people and Pastors there. We are blessed by Pastor Dave's teaching us the Bible in very practical ways to strengthen our lives as we follow Christ. Pastors Dave and Dee are full of love and joy for all people. We are also blessed by the people of this church. They are so warm and friendly. We admire how this church is so willing to work to build the church property with the desire to bless the people of Stanwood and the surrounding community.

We are amazed by the transformation of Redemption Hill's house and property. We love the beautiful Amphitheatre on the church property. It is the perfect place to worship God in His natural creation. It also is so nice to be outside when weather permits because we there are many wonderful health benefits of being outdoors.

On Sunday afternoons, after the church service, we will often eat and shop in the local Stanwood area. We have enjoyed the friendly people in the shops and restaurants in town.

We are excited to watch the church grow and help so many families and individuals. We are so thankful for Redemption Hill Church and for Pastors Dave and Dee Hensman.

Sincerely,

Steve & Janice Kautz
2316 201 PL SW
Lynnwood, WA 98036



Schroeder, Tansy

From: David John H <davehensman1@gmail.com>
Sent: Wednesday, September 6, 2023 4:29 PM
To: Schroeder, Tansy
Subject: Fwd: City Letter



CAUTION. This email originated from outside of this organization. Please exercise caution with links and attachments.

Sent from my iPhone

Begin forwarded message:

From: Jasmine Angel Knox <jasmineangel1902@gmail.com>
Date: September 6, 2023 at 4:07:00 PM PDT
To: David John H <davehensman1@gmail.com>
Subject: City Letter

I am writing to express my strong support for Redemption Hill's conditional use permit application, which seeks to allow the conversion of a residential property into a place of meeting for church members to gather and worship. My wife, Jasmine Knox, and I, Zachary Knox, have been dedicated attendees of Redemption Hill (formerly River of Life) in Stanwood for several years. Our experience within this faith community has been nothing short of transformative. We have witnessed firsthand the powerful and positive impact of Redemption Hill, particularly under the leadership of Pastor Dave Hensman. Through this ministry, we have found a sense of belonging, purpose, and spiritual growth. Furthermore, we've observed Dave Hensman and fellow church members consistently advocate for the less fortunate and marginalized within our town, embodying the spirit of Christ's love in tangible ways. Redemption Hill's commitment to fellowship and service in Stanwood is commendable. They have proven themselves to be an asset to our community, enhancing the quality of life for its residents. It is in light of these well-documented acts of service and our unwavering belief in the importance of religious liberty as granted by our Constitution that we submit this comment in strong support of Redemption Hill's application. We kindly request that our comment be included in the official record for this application. Sincerely, Zachary and Jasmine Knox

Kaleigh Helgeland Hering

30 W Dry Lake Rd
Camano Island WA 98282

RECEIVED

SEP 6 2023

CITY OF STANWOOD

To whom it may concern-

My name is Kaleigh Helgeland Hering. I am writing you this letter to show my support for our church, Redemption Hill. Throughout my life I have found it very difficult to attend a church setting. As someone who has social anxiety, environments such as a church have been very overwhelming for me. However since attending Redemption Hill Church I have been able to foster meaningful relationships and grow not only as a person, but in my faith too.

I started attending church last year right after my husband Zeb and I got married. I was apprehensive at first due to my past relation to church, but with trust in my husband and excitement for what could come, I jumped right in! Boy, am I glad that I made that decision.

Every Sunday morning my best friend Jasmine and I get excited to serve at our church's coffee bar. Our Coffee bar is completely sustained by donations that are graciously given by our members and guests that attend our church each Sunday. The type of Espresso drinks that we make are the same standard and quality that you would find at an espresso stand here in Stanwood WA. Jasmine and I both volunteer our time shopping for the supplies we need each week. This has been an amazing outlet for Jasmine and I as we give back to the members of our church and our community. We look forward to seeing our "coffee regulars" and making everyone's favorite drinks. Including our Pastor's favorite, Strawberry Lotus!

This past summer, our pastor and members of our church built us an outdoor coffee bar. Because of this Jasmine and I have been able to serve drinks outdoors right next to our beautiful amphitheater where we have held service all summer.

I have found our outdoor services to be some of the most amazing services I have ever attended. As someone who loves to sit outdoors on the grass, what is better than being outdoors while singing worship music and listening to a sermon?

The granting of a conditional use permit for our church is a decision that would greatly benefit our city. First and foremost, the church plays a vital role in the community, providing a space for worship, community gatherings, and numerous charitable activities that benefit residents of all backgrounds. Redemption Hill Church has consistently demonstrated a commitment to community outreach via our concerts and outdoor movie nights that are free and open to the public. This fosters a sense of unity and support among its members and the neighborhood.

I appreciate your time and consideration with this.

Kindly,

Kaleigh Helgeland Hering

Schroeder, Tansy

From: Katherine Knox <katherinemknox50@gmail.com>
Sent: Wednesday, September 6, 2023 3:14 PM
To: Schroeder, Tansy
Subject: Party of Record Testimony



CAUTION. This email originated from outside of this organization. Please exercise caution with links and attachments.

Dear Ms. Schroeder,

I am writing on behalf of my husband, Chris Knox and myself, Katherine Knox. Our family has been attending Redemption Hill Church (formerly River of Life Church), for almost 4 years. I would love the opportunity to express my gratitude for our church community.

Our family members have felt so loved and supported by this wonderful church. They have cared for us, and invested in our lives. They have been a true family to us in every sense of the word. When I was experiencing life altering health issues they were a huge support to us. They even offered to help us pay our rent when we were financially struggling at one point without our even asking. That's how this fellowship of people are. This is the most authentically caring congregation I have ever been a part of. We have also been blessed to be able to help others in need. When our church encounters a situation where someone is in need of our help, we gather as a body of believers to help them in practical and spiritual ways.

The Bible tells us to "love your neighbor as yourself". This is a church that lives out that commandment. We so appreciate being a part of a fellowship of believers who have a heart for the community we live in. Our church regularly has helped serve a free meals at the Gathering Place at our Savior's Lutheran Church of Stanwood. We genuinely care for people in need in our community. Broken lives are made whole, marriages are mended, the mentally ill are helped, and those who are hungry are fed. We are serious about being the hands and feet of Jesus. It is our hearts intention to love with His love. Of course, we can be "clumsy" in the the process, but we keep trusting God to teach us His ways.

We have also blessed the neighborhood we live in. The property used to house squatters and drug users. People used to just dump off unwanted garbage in our property. We have redeemed this beautiful patch of land. It is going to be even more useful for the community as we continue to improve it in the coming years. My teenage boys have learned the value of investing their time in working with the family of God to bless the community. My boys have been a big part of the work done on this property, and they are grateful to be able to serve in this way.

I wish as many people who have been blessed by this church had a means to share all the good ways Redemption Hill Church is blessing the Stanwood/Camano community. The "squeaky

wheel is gettin the grease," though. For the very few that might be unhappy with us for maybe an hour or so a week, there are hundreds more who have been blessed; even world wide. We have helped beautiful believers in the Ukraine, many other countries.

This is just the beginning. We believe that there is so much more that God would have us do to bless the Stanwood/Camano community.

Thank you for taking the time to hear us out.

Blessings,

Katherine and Chris Knox
1526 Thompson Drive
Camano Island, WA 98282

Schroeder, Tansy

From: Loren Vasant <lorenrvasant@gmail.com>
Sent: Wednesday, September 6, 2023 2:18 PM
To: Schroeder, Tansy
Subject: Concerns regarding the redemption hill church



CAUTION. This email originated from outside of this organization. Please exercise caution with links and attachments.

Hello Tansy

I'm trying to find the best way to get heard on this atrocity. that the city of Stanwood is even considering allowing it to go forward. I live in Stanwood and have been here for close to 4 years. The fact the the city would even entertain the idea of allowing this "church" to be based inside of a home is insane. The "church" and that word is being used in contempt here because no real church would even consider conducting business within a home.

This so called "pastor" and his criminal background speaks for itself and he should not be residing here, much less being in charge of leading a group of people. There are way too many "church" activities - taking over numerous buildings, conducting concerts on the streets which causes noise disturbances to all of us that live nearby or have to drive by them to go run errands. it's absolutely ridiculous.

This "pastor" and "church" have proven time and again that they will not operate within the law, as they are under the belief that they are untouchable, and have shown nothing but contempt for decency to their neighbors.

This "church" has NO right being in a home that is inside a residential area. There is zero reason to allow it. If they want a space for a church, they can obtain buildings within the business district or better yet, relocate to another location outside of Stanwood which is already overrun with church stuff.

How do we go about stopping this from happening? Why is this even being considered especially with the criminal past of the "pastor" - allowing him to conduct a "church" inside a home is giving him free reign to do as he likes behind private closed doors and will make it that much more difficult for his future victims to get actual help, and there will be victims. His background proves that.

So instead of offering up victims on a plate to him and his "church" why not take a stand and put a stop to it once and for all. Deny their application and any all future applications that will allow him to be hidden.

A concerned citizen and voter in Stanwood Wa

Please let me and my husband know how best to be heard on this and to work to have the city understand that it is better to prevent all the future crimes instead of having his and their victims pick up the pieces of their lives after the fact.

Mr and Mrs. Vasant
Stanwood, Wa

September 6, 2023

Michael Hansen
20213 16th Ave NW
Stanwood WA 98292

To whom it may concern:
Re: Conditional use Permit (23-0101)

I am writing in full support of the Conditional Use Permit (23-0101) Redemption Hill Church has applied for.

I am a member of Redemption Hill, Redemption Hill has been in the Stanwood/Camano community for over 26 years, they have had many impacts on the community in a positive way. They prepare and serve meals for the community hosted by Our Saviors Lutheran Church every Wednesday, also many of the members serve at the local Food Bank. We have helped multiple homeless families and individuals in the community. The church has sung at multiple senior living communities in Stanwood and Camano area during the holidays. Redemption Hill has partnered with multiple churches in the area for outreaches and community support. Redemption Hill is not a burden to the community but a light on the hill.

When Redemption Hill purchased the property from the previous owner, he specifically asked us not to sell it to a builder who potentially could subdivide it into multiple home tracts or apartment complexes. If Redemption Hill is not given the conditional use permit it could be forced to sell the property to a builder/developer and look for another location in the Stanwood area. Does the City of Stanwood want to be known for the City that forced a church to sell and move. Instead of building a Church who's calling is to be a light in Stanwood/Community like many other churches in the area, it would be just like any other of surrounding developments, we already have plenty of developments keep Redemption Hill on the hill.

Sincerely,



Michael Hansen



September 4, 2023

To Whom It May Concern:

We are long-time residents of the Stanwood area and have recently learned of the plight of the Redemption Hill Church in their pursuit of a Conditional Use Permit to build a church facility on the property in question.

We want to add our voice in favor of this project moving forward. We believe that having a church in this area will add value to the community. Churches bring people together in positive ways—the property has already undergone a transformation since the inception of the church—and we have no doubt that, moving forward, many lives will also be impacted for good with the building of this facility.

Please approve the Conditional Use Permit allowing Redemption Hill Church to move forward with their facility.

Sincerely,

Mark & Lettie Hylarides

21728 50th Ave NW

Stanwood, WA 98292

Schroeder, Tansy

From: Sara Stiers <sara.stiers@yahoo.com>
Sent: Wednesday, September 6, 2023 9:19 AM
To: Schroeder, Tansy
Subject: public comment RHC



CAUTION. This email originated from outside of this organization. Please exercise caution with links and attachments.

Dear Mayor Sid Roberts and City Council members,

I am writing to you formally to bring your attention to the ongoing issue of code violations and noise disturbances by Redemption Hill Church at 7507 276th St. NW.

As you know from the last meeting I attended and gave public comment during, this church has moved into a house in a residentially zoned single family residence in our neighborhood. Nobody lives in this house. This house is being utilized solely for the purpose of operating a church. Those purposes include outdoor concerts on Sunday mornings. I refer to them as concerts because they use microphones, amplifiers, drums and musical instruments that can be heard above my own television inside my home with my door and windows closed. These concerts truly are played at concert level music. I am attaching a video from July 2nd for you to hear for yourselves.

For clarification, the house that this church is inhabiting is directly behind my house and several others on 74th Ave NW/Bayview Lane. There is no road between us. They are not across a street from our homes. There is no parking lot separating us. It is directly behind our homes. The only entrance to their property is a one way gravel driveway which is not intended to support public traffic.

In addition, There is a huge sign on the front of the driveway facing into our neighborhood which has not been permitted or hung legally.

Myself and my neighbors have been repeatedly submitting noise complaints to the city and to the police department for 3 months. To date, the church has been given verbal warnings every Sunday. None of which have been respected or altered their behavior.

I am attaching letters between the church and the City Attorney outlining the codes they are in violation of and being asked to stop their services and move them to another location. None of this has happened. None of the noise or the violations has stopped or lessened. The only break we've had has been on the rare Sunday where it has rained and they have been forced to move inside. The sign has not been removed. The church resumes their music immediately as soon as the police have left their premises. Our neighborhood is still overcome by their outdoor concerts and their microphoned sermons which are loud enough to be broadcast into my own home. Can you imagine having a religious sermon being broadcast into your private home and having absolutely no way to stop it or turn it off?

That is the reality of our neighborhood.

On July 2nd, the church was written a ticket by Stanwood police officer Smith during their outdoor concert for violating the noise ordinances. Like every Sunday, they did not stop their music. They did not abide by the law. I was told by the city they were refusing to pay their ticket and instead contesting it in court.

Furthermore, I and my neighbors are increasingly concerned as this church is advertising a public outdoor concert series in their outdoor "amphitheater". They have flyers posted at the front of their driveway advertising this concert series in our neighborhood directly behind our homes to begin July 22rd and to go through September 23rd. This is not acceptable.

I am asking the council to intervene on the behalf of me and the other Stanwood citizens who live in this neighborhood. We live in a single family residential neighborhood. I have lived in this home for 18 years.. It's where we come home after long days and weeks of work to eat, sleep, rest, play, and spend time with our families. Our homes should be a place of peace and respite for us and our families. We do not live in a public concert venue. We do not want entertainment amphitheaters in our backyard. We do not want to be forced to listen to ANY concert, music or sermon inside our own homes or in our backyards on our own property. We certainly don't want public hip hop concerts in our back yards. These are violations of our rights as homeowners. These members of this church don't live here. They come in for special events each week and on Sundays and disrupt our lives and our homes and then leave to go back to the peace of their own homes. That is not what our neighborhood is zoned for. Our neighborhood is zoned for families to live in. Not to operate non-profits or hold concerts in.

As citizens, my neighbors and I have dutifully followed the advise of the City Hall and the Stanwood police. We have repeatedly filed concern reports on the city website. We have repeatedly filed complaints with the Stanwood police department. I have sought advise from the city coding officer, and the police Sargent repeatedly. We have spent our Sundays with police officers in our homes, filling out paperwork. We have followed all protocol for resolving this issue to the best of our abilities at the advice of the city. While I am grateful to the city and the police for their patience and help, the fact remains that it has not helped remedy the situation. There has been absolutely zero resolution. It is not a pleasant way to spend your Sundays with your children waking up to a police officer in your kitchen. We have exhausted all our options for handling this issue.

The fact that the church has repeatedly refused to abide by the noise ordinances and public codes put forth by the city and repeatedly ignored warnings, formal letters, police visits and tickets proves a lack of respect for their neighbors, Stanwood citizens, the city and law enforcement. Due to this behavior and the looming concert series planned for our neighborhood, I am asking the city council and mayor to intervene immediately and do whatever is necessary to stop these events and restore the peace and family atmosphere to our neighborhood.

Thank you,
Sara Stiers
206-235-1236

Schroeder, Tansy

From: Toni Hoxie <tonihoxie@gmail.com>
Sent: Wednesday, September 6, 2023 2:41 PM
To: Schroeder, Tansy
Subject: Re: Notice of Application and notice of Public Meeting regarding parcel # 32042000202600



CAUTION. This email originated from outside of this organization. Please exercise caution with links and attachments.

Richard and Toni Hoxie
720 ELL Road
Camano Island, WA 98282

Dear Tansy Schroeder, City Planner
City of Stanwood
10220 270th St NW
Stanwood, Wa 98292

We are writing to commend the work and presence of Redemption Hill Church of 7507 276th st NW, Stanwood, WA 98292.

The intentions of our fellowship has always been to reach out to the citizens of our greater community of Stanwood-Camano Island. They have been a positive presence since they began decades ago. We work to bring the light of God to our community through various ministries of help and hope.

The neighborhood has been improved by the restoration of the property and building since it's purchase. It has brought a calming influence. And the greater good of the church's presence has been appreciated by the majority of the community surrounding the property.

The city of Stanwood has traditionally always had church fellowships within its neighborhoods. And that has worked to the greater good of the community.

We hope to see the city planning commission recognize the strength that this fellowship brings to our community. And to approve this plan accordingly.

Thank you. Richard and Toni Hoxie

9/5/2023
Zeb Hering
30 W Dry Lake Rd
Camano Island
WA 98282

To whom it may concern,

I am writing this letter as a dedicated member of Redemption Hill Church, where I have been actively involved for over a decade. I want to express my complete support for the Church and its application of a Conditional Use Permit.

In the last three years, Redemption Hill Church has become not only my home church but also a second family. As the son of the church's former pastor, Brad Hering, my upbringing was closely intertwined with this church, and its members hold a special place in my heart. Several people from our church have even taken on mentorship roles in my life, and I always look forward to seeing them every Sunday.

Since 2015, I have served in a technical role for Redemption Hill Church. In this role, I have the privilege of seeing the meaningful impact our church has on its visitors from my vantage point at the back of the congregation. It's truly uplifting to witness how everyone, enveloped in a sense of peace and happiness, is moved by their experience here.

Redemption Hill Church plays an invaluable role in making a positive impact on Stanwood. We hold many events and programs that benefit the entire community, including worship, outreach events, concerts, movie nights, food drives, youth activities, and more. Approval of this conditional use permit will ensure that we can continue to serve as an asset to Stanwood and beacon of hope and aid for those in need.

In conclusion, Redemption Hill Church plays an important role in the spiritual and social fabric of our community. As a dedicated member who has witnessed the positive impact of our church over the years, I kindly request that the relevant authorities consider granting Redemption Hill Church the Conditional Use Permit we are seeking.

Thank you for your time and consideration. I remain steadfast in my commitment to supporting our church and its mission to foster a positive impact on the lives of those we serve.

Sincerely,
Zeb Hering



Schroeder, Tansy

From: SPW-Contact.pwCMS
Sent: Thursday, August 24, 2023 8:25 AM
To: Schroeder, Tansy
Subject: SNOCO COMMENTS RE: City of Stanwood Notice of Application and Notice of Public Meeting - 23-0101 Redemption Hill Church Conversion Conditional Use Permit
Attachments: Generic Offer Form for All Developments Inside Cities.pdf

Tansy,

The county received the city's Notice of Application and Notice of Public Meeting for 23-0101 Redemption Hill Church. If the development is subject to SEPA, then mitigation under the county/city interlocal agreement is required.

After review of the Application, it appears that this development will not impact any county capital improvement projects or county road with three or more directional peak hour trips. Therefore, no mitigation and no offer is required of this development to the county under the county/city interlocal agreement.

After the City approves the application, the Applicant will need to complete Part One of the attached .pdf. and send to the City of Stanwood.

The City will complete Part Two and send to Snohomish County. I'll review and complete Part 3 and route back to you.

Thank you for the opportunity to review this proposal.

Monica Summerset | *Land Development Analyst, Associate*

[Snohomish County Public Works](#)

3000 Rockefeller Ave, M/S 607 | Everett, WA 98201

425-262-2860 | Contact.pwCMS@snoco.org

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

From: Schroeder, Tansy <Tansy.Schroeder@ci.stanwood.wa.us>

Sent: Tuesday, August 22, 2023 8:22 AM

To: Army (Flood Plain Mgmt) Corps of Engineers <Daniel.M.Katz@usace.army.mil>; Army (Regulatory Branch) Corps of Engineers <michelle.walker@usace.army.mil>; Kerry Lyste <klyste@stillaguamish.com>; Tracey Boser - Stillaguamish Tribe <traceyboser@stillaguamish.com>; Dotson, Rachel <Rachel.Dotson@co.snohomish.wa.us>; csteven <csteven@stillaguamish.com>; Sam Barr <sbarr@stillaguamish.com>; atrainer@swinomish.nsn.us; Department of Agriculture <kmclain@agr.wa.gov>; stephanie.jolivette@dahp.wa.gov; WA Dept of Archtctr and Historic Preservation <sepa@dahp.wa.gov>; Dept of Commerce <reviewteam@commerce.wa.gov>; Doug.Gresham@ecy.wa.gov; Dept of Ecology NW Regional Office <geba461@ecy.wa.gov>; cand461@ecy.wa.gov; Energy Facility Site Evaluation Council <efsec@utc.wa.gov>; eric.heinitz@doc.wa.gov; info@psp.wa.gov; Department of Health <sepa.reviewteam@doh.wa.gov>; THPO@swinomish.nsn.us; Todd Gray <toddgray@tulaliptribes-nsn.gov>; SPW-Contact.pwCMS <Contact.pwCMS@snoco.org>; Palma-De Guzman, Maria <Maria.Palma-DeGuzman@snoco.org>; Storral@wsdot.wa.gov; MaryE@islandcountywa.gov; j.lange@islandcountywa.gov; janv@islandcountywa.gov; sepa@parks.wa.gov; Dept of Natural Resources <sepacenter@dnr.wa.gov>; Dept of Natural Resources NW Region <northwest.region@dnr.wa.gov>; Puget Sound Clean Air Agency <sepa@pscleanair.org>; Puget Sound Regional Council <eharris@psrc.org>; Waste Management <eniguidula@wm.com>; Steve Goforth <sgoforth@northcountyfireems.com>; John Cermak <jcermak@northcountyfireems.com>; Stan Walsh, SKagit Cooperative <swalsh@skagitcoop.org>; Barney, Stephanie (ECY) <BARS461@ECY.WA.GOV>; nkammer@skagitcoop.org; Department of Social and Health Services <robert.hubenthal@dshs.wa.gov>; ramin.pazooki@wsdot.wa.gov; WSDOT Transportation <roland.storme@wsdot.wa.gov>; Cascade Natural Gas <service@cngc.com>; Henry Lippek <lippek@aol.com>; Brenda

White Sno Co PUD <BJWhite@SNOPUD.com>; mlbarnes@snopud.com; Wicklund, Mary <MLWicklund@SNOPUD.com>; 98292stanwoodwa@usps.gov; Funderburg, Jr, Alex Deane <Alex.FunderburgJr@BNSF.com>; shoffman@stanwood.wednet.edu
Cc: Audrey Rotrock <Audrey.Rotrock@ci.stanwood.wa.us>; Love, Patricia <Patricia.Love@ci.stanwood.wa.us>
Subject: City of Stanwood Notice of Application and Notice of Public Meeting - 23-0101 Redemption Hill Church Conversion Conditional Use Permit

Good morning all –

Please see the attached Notice of Application and Notice of Public Meeting for 23-0101 Redemption Hill Church Conversion Conditional Use Permit application. If you would like any additional application information, please do not hesitate to reach out and I am more than happy to supply it. This notice and project materials are also posted on the City's website available here <https://stanwoodwa.org/CivicAlerts.aspx?AID=314>. If you have comments or concerns, please submit them by September 6, 2023.

A public meeting will be held on Monday, September 11, 2023 at 6:30 PM at the Stanwood Fire Station, 8117 267th St NW in front of the Planning Commission and via a zoom online meeting.

Thank you,

Tansy Schroeder
City Planner | City of Stanwood
10220 270th St NW
Stanwood, WA 98292
Direct: 360-454-5211 | City Hall: 360-629-2181
Email: tansy.schroeder@stanwoodwa.org



DISCOVER
STANWOOD
CAMANO™

[City of Stanwood](#) | [Discover Stanwood Camano](#)

Email may be considered a public record subject to public disclosure under RCW 42.56

Traffic Mitigation Offer to Snohomish County

The applicant completes part one and submits it to the City with a completed county traffic worksheet. The City completes part two and sends it to the County. The County completes part three and sends it back to the City.

Part One to be completed by Applicant

Basic Development Information

Name of City in which development is located

Name of Proposed Development

County Project File Number (if known)

Name of Applicant

Address of Applicant

Proportionate Share Calculation: Choose Option A or B

☐ Option A: Based on a percentage of the County’s adopted impact fee (attach traffic worksheet)

1. The applicable percentage of the County’s fee: _____ %

2. Net New Average Daily Traffic: _____ ADT

3. The adopted County impact fee for this development: _____ \$/ADT

4. Total Proportionate Share Amount: \$ _____

☐ Option B: Based on a comprehensive traffic study (attach traffic worksheet and traffic study)

_____ No road improvements are impacted. Hence, proportionate share amount is zero (\$0).

_____ The following road improvements are impacted. The calculation of proportionate shares is summarized below.

List by Names/Description the Impacted County Projects (attach other pages if necessary)

County Project ID#

PHTs Impacting Project

Capacity Cost per PHT

Proportionate Share Obligation per Impacted Project

1.

2.

3.

4. Total Proportionate Share Amount (sum of obligations for each impacted project) \$ _____

☐ **Trip Distribution and Assignment if required**

If required, attach AM and PM peak-hour trip distribution and assignment. Attach traffic worksheet showing whether or not AM and PM peak-hour trip distribution is required and include a traffic study.

☐ **Mitigation of Other Impacts if required**

Mitigation of Impacts on Level of Service

_____ No impact or not applicable

_____ Mitigation as described in attached traffic study.

Mitigation of Impacts on Inadequate Road Conditions

_____ No impact or not applicable

_____ Mitigation as described in attached traffic study.

Mitigation for Impacts on Access or Circulation

_____ No impact or not applicable

_____ Mitigation as described in attached traffic study.

☐ **Written Offer**

The Applicant hereby voluntarily agrees to pay the total proportionate share amount shown above for impacts of the proposed development on the capacity of Snohomish County roads and provide mitigation of all other impacts as indicated above and described in attached documents.

BY: _____ Date: _____

Signature by Authorized Official of Applicant or Authorized Representative

Print Name and Title _____

Instructions to Applicant. Submit this Offer, a completed county traffic worksheet, and any other attachments to the City with your initial application.

Page 1 of 2

Receipt of Written Offer and attachments by City and routing to County

City Project File Number

City Staffer Assigned to Project

Phone

Received by:

Date: _____
Initialed by City Staffer _____ Print Name and Title _____

Receipt of Offer and attachments by Snohomish County and routing back to City

City Project File Number

Received by:

Date: _____

Initialed by County Staffer _____

Print Name and Title _____

Snohomish County Mitigation Request to City

Snohomish County has reviewed the traffic study worksheet and mitigation offer submitted by the applicant and has determined as follows:

- ☐ Snohomish County requests that the City impose the mitigation offered above as a condition of approval for the Development. Snohomish County agrees to accept changes in the mitigation payment amount shown above resulting from TDM or lot-yield adjustments approved by the City.
 - ☐ Snohomish County requests that the City require additional supplemental information to adequately evaluate the proposed development's impacts.
 - ☐ The information requested is shown in the notes below.

By:

Signature by Authorized County Staffer

Print Name and Title

Date:

Routing Back to City

Instructions to County Send this offer and all attachments to the City Staffer shown in Part Two above.

Sent by:

Initialed by City Staffer

Date: _____

Print Name and Title

Notes

Comprehensive Plan Introduction, Housing, and Economic Development Elements

CITY OF STANWOOD 2024 - **COMPREHENSIVE PLAN**

A GUIDE TO STANWOOD'S FUTURE



COMPREHENSIVE PLAN FORWARD

The Stanwood Comprehensive Plan is intended to guide future decisions related to land use, city development, transportation, housing, capital facilities, and utilities through the year 2044. The plan was developed in compliance with the Washington Growth Management Act (GMA), which establishes planning goals to guide the development and adoption of comprehensive plans within the State. These goals include reducing urban sprawl, encouraging affordable housing, providing efficient multi-modal transportation systems, protecting the environment, and enhancing the high quality of life in Washington State. A further goal is to ensure the adequate and timely development of public facilities and services necessary to support growth.

Because of the complexities of this document, it is important to provide the reader with a general framework, or guide, to detail the sequence of implementation procedures. This Plan will result in a major change in how the City implements the policies contained in this Plan, how the City manages its physical development, and how the City monitors these changes

This Comprehensive Plan is intended to serve as a general guide to coordinate a detailed sequence of policy and regulatory decisions. The goals and policies of this Plan are implemented by a series of related documents and decisions which comprise the implementation process. Actions in this Plan have different purposes and can be divided into three general categories.

Implementation Strategies

- 1** to establish adopted policies;
- 2** to provide the framework for regulations that need to be adopted as ordinances, and
- 3** to serve as administrative guidelines.

HOW TO USE THE PLAN

The Comprehensive Plan Vision, Mission and Values statements are carried forward into each Plan Element with topic-specific goals and policies. Since there are complex issues around land use, growth, public infrastructure investments, and services, this Comprehensive Plan is divided into the following volumes and elements:

Comprehensive Plan Elements

- Forward
- Who we are
- Comprehensive plan summary
- Land use
- Housing
- Economic Development
- Natural Environment
- Parks and Recreation
- Transportation
- Utilities
- Capital Facilities

Appendices

- Definitions and Acronyms
- Capital Facilities List
- Policy List
- Commerce Checklist
- Gap Analysis

Technical Appendices

- Transportation Plan
- Non motorized Transportation Plan
- Parks and Recreation Plan
- Shoreline Master Plan
- Capital Improvement Plan
- 2024 Water Improvement Plan
- 2024 Sewer Improvement Plan

Each element summarizes key conditions and trends that guided the development of each goal and policy. These goals and policies in turn set the foundation for existing or future regulations contained in the Stanwood Municipal Code or by city programs and are designed to encourage outcomes that meet the City’s Vision.

“Remember yesterday, imagine tomorrow”



WHO WE ARE: WELCOME TO STANWOOD





2044 VISION STATEMENT

Promote historic downtown Stanwood as the commercial and cultural heart of the Greater Stanwood/Camano region while strategically planning for future growth and economic development opportunities of the entire City.

- *Inclusive of everyone*
- *Include the community in decision-making process*
- *Ensures a thriving local economy*
- *Provides transparent government*
- *Is responsive to the needs of the community*



COMMUNITY VALUES



Sense of Community

Retain the City's strong sense of community by fostering a family friendly culture that protects the areas natural beauty, celebrates its rural roots, promotes local businesses, encourages community events, and provides spaces for people to work and play.



Livability

Continue to make Stanwood a desirable place to live by investing in the historic downtown, new uptown commercial areas, and residential neighborhoods to create an aesthetically pleasing community.



Mobility

Stanwood should provide for all forms of multi-modal transportation, including trails, sidewalks, bike lanes, transit, and private vehicles.



Growth

Apply adaptive in-fill growth management strategies to meet population and employment targets by providing a range of housing types and business opportunities that fosters a healthy community while conserving our adjacent rural lands.



Economic Development

Focus on retaining the city's role as the center of the Greater Stanwood area by pursuing new endeavors that support the downtown and leverage Stanwood's location as an urban center surrounded by world class agricultural land.



Environment

Protect the environment while promoting access and tourism to local natural features.



Parks

Develop a parks system that provides public spaces for all age ranges, that bring people together to create a more vibrant, healthy and equitable community.



WHO WE ARE: WELCOME TO STANWOOD

STILLAGUAMISH INDIGENOUS ROOTS

Northwest Snohomish County is the traditional territory of the Stoluck-wa-mish River Tribe, whose descendants are members of today's Stillaguamish Tribe. The Stillaguamish people occupied several villages along the Stillaguamish River, near modern Stanwood, and were known to be significant economic and cultural centers that supported high population densities of the time.

The first known face-to-face interaction between the Stoluck-wa-mish River Tribe and Europeans in this region was in 1792 when the Northern Lushootseed tribes met Captain George Vancouver during his exploration of Puget Sound. British corporate interests may also have further explored the Stillaguamish River area as early as 1814–1821 when fur traders were exploring options to across the Cascade Mountains as an alternative to the Columbia River.

In the mid 1800's the US Government coerced

tribes to sign treaties in order to claim Washington lands. The signing of the 1855 Treaty of Point Elliott in the Mukilteo region included 19 tribes, one of which included the Stillaguamish Tribe. Land treaties extinguished Native rights to the land and laid the foundation for development of residences, businesses, and infrastructure by white settlers.

CENTERVILLE BECOMES STANWOOD

European settlement began in the 1860s when Scandinavian immigrants arrived at the mouth of the Stillaguamish River. The town was founded in 1866 by postmaster Robert Fulton as Centerville, a trading post on the south side of the River. Three years later, the town was moved to the north side of the river. Centerville's name was later changed to Stanwood in 1877 after Clara Pearson's maiden's name; Clara was the wife of Centerville's sixth postmaster Daniel Pearson. Stanwood was platted in 1888 and incorporated in 1903.

STANWOOD'S EVOLVING INDUSTRY

Like most early settlements in this region, the town site originated as a lumber camp, then became a mill site and grew into a water transportation center. As trees were harvested, the fertile soils were cleared and tilled and the agricultural economic began. Two large lumber mills operated on the waterfront with several small shingle mills in surrounding areas. Hay and oats from valley farms were shipped out on steamboats as cash crops. As lumber mills closed in the 1930s, the agricultural economy grew. After World War II, Twin City Foods, located on the bank of the Stillaguamish River in west Stanwood, changed from a vegetable cannery to a freezing plant and expanded along the waterfront.

CHANGE IN STANWOOD

In the early 1890's the railroad came to the Stanwood area and a second community, "East Stanwood," located one mile east of the of the original Stillaguamish waterfront business district, was platted in 1906. East Stanwood was built around the Great Northern Railroad and many

businesses started moving near the depot. This began a rivalry between the two areas: Stanwood had river access and east Stanwood had the railroad. A east and west running railroad spur was built just north of the city limits through the adjacent farm fields to serve Twin City Foods. Stanwood's nickname – The Twin Cities – comes from these two separate and independently run cities. Each town had its own grade school, but students would come to East Stanwood or Stanwood for high school. In 1944 East Stanwood and Stanwood school districts consolidated, becoming Twin City High School. Because of new requirements for wastewater facilities and the need for a new high school, which neither town could afford on its own, they consolidated into one entity in 1960. New development began to blur the line between the two cities with the construction of Highway 532. In the early 70s, it was extended to Interstate 5 and is the 532 corridor today. In the 1990s a third business district was built on the hill, and large annexations and subdivisions soon followed.

In 1975 the City adopted its first Comprehensive Plan. This Comprehensive Plan set the foundation for the City's development, growth and modern-day planning efforts. The plan described Stanwood as a growing community due to the "excellent rural style of life that it offers".

The 1975 Plan projected future population growth out to 2000. It anticipated that the Cedarhome area (currently known as Uptown) would grow to about 6,000 people and downtown to about 3,000 totaling about 9,000 people for Stanwood service area. Interestingly, the 2023 population projection for Stanwood is 8,585 people: very close to the 1975 estimate.

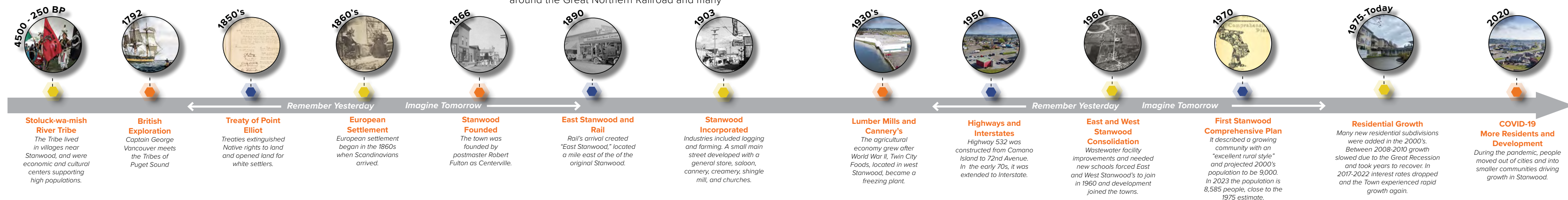
COMMUNITY CHARACTER MAINTAINS

East Stanwood and West Stanwood have maintained their distinctive historical commercial areas. Buildings are occupied by small retail, professional, and service-based businesses. Most of the business owners live within the

larger Stanwood community or on Camano Island. The commercial area in-between the two historic communities has been slowly converting from single-family residential housing into small service-based businesses. In 2003, the Stanwood Towne Center opened on the corner of State Route 532 and 92nd Ave NW.

Stanwood continued to grow at a steady pace with new residential subdivisions throughout the early 2000's. However, as the Great Recession hit in 2008-2010, growth in Stanwood slowed. During the Great Recession Recovery Period the City experienced about a ten-year period of slow growth: few housing units were being built and the population growth of the City was minimal.

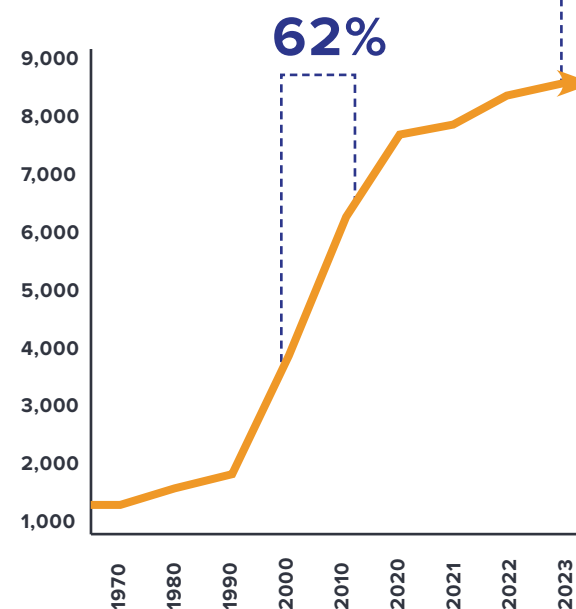
In 2017-2018 the housing market changed, interest rates started going down and housing prices recovered. The City experienced a period of rapid growth between 2018 and 2022. The Community felt this change; the population grew and housing prices significantly increased.





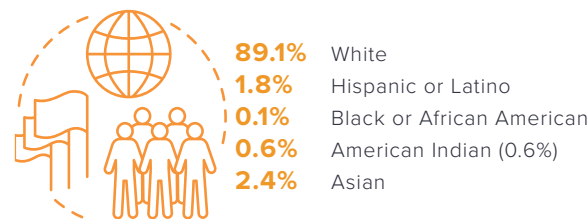
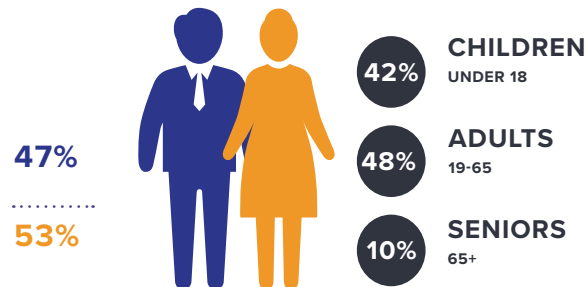
POPULATION

8,405 in 2023

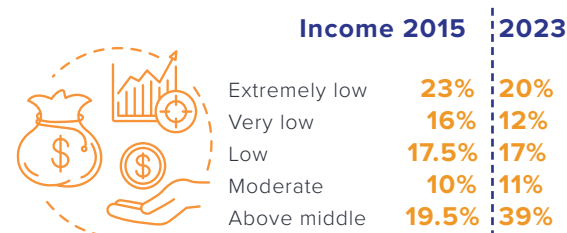


10,963
2044 GROWTH ESTIMATE

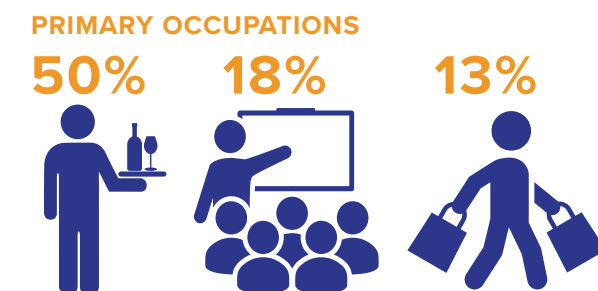
PEOPLE



EMPLOYMENT

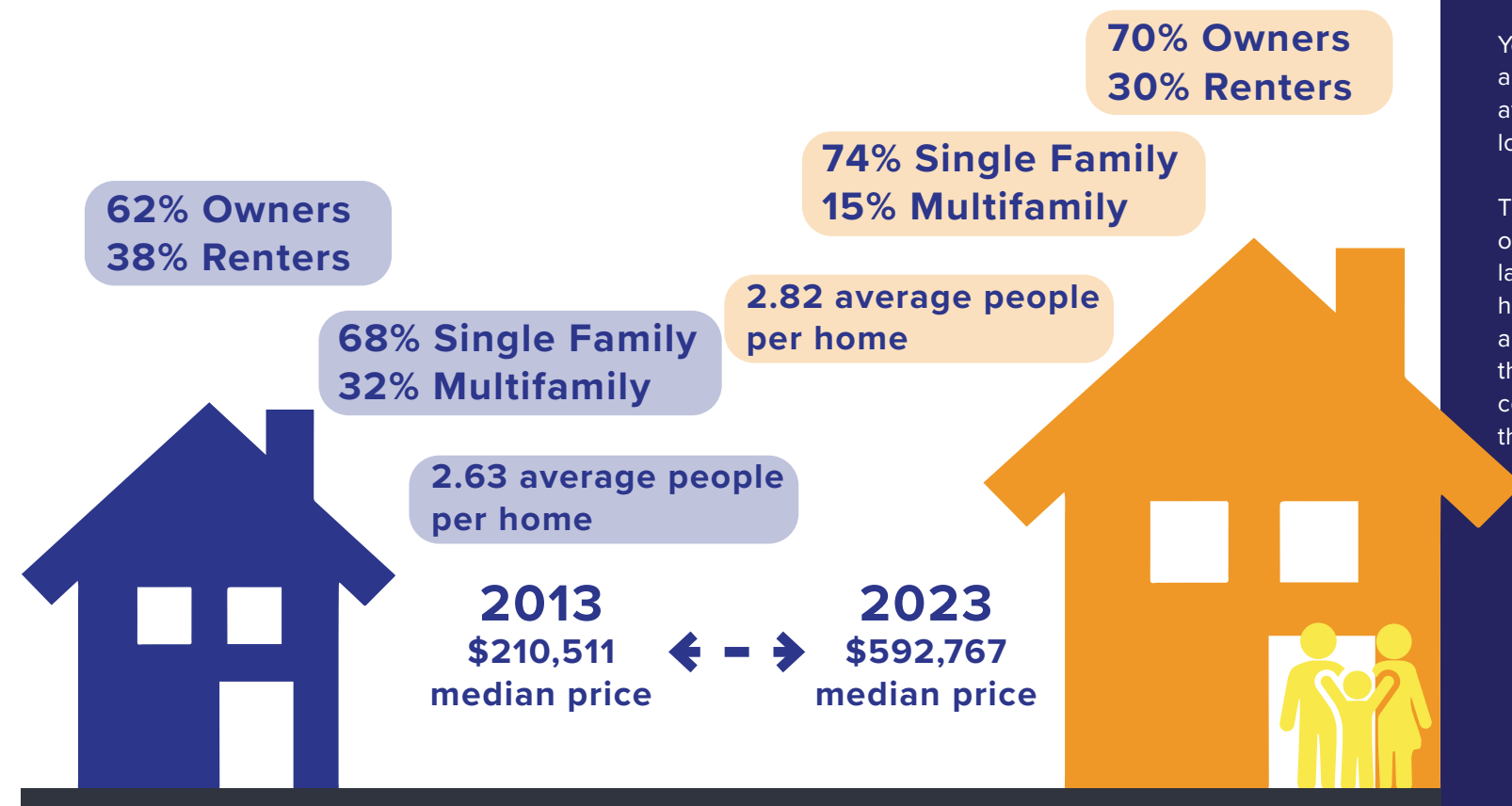


61,637
MEDIAN INCOME 2015
89,231
MEDIAN INCOME 2023



Stanwood Today & Tomorrow

During the 2019 Covid 19 Pandemic, housing prices soared as people began moving out of major cities and into smaller, rural community with larger lots. Stanwood became a desired community to live in as families had the opportunity to remote work – reducing or eliminating their long commutes to Seattle. The decrease in housing units built in 2022 was not a reflection of decreased demand, but rather lack of new housing supply.



SUMMARY

Stanwood is becoming a wealthier, commuter based community. Stanwood's median income increased 44% over 8 years and there is a healthy dispersion of income levels in the City. Stanwood saw a reduction in the number of households considered extremely low or very low income corresponding with a 20% increase in household earning above the median income.

Young professional and small families are moving to the City, bringing the average household size up while lowering the average age.

The increase in population and opportunities in Stanwood over the last 10 years have propelled the local housing market. The median cost of a home increased just over 280% in the past year. Stanwood in and up and coming, desirable community to both thrive and retire in.



WHERE WE'RE GOING: HOUSING



GROWTH TARGET

The City is on track to meet 2044 population targets if the growth rate continues steadily. The target of 1,630 new housing units should include additional low-income rentals, multi-family housing, and continued permitting of single-family residences to met the current needs of the community.



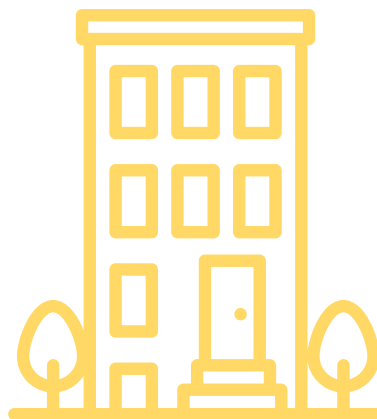
YOUNGER HOUSEHOLDS

While there is a healthy aging in place community that exists – more young professionals and families are moving to Stanwood because it is still a relatively affordable community with nearby highway access to Urban Centers. As a result, households are becoming younger and smaller.



ECONOMIC INVESTMENT

Economic investment to attract professional and living wage jobs is absolutely necessary. Growth in these employment areas will sustain a healthy jobs to housing ratio and will also contribute to a vibrant and active community that has access to a wide range of goods and services, These jobs will also increase the median wage, which is consistently lower than county averages.



DOWNTOWN AND UPTOWN

A balance between the demand for more diverse housing choice and improved utilities, facilities, and roads needed to support them must be established. Stanwood aims to provide affordable housing in the Downtown and Uptown districts where there is access to jobs, bus service, shopping, parks, and other amenities, contributing to a sense of community, livability, mobility, and growth in the City.



AFFORDABLE AND SPECIAL NEEDS HOUSING

Diverse housing options are critical in meeting the equitable and affordable housing needs of current and future residents throughout the Puget Sound region. Stanwood play a pivotal roll by providing substantial housing and employment for the Stanwood-Camano area, ensuring that the community has a place to call home.



HOUSING EQUITY

To strengthen and improve equitable housing, Stanwood has developed new housing goals and policies to reduce and mitigate identified displacement risk in the City. Review of racially disparate impacts determined a community need for more inclusive and attainable housing units and resources.



INTRODUCTION

Stanwood is in an advantageous position to provide substantial housing and employment for the Stanwood-Camano area, ensuring that the community has a place to call home.

Housing is integral to a healthy and vibrant community. Well-planned housing can contribute greatly to the lives of Stanwood residents, providing accessible and affordable opportunities while fostering a sense of community. Enhancing the attractiveness of living in Stanwood’s two main districts and preserving the quality-of-life residents have come to know is a high priority to the City.

The *Housing Element* provides a detailed inventory and analysis of the existing housing stock, assesses the needs of the community, and puts forth goals and policies to implement Stanwood’s vision for housing. The Housing Element also provides city officials and the public with informed strategies to guide housing growth.

Existing and anticipated residents include the following:

- Workforce Households
- Special Needs Households
- Cost Burdened Households
- Household subject to or at risk of displacement and exclusion

COLLABORATIVE EFFORTS

HOUSING ACTION PLAN

The City of Stanwood prepared a Housing Needs Assessment (HNA) in 2022 and a Housing Action Plan (HAP) in 2023 in response to House Bill 1923 (2019). The HNA explores Stanwood’s community characteristics, including but not limited to housing inventory, gaps between the housing needs of current and future residents, and developable land. The HAP provides recommended strategies and actions to address the need for a variety of housing types, affordable housing, and the infrastructure to support it.

AHA

The Alliance for Housing Affordability (AHA) and the Stanwood-Camano Community Resource Center provided the City support in creating the HNA and HAP. As a result, they helped inform the goals and policies laid out in Stanwood’s Housing Element.

Right: Silvana Full Moon, Photo by Issac Martin





HOUSING AND COMMUNITY VISION

COMMUNITY ENGAGEMENT

The Housing Element and 2044 Stanwood Housing and Community Vision was informed with great consideration to the concerns and values shared by community members during the Public Engagement process. Goals and policies are also informed by community identified needs, while balancing the requirements of the State and the demands of the market. Many community members voiced concerns over the rate of development, higher forms of housing density, the one-dimensionality of single-family housing tracts, as well as concerns over the quality of utilities, roads, and public safety.



LOCAL AND REGIONAL PLANNING

The 2024 Comprehensive Plan Housing Element Update is informed by a combination of local and regional information and strategies. These include the following:

- Growth Management Action (GMA)
- Regional 2050 Plan
- Snohomish County Countywide Planning Policies
- Previously Adopted Comprehensive Plans (2015)
- Housing Action Plan (2023)
- Housing Needs Assessment (2022)
- Stanwood Community Engagement (June 2022 - December 2024)
- All planning efforts align with the same community vision.

Community Feedback

In 2023, community members identified a range of priorities for the Stanwood housing landscape. These priorities help guide the goals and policies of the Housing Element. Identified housing priorities are listed below:





FUTURE CITY GROWTH

2044 GROWTH TRENDS

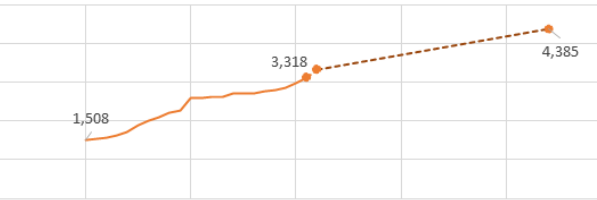
According to Snohomish County Regional Projections, a population target of 10,963 people and 4,385 housing units are needed in Stanwood by 2044. Stanwood is currently on track to meet these targets.

+48.5 Units
per year to reach
2044 projection

Table with 3 columns: Year (2013, 2023, 2044), Population, and Housing Units.

In 2022, the Office of Financial Management estimated there were 3,318 housing units in Stanwood. This means that 1,067 housing units are needed to meet the 2044 goal.

STANWOOD HOUSING TRENDS AND 2044 HOUSING TARGET



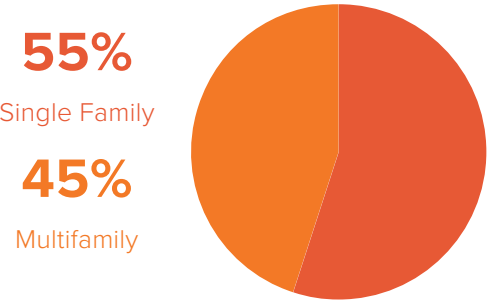
2023 Land Capacity
931 units to own
758 units to rent

2044 Land Needed
646 units to own
317 units to rent

HOUSING

To meet the projected needs for 2044 based on current tenure, Stanwood would need to develop 646 units for homeownership, and 317 rental units.

Most households in Stanwood, about 70%, are detached single-family residential. Based on land that is vacant or re-developable, 55% of land can accommodate single-family residential housing and 45% of land can accommodate multi-family residential housing.





TWO DISTRICTS: DOWNTOWN AND UPTOWN

Stanwood has two unique and distinct housing communities: Downtown and Uptown. Downtown consists of historic homes that were built by Stanwood’s early settlers in the 1900s to 1960s. Uptown consists of newer houses built to support the outward expansion of the city over the last 50+ years



DOWNTOWN

Home types: Craftsman style

Pricing: \$350,000- \$450,000

Neighborhood perks:

- + Walkable to shopping and restaurants
- + More affordable
- + Older average homes



UPTOWN

Home types: single family

Pricing: \$500,000-\$800,000

Neighborhood perks:

- + Larger lots
- + Wider streets
- + Newer homes

DISTRICT GROWTH

Most of the 340 additional units were built in the Uptown area. Uptown will continue to grow with infill housing as vacant lands are purchased and subdivided. While single-family residential development will most likely remain the dominant housing type, future developments are anticipated to include a variety of Middle Housing types including accessory dwelling units, duplexes, townhouses, and cottage housing.

The Downtown area single-family neighborhood will remain stable and is not anticipated to change. However, Downtown growth is expected along the commercial corridor, including townhouses and multi-family development to support local businesses and housing accessibility.

DISTRICT GENTRIFICATION

Stanwood has observed gentrification in the Downtown area. Gentrification occurs when household with higher education and income levels purchase property or rentals in low-income, working-class neighborhoods. New families are moving into older homes of the Downtown area and repairing them, increasing home values, and changing the neighborhood, putting existing households at risk of physical displacement.

Rehabilitation, maintenance, and repair costs are not an immediate concern for most newer homes in Uptown, but as these homes age upkeep may be an issue.

DISTRICT 2044 VISION

By 2044, Stanwood will be a community that provides diverse housing types at varying income levels to accommodate all who desire to live in the community. Affordable housing will be available in Downtown and Uptown where there is access to jobs, bus service, shopping, parks, and other amenities, contributing to a sense of community, livability, enhanced mobility, and managed growth in Stanwood.

KEY TERMS

Gentrification

The process whereby the character of a poor urban area is changed by wealthier people moving in, improving housing, and attracting new businesses, typically displacing current in habitants in the process.

Infill Housing

The use of land within a built-up area for further construction

Units

Single Family Homes, Apartments, or Condos





HOUSING GROWTH OVERVIEW: AN INVENTORY OF THE PAST AND PRESENT

Stanwood has the land capacity to support its housing target with 2021 zoning designations.

Although the city is comprised of detached single-family residences, new state requirements and identified community needs call for more diverse housing options. The following provides an overview of housing in Stanwood:

- 1. Stanwood is a small city situated in the northwest corner of the county, six miles from the I-5 corridor and within a rural farming community. The small-town atmosphere is attractive to many families who want to get away from the busy south county region.
- 2. Housing is more “affordable” than houses in south Snohomish County.
- 3. The Stanwood-Camano School District is rated in the top 30% of Washington State schools.
- 4. With remote working becoming a new trend, Stanwood has experienced more people working from home and avoiding long commutes.

While the City does not plan for the Urban Growth Area (UGA), Snohomish County has projected that the UGA will grow by 432 people by 2044. In total, Stanwood and its UGA are expected to

Available Housing Unit by Income Bracket and Tenure

	Owner-Occupied	Renter-Occupied	% of all households
Total Units: 2,540	1,790	750	100%
Extremely Low (< 30% AMI)	0	315	12%
Very Low (30-50% AMI)	155	245	16%
Low (50-80% AMI)	540	145	27%
Moderate (80-100% AMI)	690	45	29%
High (> 100% AMI)	405	0	16%



HOUSING NEEDS

New housing is needed for the extremely low, very low, and high income levels. If development rates remain constant, there will be a surplus of housing units available to low and moderate income levels. If housing is not provided to those in higher income groups, then the demand can shift to available housing affordable to lower income groups.

KEY TERMS

Cost-Burdened

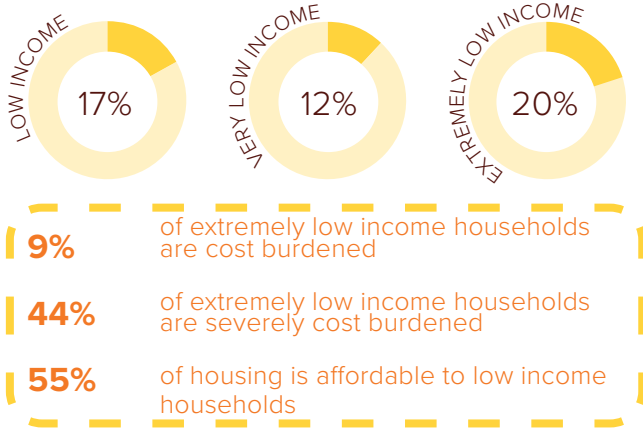
A household is considered cost-burdened when it spends more than 30% of its income on rent and utilities

Severely Cost-Burdened

A household is considered severely cost-burdened when it spends more than 50% of its income on rent and utilities

Area Median Income (AMI)

The midpoint of an area’s income levels, meaning half of households in a region earn more than the median and half earn less than the median



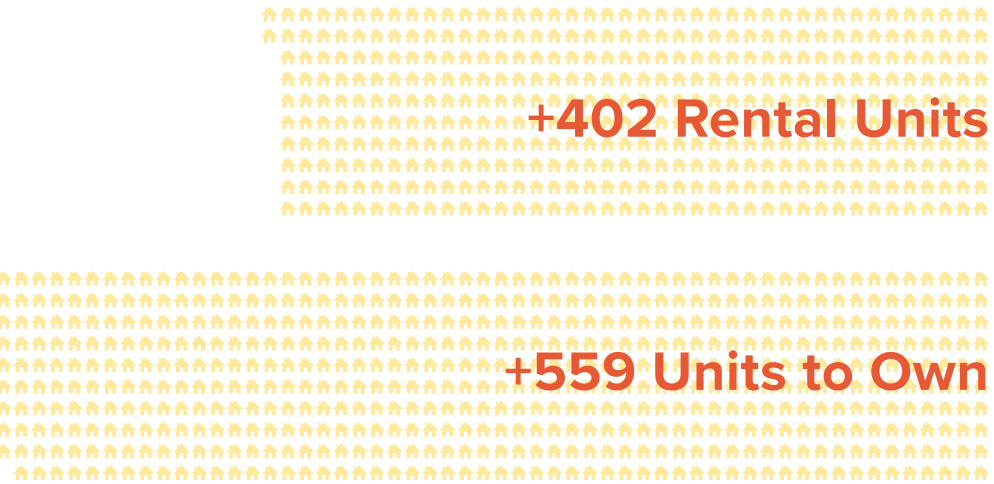
Existing and Future Housing Needs by Income Level

Income Level (AMI)	Existing Housing	Existing Need	Existing Gap	2044 Need	2044 Gap
Extremely Low (30% or less)	315	334	19	461	146
Very Low (30-50%)	400	334	(66)	461	61
Low (50-80%)	685	331	(354)	457	(228)
Moderate (80-100%)	735	309	(426)	426	(309)
High (more than 100%)	405	1,231	826	1,697	1,292

Existing and Future Housing Needs by Tenure

	All Units	Units to Own	Units to Rent
Income Level (AMI)	Existing / 2044 Gap	Existing / 2044 Gap	Existing / 2044 Gap
Extremely Low (30% or less)	19 / 146	126 / 174	(107) / (28)
Very Low (30-50%)	(66) / 61	3 / 63	(69) / (2)
Low (50-80%)	(354) / (228)	(347) / (274)	(7) / 45
Moderate (80-100%)	(426) / (309)	(484) / (406)	58 / 97
High (more than 100%)	826 / 1,292	615 / 1,002	210 / 290

2044 Goal: How do we get there?





POPULATION

Stanwood’s 2023 population is 8,585 people. Since adoption of the 2015 Comprehensive Plan, the City’s population grew more than twice as fast as the County . Population breakdown by racial group is provided in the *Housing Equity* section.

GROWTH SINCE 2015

27.6% vs 11.8%

Stanwood Snohomish

OCCUPANCY

High vacancy rates could indicate rental properties need updating or that rental rates are above the market rate .

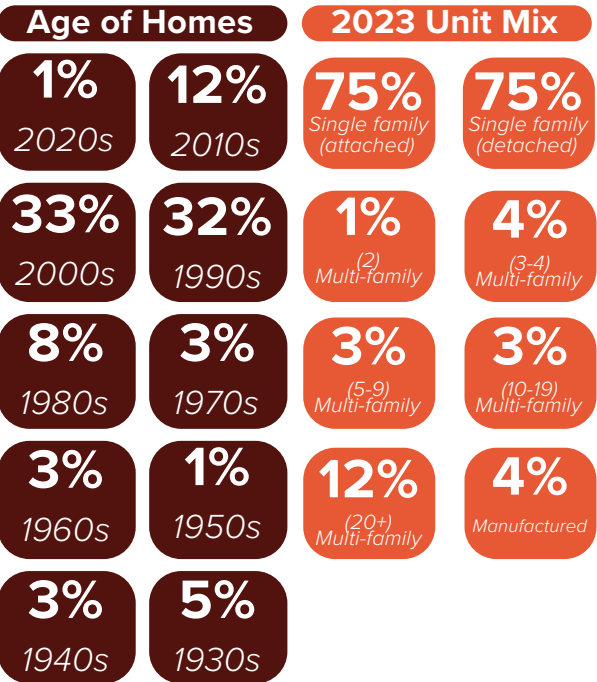
VACANCY RATES

7.7% vs 4.8%

Stanwood Snohomish

AGE AND CONDITION OF HOUSING STOCK

About 65% of Stanwood’s housing stock was built between 1990 and 2009, reflecting higher rates of housing that is 14 to 33 years old.



MULTI-FAMILY

There is a need for additional affordable multi-family units in Stanwood, especially for low-income households. Almost ¾ (71%) of Stanwood’s housing stock is single-family residential units. The remaining ¼ is composed of multi-family units.

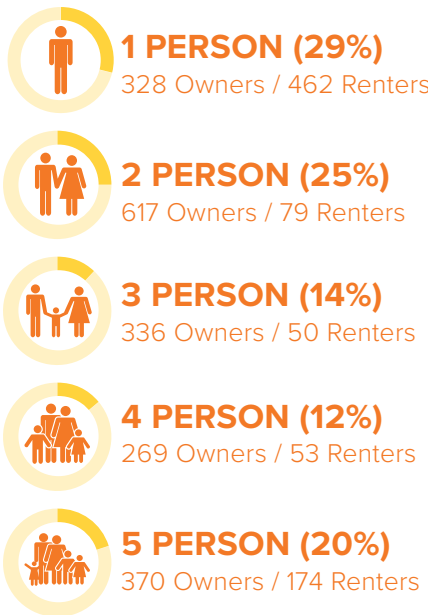
COST-BURDENED RESIDENTS

Approximately 11% of all cost-burdened households are from a large family and would need affordable housing options with more bedrooms. Of the cost-burdened households in Stanwood, there are more small families, older adults living alone, and other household types. Other common household types include non-family, and non-older adults that may be living alone or living with housemates.

Number of Bedrooms



Household Size



KEY TERMS

Household

According to the U.S. Census Bureau, a household includes all the people who occupy a housing unit. A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as separate living quarters.

GMA UPDATES

House Bill 1220 (2021) amended the Growth Management Act (GMA) to instruct local governments to “plan for and accommodate” housing affordable to all income levels. This significantly strengthened the previous goal, which was to encourage affordable housing.

Cities must also promote a variety of residential densities and housing types, and encourage the preservation of existing housing stock. Accessory Dwelling Units, Duplexes, Townhomes, and Cottages should be allowed in addition to the traditional detachment single-family or multi-family housing unit types. These types of housing units are referred to as “Missing Middle” housing.

IMPROVING HOUSING AFFORDABILITY

In Stanwood, about 19% of all households are cost-burdened and 13% are severely cost-burdened. Housing is affordable if 30% or less of a household’s income is dedicated to housing. Not being able to afford housing heavily impacts a household’s quality of life, ultimately impacting the overall quality of life for the Stanwood community

While private market factors (building materials, personal preferences, interest rates, loan practices, supply chain limitations, etc.) impact housing feasibility often beyond a city’s control, there are available strategies to help invest development towards affordable and attainable housing. Middle housing, which is already permitted in Stanwood residential zones, is one example.

Stanwood aims to adopt incentives and streamlined permitting practices to help encourage the continued development of affordable and attainable middle housing in the Downtown and Uptown areas. Topics #1 -#7 below outline areas of needed improvement.

1. IMPROVE AFFORDABILITY ACROSS INCOME RANGES

In Stanwood, nearly half (49%) of households are considered low-income, earning 80% AMI or less. Proportionally, extremely low-income households



are the most cost-burdened, with 9% being cost-burdened and 44% being severely cost-burdened; these households tend to be renters.

Approximately 5% of all housing units in Stanwood are affordable to those earning 80% AMI or less. The remaining 45% of housing units available are affordable to those in the moderate- and above-income levels, above 80% AMI.

Mindful consideration should be placed on ensuring housing affordability across all income bands: low, very low, extremely low, moderate, and high. Without regarding affordability across all income levels, Stanwood runs the risk of pricing out and displacing the most vulnerable populations which could include ethnic groups, the elderly, the disabled, the low-income, or workforce groups.

2. IMPROVE HOMEOWNERSHIP AFFORDABILITY

The estimated annual income needed to afford a median-value home in 2021 was \$107,711. In 2021, the household median income was \$89,231. For a median-priced home of \$592,767, homeownership is affordable to 56% of Stanwood households.

In 2000, the median sale price for a single-family home was \$296,769, nearly a 96% increase by 2022. The required income needed for a loan in 2000 was \$86,320 and has risen to \$124,281 in 2022 which is a 43.98% increase.

Approximately 20% of homeowners in Stanwood are cost-burdened and 7% are severely cost-burdened. Homeownership signifies a household’s



ability to invest in a community both financially and emotionally. Stanwood residents voiced high regard for single-family residences as it maintains a peaceful and safe-feeling neighborhood character. While Stanwood residents desire to be homeowners, achieving this goal may face cost prohibiting barriers.

3. IMPROVE RENTAL AFFORDABILITY

In 2021, the median gross rent in Stanwood was \$1,240, which requires a monthly income of \$4,129. About 73% of renters in the City could afford the median rent value. Those that make 50% or less of the area’s median income can only afford one-bedroom units priced at \$614 a month.

The average monthly price per unit for all units was \$1,869 in April 2023. The median rental cost has increased 75%, or \$805 since the recent 2015-2019 5-Year American Community Survey estimates. Many Stanwood renters still find affording rent to be a challenge. This is especially true for residents that depend on a fixed income such as retirement or disability.

About 94% of available rental units are affordable to those who are low, very low, and extremely low income. **Despite this impressive availability of affordable rental units, about 25% of renters are severely cost-burdened and 16% are cost-burdened suggesting that Stanwood still faces challenges providing affordable units to the most vulnerable residents.**

4. EXTREMELY LOW, VERY LOW, AND HIGH INCOME HOUSING

To meet the 2044 housing goal concerning the demand across the income distribution, new housing (402 rental units and 559 homeownership) is needed for the extremely low-, very low- and high-income levels. This projection is based on current rates of rental and owner tenures. Middle Housing units, including duplexes, triplexes, fourplexes, townhomes, cottages, and rowhouses, should be evaluated for feasibility and possible incentives.

5. REDUCE TRANSPORTATION COSTS

About 47% of the median family income is allocated to the cost of housing and transportation. Housing is the largest expense for most households and allocating up to 30% of a household’s income is considered affordable. When transportation is accounted for, the cost to support a household can almost double, making it difficult for some households to make ends meet.

By increasing the amount of affordable housing within the proximity of public services, retail, and other amenities, Stanwood can help reduce the community’s cost of living, health disparities, and dependency on automobiles.

6. INCREASE EMPLOYMENT OPPORTUNITIES

With 3,101 jobs in Stanwood, the city has a jobs-to-housing ratio of about 0.93 which is considered beneficial for reducing vehicle miles traveled. About 11% of residents live and work in Stanwood. While about half of the employed residents (48%) commute less than 10 miles for work. With the majority of workers commuting in and out of Stanwood, the city is working on increasing opportunities for employment to encourage more residents to work and live in Stanwood, reducing the miles traveled and the overall cost of living.

7. IMPROVE AND SUSTAIN SUBSIDIZED AND SPECIAL NEEDS HOUSING

Stanwood has a total of 188 subsidized, income-restricted housing rental units. The Community Resource Center of Stanwood-Camano has experienced an increased demand for more housing assistance from senior residents in recent years. **It remains critical for the city to consider additional subsidized and special needs housing for vulnerable populations, especially as residents age, face the challenges of inflation, and depend on a fixed income.**

Subsidized Housing

- Lervick Family Village
- Scandia Village
- Island View

Senior Living

- Lincoln School Senior Apartments
- Camwood Senior Center
- Lincoln Hill Village Apartments
- Bayview Gardens

Special Housing

- Hilltop I
- Hilltop II
- Josephine
- Brookstone
- Housing Hope Project

KEY TERMS

Subsidized Housing

Subsidized housing refers to financially supported housing by the government and includes subsidies such as direct housing assistance, rent vouchers, public or non-profit housing, private sector, or co-operative housing.

Special Housing

Special needs housing refers to supportive housing opportunities for residents with specialized requirements and need accommodation for physical or mental disabilities, elderly care, medical conditions, homelessness, victims of domestic violence, foster youth, and refugees, to name a few



HG-1

Provide fair and equal access to housing for all persons regardless of race, color, religion, gender, sexual orientation, age, national origin, family status, source of income, or disability.

HP-1.1 - Encourage the use of affordable housing techniques and incentives to assure housing opportunities for people of all income levels, ages, and assistance needs.

HP-1.2 - Encourage housing opportunities for those with housing assistance needs using available local, regional, and federal funding programs such as the Sales and Use Tax for Affordable Housing and partnerships with the Community Resource Center of Stanwood-Camano.

HP-1.3 - Disperse small-scale special needs housing throughout the residential neighborhoods. Special needs housing provides living arrangements for those with physical, mental, or emotional disabilities where appropriate.

HP-1.4 - Provide opportunities for siting manufactured housing.

HP-1.5 - Accept and plan for Stanwood’s “fair share” of the County’s affordable housing, emergency housing, emergency shelter, permanent supportive housing needs, and other special needs housing as determined by the Snohomish County Tomorrow planning process through appropriate zoning techniques. Affordable housing units should meet the needs of high, moderate, low, very low, and extremely low-income households.

HP-1.6 – Treat residential structures that provide foster care facilities group homes for children and group homes for the disabled that meet the definition of “familial status” the same as other residential structures.

HG 1 New Policies

Conduct an assessment that identifies local policies, regulations, plans, and actions that result in racially disparate impacts, displacement, and exclusion in housing. This includes zoning that may have a discriminatory effect, disinvestment, and infrastructure availability.

Identify areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulation and capital investments.

Encourage the preservation, rehabilitation, and investment in affordable housing for low, very low, extremely low, and moderate incomes in historical or cultural communities by equitable development initiatives, inclusionary zoning, community planning requirements, tenant protections, land disposition policies, and consideration of land that may be used for affordable housing.

Counter economic and physical displacement of low-income and marginalized populations.

Streamline permitting and review process for affordable housing units for low, very low, extremely low, and moderate-income housing and for special need housing.



HOUSING EQUITY

The City of Stanwood values its welcoming and safe character and aims to eliminate any policies negatively impacting Black, Indigenous, and people of color (BIPOC) communities to ensure a fair and equitable city livable for people of all backgrounds.

IMPROVING EQUITY

Policies and regulations are required by GMA to be reviewed for evidence of contribution to racially disparate impacts (RDI), exclusion, displacement, and displacement risk in the City (RCW 36.70A.070(2)(e-h)). GMA also requires policies and regulations updates to remove exclusionary language and adopt anti-displacement tools, policies, and regulations.

To strengthen and improve equitable housing, Stanwood has developed new housing goals and policies to reduce and mitigate identified displacement risk in the City. Housing actions are recommended based on multi-faceted analysis of current racial composition and income data. **Analysis determined a community need for more inclusive and attainable housing units and resources.**

KEY TERMS

BIPOC

Black, Indigenous, and people of color. Pronounced “bye-pok”, a term specific to the United States, intended to center the experiences of Black and Indigenous groups and demonstrate solidarity between communities of color.

Exclusion

The act or effect of shutting or keeping certain populations out of housing within a specified area, intentional or unintentional, but which leads to non-inclusive.

Displacement

When a household is forced to move from its community because of conditions beyond its control.

Racially Disparate Impacts

When policies, practices, rules, or other systems result in impact on one or more racial groups.

HG-2

Provide a range of housing types to ensure an adequate choice of living accommodations for those desiring to live in Stanwood:

HP-2.1 - Encourage the development of a full range of housing types, sizes, and densities to meet the needs of a wide range of household makeup and income level for both homeowners and renters.

HP-2.2 - Balance the housing needs of the entire community when determining areas, development regulations as informed by the Housing Action Plan.

HP-2.3 – Continue to allow mixed-use housing units in mixed-use and traditional neighborhood zoning districts.

HP-2.4 - Encourage affordable single and multi-family housing close to transportation facilities, public services, employment centers, and local centers such as the downtown core or uptown area.

HP-2.5 - Encourage moderate-density the development such as of townhouses, duplexes, triplexes, fourplexes, or other housing types to bridge the gap between higher-density

residential areas to single-family residential areas to promote affordable housing and rental opportunities.

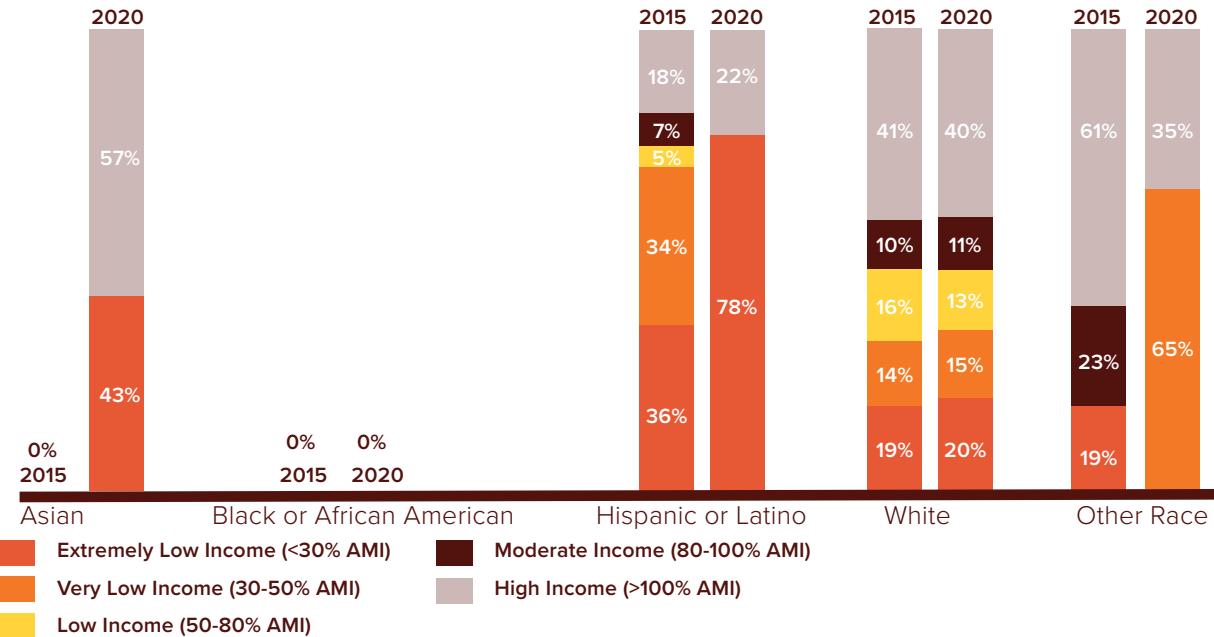
HP-2.6 - Allow manufactured housing in all residential zones except for multi-family residential, subject to City development regulations.

HP-2.7 - Allow qualified senior citizen housing developments, which may include housing for disabled persons, to exceed the maximum zoned density requirements in specified

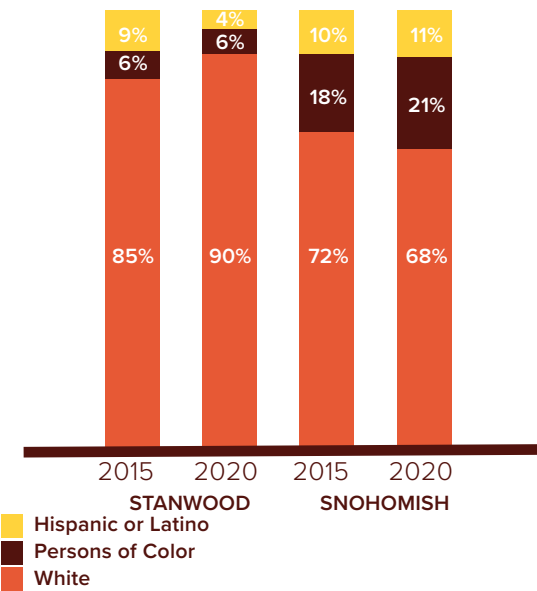
RACIALLY DISPARATE IMPACTS

Racially disparate impacts occur when policies, practices, regulations, or other systems result in a disproportionate effect on one or more racial groups. Several measures taken into consideration when considering racially disparate impacts including homeownership rates, rates of housing cost burden, rates of overcrowding, housing cost compared to median household income, or concentrations of racial groups in certain areas of the city with economic characteristics that differ from the rest of the city.

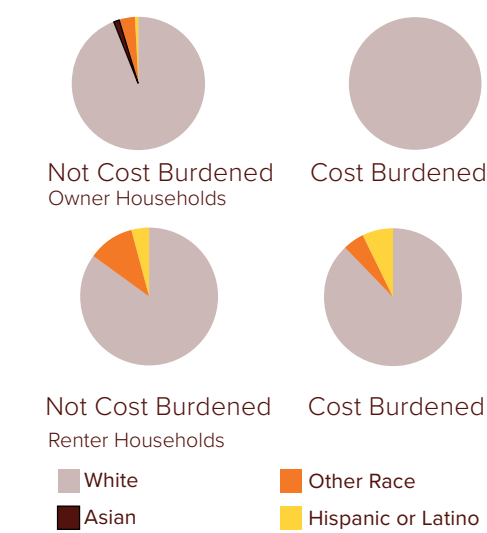
AMI Levels Across Racial Groups



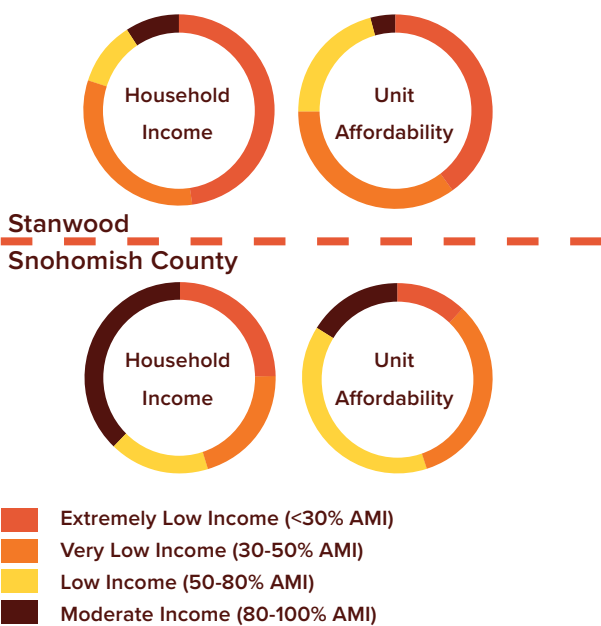
Racial Distribution



Cost Burdened Households, 2019



Renter Income vs. Affordability





DETERMINING A HOUSING RESPONSE

While BIPOC population decline requires further investigation, it indicates major housing exclusion and displacement occurring amongst BIPOC communities. A thoughtful and strategic housing action response is therefore needed to reduce and mitigate displacement in Stanwood.

BIPOC COMMUNITIES: ON THE DECLINE

A full Racial Equity Analysis is needed to fully explore historic housing policies and practices, and their legacy impacts on the City today. In 2020, the City of Stanwood’s population was 90% White. Other Race (5%) and Hispanic or Latino (of any race) (4%) populations were the second and third largest racial groups. Compared to Snohomish County racial composition, Stanwood does not have a diverse population.

Since 2015, Stanwood has seen a significant decrease in their American Indian and Alaskan Native population (-74%), their Black and African American population (-68%), and their Hispanic or Latino population (-49%). This is in significant contrast to White and Asian populations, which have been increasing by 17% (White) and 73 individuals (Asian). Since the County’s BIPOC population has been increasing (364%) since 2015, it is expected that these declines are the result of local factors.

INCOME DISPARITIES

Average income has remained consistent(\$88,471) for White Stanwood households, but there have been changes in incomes for Asians, Hispanics or Latinos, and Other Races over the last 5 years. In 2015, the Asian population was not large enough to demonstrate the breakdown of household income, but in 2020, about half of the Asian population reported to be low-income (43%) and the other half (57%) reported to be above the median income. Among the Hispanic and Latino populations, the extremely low-income group grew from 36% to 78% and the above median-income group also grew from 18% to 22%.

DISPROPORTIONATE COST BURDEN

Significant disproportional severe cost burdens for Asian and Hispanic or Latino renting households have been indicated in Stanwood. All of Stanwood’s Asian renters and about 57% of Hispanic or Latinos are severely cost-burdened. BIPOC homeowners are not cost burdened or severely cost-burdened. 21% of White homeowners experience cost burden and 7% are severely cost-burdened.

HOMEOWNERSHIP BARRIERS

Snohomish County demonstrates greater diversity among homeowners and renters. This is particularly true for the American Indian or Alaska Native, Black or African American, or

Pacific Islander County population. Among Asian and Hispanic populations in Stanwood, there are higher percentages of renters in Stanwood and higher percentages of homeowners in Snohomish County. **This could be an indicator that Stanwood is increasingly becoming more difficult for certain racial or ethnic groups to afford to live in the city.**

Households in the low-income level have a surplus of available housing. The surplus could indicate that lower-income households are experiencing cost burden by paying more than 30% of their household income. On the other hand, higher-income households could be paying less than what they can afford in rental housing.

Compared to Snohomish County, Stanwood has smaller gaps for affordable rental units available to various income brackets. Stanwood has a shortfall of units available to extremely low-income households and moderate- and above-income households. “Down-renting” by moderate or above-income households could be associated with an under supply of entry-level homeownership opportunities.

HOUSING EXCLUSION

Exclusion can extend beyond race and include income, ethnicity, or other sociodemographic characteristic. The PolicyMap (Figure 6-1) shows the geographic distribution of race and ethnicity in Stanwood, including the estimated percent of the population that identifies as a person of color according to the 2017-2021 American Community Survey 5-Year Estimates. According to

the PolicyMap, Stanwood’s population of people of color is 11.31% or less, and is noticeably less diverse than the surrounding areas of Snohomish County.

The preeminence of Stanwood’s single family housing stock and its associated price points may contribute to exclusion of BIPOC households. The distribution may also be a result of limited housing choices related to availability of condos, apartments, and for-rent single-family attached homes. These unit types can be more affordable options for low- and moderate-income households. The lack of housing choice could result in the under-representation of BIPOC communities in Stanwood.

BIPOC groups are not monolithic and exhibit distinct cultural needs and values that could have a direct impact on their distribution within the larger Snohomish County area. For example, recent populations of Asian immigrants and Hispanics / Latinos may desire proximity to regional Asian and Latino cultural centers in the King County area due to common language and religious and cultural practices. These factors should be considered relative to the differences shown between the City of Stanwood and the larger Snohomish County area.

DISPLACEMENT RISK

Lack of affordable housing and employment opportunities may contribute to displacement risk in Stanwood. Amongst BIPOC communities in Stanwood, there is a strong indication of

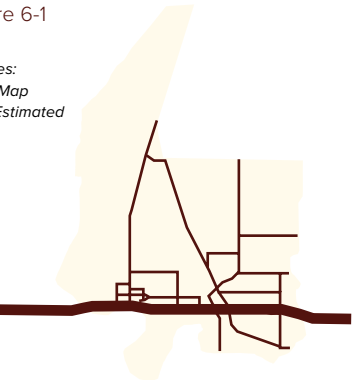
displacement and housing exclusion within certain populations. This includes Hispanic or Latino households within 30-100% AMI, and Other Race households that make less than 30% AMI and households that make more than 50% AMI.

Displacement can result in long-term economic hardships for households and disrupt the network of support within a community. Displacement is not limited to housing, but can also manifest in the displacement of businesses and community institutions. Displacement can be demonstrated as economic displacement, physical displacement, or cultural displacement.

The PSRC’s Displacement Risk Map describes Stanwood’s risk as lower risk, meaning Stanwood scored lower than more than half of other cities in Pierce, King, Kitsap, and Snohomish Counties in the indicator categories listed above. While displacement risk is considered low on a regional level, there is evidence of displacement occurring for specific racial groups.

Figure 6-1

Sources:
PolicyMap
(n.d.) Estimated



% People of color (2017-
11.31% or less



HG-3

Encourage the preservation and rehabilitation of older housing:

HP-3.1 Encourage and assist property owners in rehabilitating and preserving existing affordable housing through incentives such as funding, streamlined permitting, or public education of available resources.

HP-3.2 - Encourage innovative preservation and rehabilitation measures such as adaptive reuse of dilapidated residential structures and adaptive reuse of commercial buildings for residential purposes.

HP-3.3 – Continue to seek Community Development Block Grants (CDBG), and other funding, and

allocate funding from the Sales and Use Tax for Affordable Housing to continue investments for housing in older neighborhoods.

HP-3.4- Develop historical guidelines and promote historic preservation for residential housing units.

HP-3.5- Involve the Housing Authority of Snohomish County, Snohomish County’s Office of Housing and Community Development, and other service providers in various housing programs and planning efforts.

HP-3.6- Encourage the preservation of the exterior of older housing that is being converted to multi-family units.



ANTI-DISPLACEMENT TOOLS AND STRATEGIES

Stanwood will implement and monitor actions and strategies to reduce barriers to development and explore creative ways to supplement existing housing affordability programs. In the development of the 2023 Housing Action Plan and review of the racially disparate impacts of the City, the following actions are included in housing goals and policies:

- + Middle Housing Development
- + Rental Assistance/Homeownership Education Programs
- + Strategic Infrastructure Improvement
- + Expanding and Strengthening Local Partnerships
- + Inter jurisdictional Cooperation
- + Community Development Block Grants
- + Form-based code for the downtown core and the uptown area
- + Up zoning near commercial nodes and corridors
- + Subarea Plan in Uptown



HG-4

Balance the maintenance of existing residential character with the creation of unique residential neighborhoods that have an appropriate variety of densities.

- HP-4.1 - Rely on community input, the vision and values for Stanwood, and the assessed future housing needs to make changes in residential densities. Base recommended changes on:
- Existing residential zoning districts
 - Land suitability and availability
 - Existing land use patterns
 - Available or planned capital facility/public service capacity
- HP-4.2 - Encourage the preservation, improvement, and development of quality affordable single-family and multi-family homes.
- HP-4.3 Encourage development that is similar in character to existing neighborhoods and provides an orderly transition between residential densities through design guidelines and development standards.
- HP-4.4 - Maintain quality of residential neighborhoods when providing a mix of housing types and densities by allowing mixed residential densities in subdivisions and planned developments where traditional neighborhood goals, designs, and amenities can be achieved
- HP-4.5 - allow single-family homes to have accessory dwelling units or “mother-in-law apartments” where zoning requirements can be met. Discourage use in areas where on-street parking congestion and other safety factors would cause problems.
- HP-4.6 - Promote the use of large lot development away from the center of the business district and where transit services are not as accessible.

HG-5

Minimize environmental impacts of new housing developments:

- HP-5.1 - Ensure new housing developments conform to the city’s sensitive area regulations.
- HP-5.2 - Ensure new housing developments conform to the city’s adopted drainage manual.
- HP-5.3 - Ensure services for new housing developments are in place concurrently with the occupancy of the structures.
- HP-5.4 – Allow for clustering and smaller lot sizes in return for the protection and rehabilitation of sensitive areas.
- HP-5.5 - Protect views by maintaining height limitations.

HG-6

To provide open space and other recreational amenities for residential developments:

- HP-6.1 – Require the provision of open space and recreational amenities in new developments to serve those developments.
- HP 6.2 – Collect impact fees from new developments to provide public recreational facilities.
- HP-6.3 – Create a fee-in-lieu-of program to allow residential developments to pay a fee rather than provide small, non-utilized recreation areas.
- HP-6.4 – Allow for clustering and smaller lot sizes in return for larger amounts of open space.



WHERE WE'RE GOING: ECONOMIC DEVELOPMENT



Twin City Foods and the Hamilton Smoke Stack, Photo by Chaim Bezael

CORE VALUES

Sense of Community

Economic Development

Environment

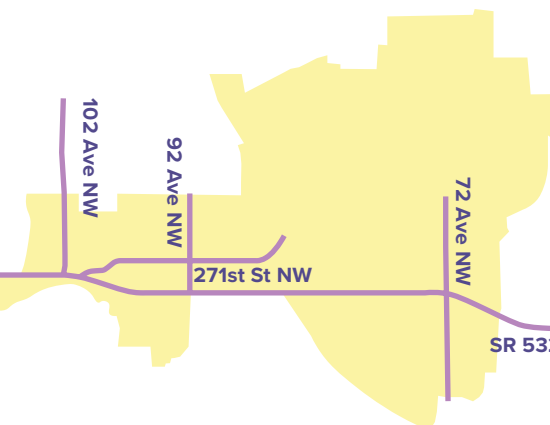
Growth

Livability



RAILS TO ASPHALT

Historically, Stanwood was largely an agricultural and natural resource-based economy relying on waterways and railways. During the 1950's, highway development opened up economic opportunities available to Stanwood.



COMMERCIAL HUBS

Development boomed between 1980 until the early 2000s, supporting new housing, jobs, and commercial opportunities along key roadways SR 532, 271st, 92nd Avenue NW, and 72nd Avenue that serve as the primary commercial hubs of Stanwood Today.



EMPLOYMENT SHIFT

The development boom changed the nature of what kinds of job opportunities exist in Stanwood. Jobs today are primarily in the Service, Education, and Retail sectors.



LOCAL INVESTMENT

Stanwood has continuously been investing in economic development over the last 10 years via the Twin City Mile, City Beautification, SDAT, Downtown Plan, Economic Development Plan, and investing in community events that support local artists, businesses, and agriculture.



DIVERSIFICATION

While jobs in the city have drastically changed, Stanwood now serves as a bedroom community to Everett and Seattle. Diversification of jobs and land uses is needed to develop an independent, self sufficient economy that meets the need of residents while offering opportunities to live and work in the same place.



INTRODUCTION

A healthy economy creates and maintains a high standard of living and quality of life. Successful economic development can lead to Stanwood becoming a self-sustaining city that has opportunities for local businesses, sustains a diversity of professionals, and fund public services such transportation, public safety, and parks to residents. The Economic Development elemental chapter provides guidelines on sustaining and enhancing economic activity within Stanwood.

The Growth Management Act, RCW 36.70A.070(7), outlines what should be included in an Economic Development elemental chapter to determine the appropriate “local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life”, including:

A summary of the local economy, such as population, employment, payroll, sectors, businesses, sales, and other information as appropriate;

A summary of the strengths and weaknesses of the local economy, which may include the commercial, industrial, manufacturing, natural resource, and other locally significant economic sectors and supporting factors such as land use, transportation, utilities, education, workforce, housing, and natural/cultural resources;

Left: Storefront in Stanwood, Photo by Amber Henke

Right: Mural in Downtown Stanwood with Son, Photo by Amber Henke

An identification of policies, programs, and projects to foster economic growth and development and to address future needs;

Policies to promote increases in family, individual, and business incomes;

An examination of whether sites planned for economic development have adequate public facilities and services, and, as appropriate, a plan for any needed public facilities and services;

Policies to encourage access to education and training for family wage jobs; and

Policies and opportunities to address economic development including existing industries and businesses, manufacturing of locally produced natural resources, and the use of locally produced energy and other natural resources.

Stanwood’s economic goals are outlined in the Comprehensive Plan as informed by the Growth Management Act, however there are other agencies and factors that play a role in determining an economic vision that meets the city’s growth and livability needs.





THE HISTORY OF STANWOOD'S ECONOMY

1880-1960



Camano Ferry, Photo provided by City of Stanwood

Historic Commercial Development

Historically, Stanwood's economy was based on the logging industry, forestry activities and farming. The delta bottom lands of the Stillaguamish River have provided economic benefit to the City of Stanwood for over 100 years. First as family farms, then as crop farms for mass production, and finally as niche farms for specialty crops such as certified cold weather seeds. Commercial activity was focused on the delta where the Stillaguamish River entered Port Susan and Port Skagit Bays. In its earliest days, steamboats navigated the windy Stillaguamish River carrying goods to or from Stanwood. The Stillaguamish River was rerouted to the north by the Army Corps of Engineers in the 1930's.

Two large lumber mills operated on the waterfront with several small shingle mills in

surrounding areas. Hay and oats from valley farms were shipped out on steamboats as cash crops. As lumber mills closed in the 1930s, the agricultural economy grew. After World War II, Twin City Foods, located on the bank of the Stillaguamish River in west Stanwood, changed from a vegetable cannery to a freezing plant and expanded along the waterfront. In the late 1950's, SR 532 was developed connecting East Stanwood to Stanwood and the I-5 corridor.

1960

Unification of East and West Stanwood

Stanwood was historically made up of two cities, Stanwood and East Stanwood, which consolidated in 1960 due to wastewater facility consolidation and school district requirements. After the merger, new development occurred in East Stanwood and between the towns. By the 1970's, State Route 532 bypassed the old highway through the town to Camano Island. The consolidation of two cities into one was no easy feat, each city had its own platting and industries. While Stanwood was based around the logging and waterfront industries, East Stanwood was developed around the Great Northern Railroad. The original train depot was demolished in 1972; the new Amtrak platform and



East Stanwood, Photo provided by City of Stanwood

second rail line were constructed in 2009. There is a railroad spur running east and west just north of the city limits through the adjacent farm fields.

Today, Stanwood is still working to fully unify Stanwood and East Stanwood which served as the basis for the *Twin City Mile* project. Instead of referring to old jurisdictional names, Stanwood and East Stanwood, the city is reframing the discussion to downtown. A stronger visual tie and connected infrastructure were determined in 2022 Twin City engagement efforts as the primary strategies to truly bring two cities together into one identifiable place.

1980-2020

Commercial Development

Since the 1980's, the City has grown to the east, above the Stillaguamish River floodplain, on both sides of State Route 532. In the historic commercial district, businesses are located along four main arterials: SR532, 271st Street NW (Main Street), 92nd Ave NW and 102nd Ave NW. East Stanwood and West Stanwood maintain distinctive historical commercial areas. Buildings are occupied by small retail, professional and service-based businesses. Most of the business owners live within the larger Stanwood-Camano community. The commercial area in-between the two historic communities has been slowly converting from single-family residential housing into small service-based businesses. The "Center District" between east and west Stanwood includes the Stanwood Library, Stanwood Middle School (formally Stanwood High School), Community Resource Center and Post Office.

In the 1990's new housing developments and commercial activity grew around Stanwood High School at the intersection of State Route SR532 and 72nd Ave NW. A commercial development known as the Stanwood-Camano Village opened in 1995. The 55-acre development includes 50+ businesses and over 300,000 square feet of commercial space. The village features a Haggen supermarket, restaurants, and other service-based businesses. In 2003, the Stanwood Towne Center opened, providing an additional shopping center

with a 50,645 square-foot QFC supermarket. Another 40,336 square feet of retail space opened on the corner of SR 532 and 92nd Avenue, hosting retail venues like Grocery Outlet and Petco.

Also in 2003, the City and business community hosted a professional design charrette over an intense three-day period ("Design Stanwood"). The Design Stanwood charrette resulted in many new ideas for downtown Stanwood and also confirmed the first piece of the vision for downtown. In 2004, the city incorporated the results of the Design Stanwood charrette into the Comprehensive Plan.

There has been no significant commercial development in Stanwood since 2003. The Stanwood and Camano commercial markets are comparatively small serving primarily local residents. Certain areas of the city have stagnated for development, including the Twin City Foods site and the industrial zones along Pioneer Highway.

In 2008 the city started an *Economic Development Action Plan* coinciding with the largest economic down-turn in the county since the Great Depression. A community stakeholder group provided input to the economic development and downtown plan goals and strategies in the context of a future action plan. The Action Plan outlined specific steps to develop Stanwood as a business-friendly community with a diverse economy providing retail services, connectivity to local farms and tourist activities. The 2010 Economic Development Action Plan elevated the initial ideas identified in Design Stanwood which

was to develop a downtown core, support local businesses, and create an attractive landscape for businesses and residents alike.

Since the adoption of the 2010 Economic Development Action Plan, the City set the stage for success by conducting long range planning, economic forecasting, and determining ways to measure success. Stanwood has adopted the Downtown Plan (2015) and the Beautification Plan (2020), each with specific implementation strategies and infrastructure projects that bring vitality back into the City's economy.

Today, the economic base has diversified into retail, light industrial, agricultural and professional services. Business growth has been steady with cyclical economic slowdowns. The city is still surrounded by farm fields, wildlife-rich shorelines, and views of the Olympics and Cascades - attractive as a small community with many natural and economic assets and with many people who are involved in helping it grow and change sensibly. Despite the sense that Stanwood is a bedroom community, the city has a positive housing to jobs ratio indicating there are sufficient jobs within Stanwood compared to its population. This is driven in part by the city's largest employers including The Josephine Sunset Home (303 employees) and the Stanwood Camano School District (550) employees.





Ribbon Cutting of Union Coffee, Photo by Heic

2020-2022

Impacts from the Pandemic

The pandemic greatly affected employment rates on the national and county level. Stanwood, as a testament to a resilient economy, fared relatively well. Between 2017 and 2020, the unemployment rate decreased over the years from 4.6% in 2017 to 1.1% in 2020. For a comparison, Snohomish County fluttered around 4% throughout those years.

Part of Stanwood’s resiliency can also be attributed to workplace flexibility. The pandemic resulted in many working professionals choosing a remote “work from home” position, which is a trend that is continuing past the COVID-19 pandemic in the city and region as a whole . Stanwood’s work-from-home rate was lower than that of Snohomish County but increased overall from 0.6% in 2017 to 1.7% in 2020.

The City’s sales tax revenue was taken into consideration when determining how the pandemic impacted the local economy. The answer is, not much. Sales tax revenues have been on a general upward trend ranging from below \$2,000,000 in 2016 to \$2,500,000 in 2019. Sales tax revenues slightly dipped below \$2.5 million during the pandemic. However, Stanwood has come off the pandemic strong comparatively to the region and nation.

Noteworthy Commercial Developments and Events since the 1990’s:

1995: Stanwood-Camano Village, a 55-acre area with over 50 businesses and 300,000 square feet of commercial space featuring a supermarket, medical center, restaurants, and other service-based businesses at the intersection of SR532 and 72nd Ave NW.

2003: Stanwood Towne Center, a shopping center anchored by the 50,645 square-foot QFC supermarket and additional 40,336 square feet of retail space on the corner of SR 532 and 92nd Ave.

2008: Development pause, as Stanwood was no exception to the national economic recession. No significant commercial development took place and the stagnation of office leasing activity can still be felt today. Stanwood turns down the development of a Wal-Mart.

2010: Twin City Foods, a private label produce processor, moved majority of its processing equipment to Eastern Washington, resulting in the Stanwood facility operating at half-capacity

2010: Commercial development and big box retailers along the I-5 corridor has been slowly drawing customers away from shopping in Stanwood.

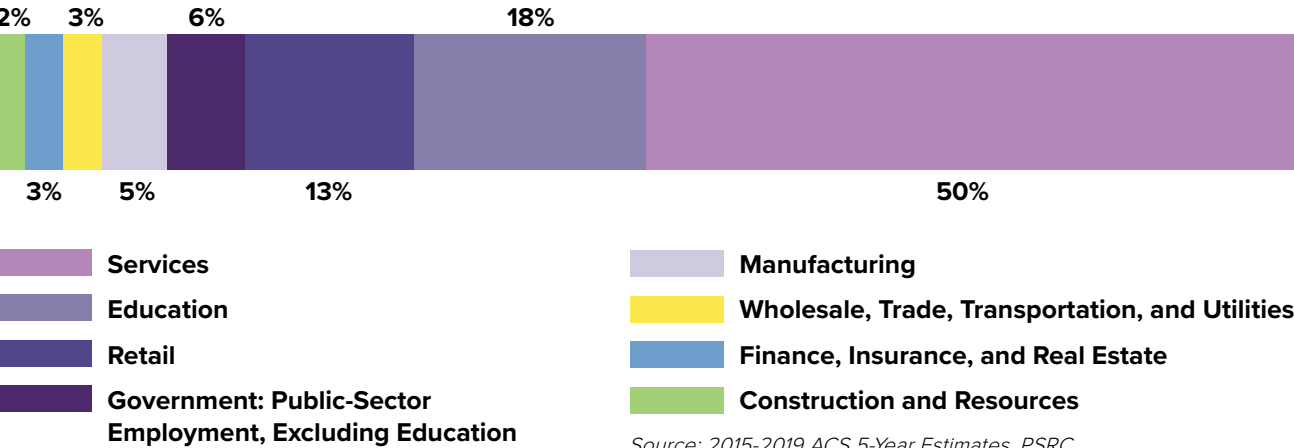
2012: Camano Island growth, in combination with limitations to commercial development on Camano Islands and the surrounding rural areas, result in Stanwood’s ability to attract more service-related industries.

WHERE WE’RE GOING: ECONOMIC DEVELOPMENT

CURRENT STATE OF THE ECONOMY: FAST FACTS

Job Sector Trends in Stanwood

According to the American Community Survey 5-Year Estimates, Services (i.e, utilities, education, health professional, business) are the biggest job sector in Stanwood.

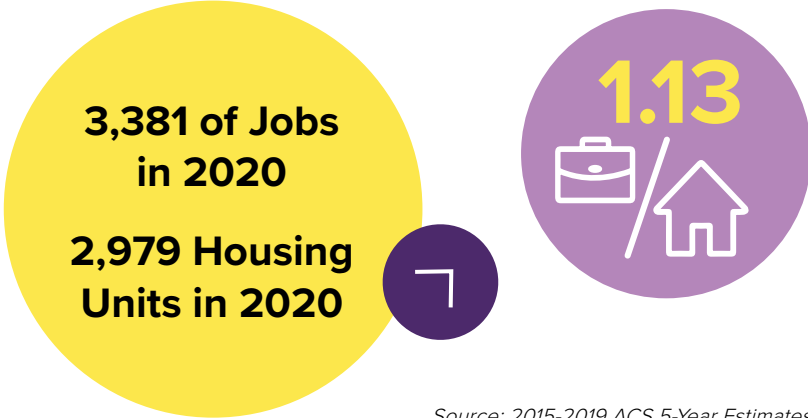
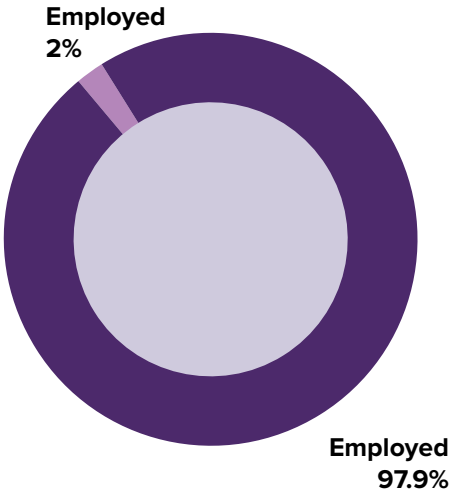


Jobs-to-Housing Ratio

The jobs-to-housing ratio monitors the balance between employment growth and housing growth. This balance is intended to reduce long commutes (i.e, long, single driver), reduce loss of job opportunities for workers without vehicles, decrease traffic congestion, and reduce poor air quality. An employment to housing ratio in the range of 0.75 to 1.5 is considered beneficial for reducing the vehicle miles traveled and ratios higher than 1.5 may indicate there are more workers commuting into the area because of a surplus of jobs.

With 3,381 jobs and 2,979 housing units in 2020, Stanwood maintains a ratio (1.13) beneficial to the community workforce. This ratio is higher than Snohomish County.

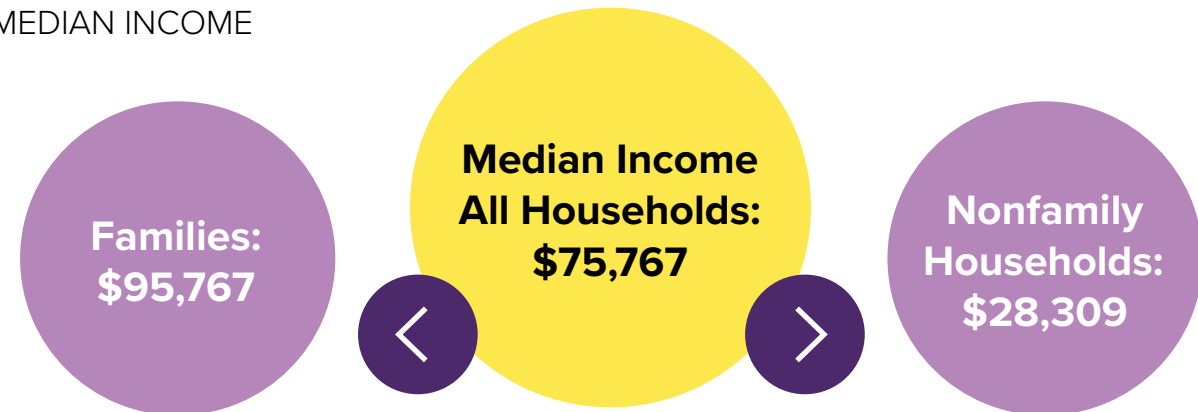
Employment Rate in Stanwood



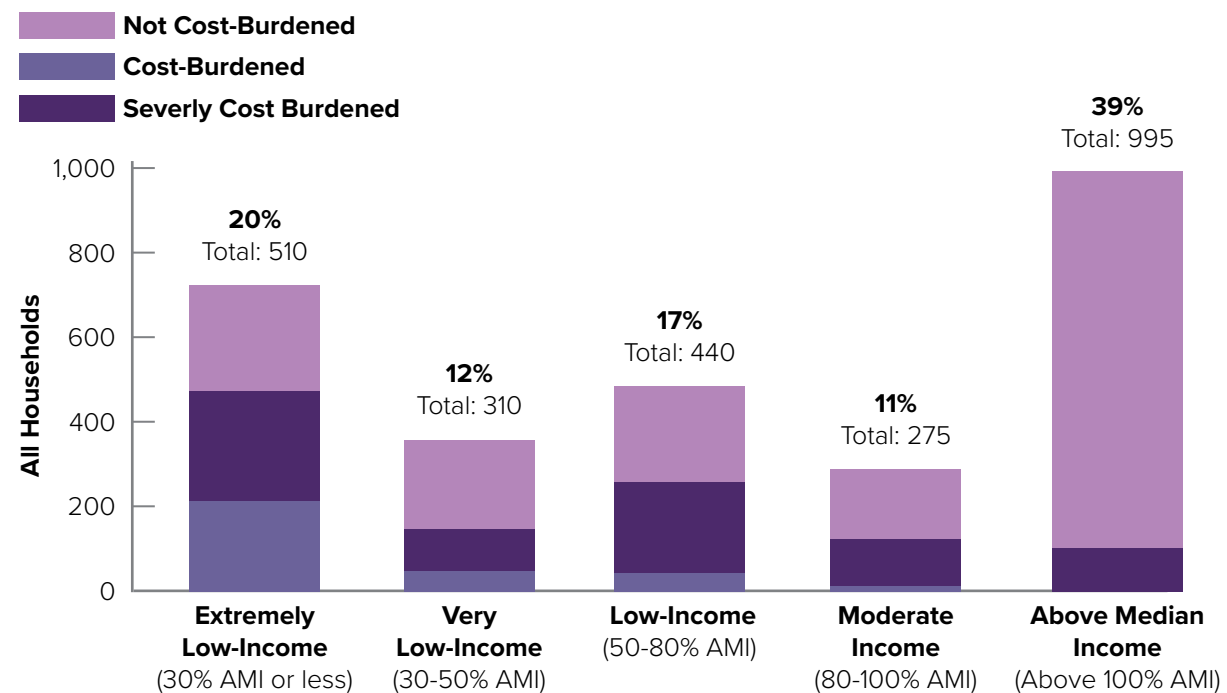
Source: 2015-2019 ACS 5-Year Estimates



MEDIAN INCOME



Income Distribution Overview, Stanwood



Area Median Income (AMI)

Area median income (AMI) is the midpoint of an area's income distribution where half of families in an area earn more than the median and half earn less than the median.

Stanwood has a higher percentage of households (60%) earning the median income or less compared to 44% of Snohomish County households. Stanwood has a higher percentage of households earning 80% or less of the AMI than Snohomish County.

For Stanwood, 39% of all households in the area were in the above 100% AMI range, 55% of homeowners were above the 100% AMI range and, 40% of renters were at the 30% AMI or less range . Stanwood has a higher percentage of renters (85%) who earn less than 80% AMI compared to owners (32%). Exhibits X and X breaks the distribution of income levels between owned homes, rented homes, and all households for Stanwood and Snohomish County.

Source: 2015-2019 ACS 5-Year Estimates, PSRC

Commuting

A self sufficient economy provides employment opportunities at all income bands within the city's limits. Commuting by automobile has a high impact on our built infrastructure, such as roads, bridges, and highways, but also has a significant impact on the physical and mental health of the workforce. Residents choose to commute by car because there are limited mass transit routes within the city that connect to other economic hubs, like Everett or Seattle.

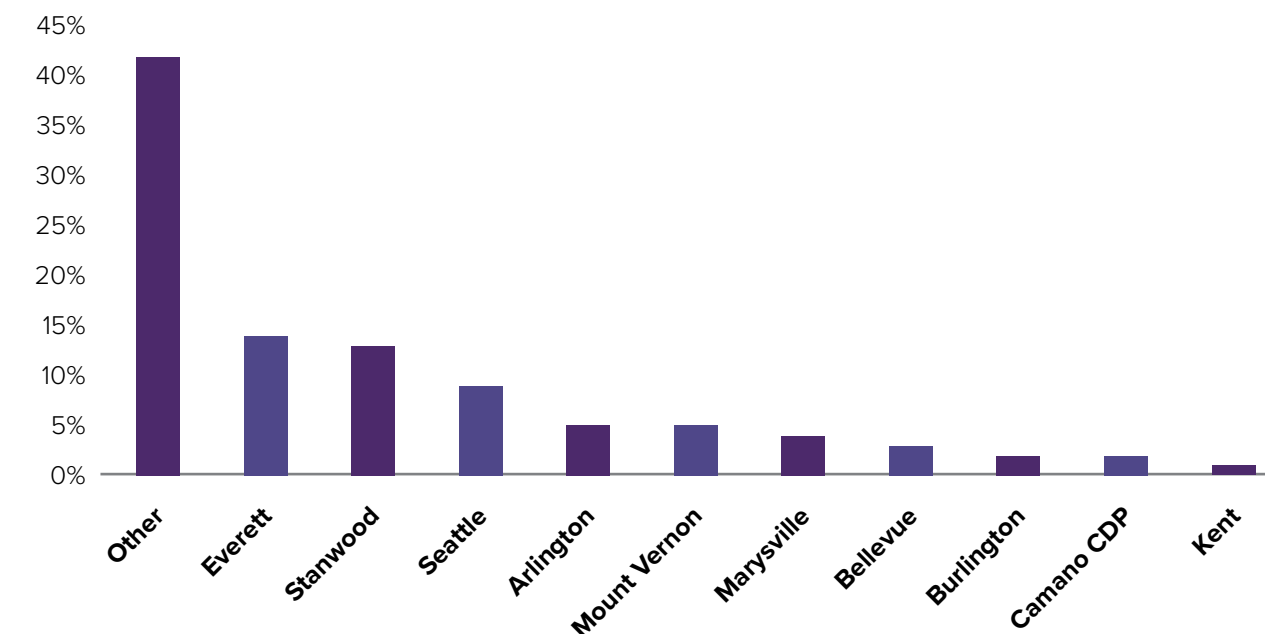
Census OnTheMap data indicates that about 88% of Stanwood's workforce is employed in the City, but lives out of town, about 13% live and work in Stanwood, and about 87% of people who live in Stanwood, work out of town as shown in Exhibit 10. Some workers who are employed in Stanwood commute from other towns: 19% from Camano, 5% from Mount Vernon, 5% from Marysville, and 3% from Arlington. Of those employed in Stanwood, 47% travel less than 10 miles while 9% travel more than 50 miles.

A portion of Stanwood residents are employed out of town: 14% work in Everett, 9 % in Seattle, 5% in Arlington, and 5% in Mount Vernon. Of the workforce that lives in Stanwood, 40% commute 10-24 miles while 15% travel more than 50 miles to get to work.

Source: OntheMap, 2019



WHERE RESIDENTS OF STANWOOD ARE EMPLOYED



13% of Stanwood's Workforce live and work in Stanwood.



COMMUNITY ENGAGEMENT AND NEEDS

Economic development comments were received during the City's public engagement process. As described, the City utilized a variety of methods to understand community concerns on jobs, economic growth, and overall vision for Downtown and Uptown Stanwood. Below is a summary of key topics and feedback received from the public:



Ribbon Cutting of Thrift Store, Photo by Heic

RETAINING SMALL TOWN CHARACTER

- “Stanwood should be a business friendly environment that supports growth of small businesses and reduce opportunities for large retailers. Local businesses should have more opportunities for incentives and development.”
- “More commercialized areas are needed for residents to shop locally instead of driving to other cities to shop.”
- “There is concern that local businesses can not succeed in mixed use buildings.”
- “The Downtown District should remain small and quaint.”
- “Stanwood should have enhanced branding to create a sense of identity and recognize key “place-making” areas.”
- “Never forget that Stanwood is a Scandinavian town.”
- “A town center is needed for public gatherings and events.”

HISTORIC DOWNTOWN DISTRICT

- Economic development should focus in the Downtown District with mixed use retail and supportive tourist services (such as hotels, restaurants, and gift shops).
- Downtown is the historic core of the City, which should be protected. Growth should happen downtown but should utilize existing buildings and infrastructure.
- The Downtown District must be revitalized and transformed into a “Main Street” environment to encourage businesses to utilize existing buildings and draw people to the city's center.
- A pedestrian focused environment is needed to enhance connectivity and safety downtown and should include amenities such as sidewalks, re purposed bricking, and way finding signage.
- Attractive building facades that reflect the culture and history of the community are needed to create a uniform character.

“Most of the downtown road is pleasing. I love that there aren't many corporate restaurants and other business. We could really capitalize on that, especially in the next 20 years. We need a river walk or a scenic trail area that capitalizes on the amazing views we have in the downtown area. Slow and steady development by locals that focus more on restoration than on destroying history and natural areas.”

- STANWOOD RESIDENT

SOLUTIONS

TWIN CITY MILE

- Twin City Mile is a business development concept to attract more visitors to the City, specifically the Downtown District.
- A collaborative marketing plan is needed to identify the town's businesses, services, and tourist activities.
- City sponsored local events, such as food trucks night or street festivals, would support local businesses.

PROTECTING FARMLANDS

- Farmlands, especially small family farms, should be protected to retain the historically rural identity. Agrotourism should continue to be a supported industry and opportunities for expansion should be evaluated.
- Cottage foods, or businesses in which individuals can make homemade products for commercial sale, should also be supported. The City should legalize a program to allow more residents to get creative and participate in retail activities that markets the City's agricultural industry.
- The Farmer's Markets are a critical component of supporting the agricultural and agrotourism industry.

SHIFTING BUSINESS DEVELOPMENT

- Higher wage jobs are needed within the city's limits to support population growth and local businesses. Residents want to work where they live.
- Stanwood should encourage professional and technological industries to develop by removing potential zoning barriers.
- A new grocery store is needed in the northwest region to reduce food deserts. Grocery stores are concentrated along SR 532 and there are no options available along Pioneer Highway.
- A unified Chamber of Commerce is needed to support overall economic development throughout Stanwood equitably.
- Businesses should be developed more evenly throughout the City. Development is focused along SR 532 impacting roadways and commuting times.



OUR ECONOMIC VISION: SUSTAINING A LIVABLE STANWOOD

Stanwood was once an agricultural center, Scandinavian lumber, rail town and industrial commuter city - How do we both preserve and change to sustain a livable Stanwood?

Stanwood has a relatively higher population and job count than towns and cities within its vicinity. The County anticipates continued population growth to occur in Stanwood over the next 20 years which will catapult the population from 8,585 to an estimated 10,963 by 2044 More home and jobs are needed to support this level of growth and ensure afford ability and quality of life for all.

By 2044, Stanwood aims to be a more robust economic hub for Snohomish County through the following visioned economic objectives of the Comprehensive Plan:

1. A “main street” style downtown
2. More diverse businesses and professional services
3. Supportive small business community.
4. Economically resilient
5. Self sustaining community
6. Healthy mix of housing and mixed use centers
7. Revitalization and preservation of historic legacy
8. Preserve Twin Cities character
9. Encourage well designed development
10. Affordable homes

11. Support livelihoods, without leaving the city.

Economic goals and strategies to meet these objectives are further described in the following sections; Economic Strengths and Opportunities and Incentives for Economic Growth.

Beyond the Comprehensive Plan, the City developed the 2010 Economic Development Action Plan to achieve the overall economic vision of the community. The Action Plan outlined specific strategies to implement the goals and policies identified in the Comprehensive Plan and provided a blueprint for achieving Stanwood’s objectives by translating the goals and vision into specific planning initiatives. The following are the high-level goals identified in the Action Plan:

Economic Identity: Continue to build up Stanwood as an efficient and desirable place to shop and do business. To provide a wider variety of shopping opportunities from convenience, full-service grocery to unique shops, retail, “agri-business” and tourist support facilities. **Small Town Character:** Develop Stanwood’s identity as an economic hub through implementation of the “Beautification Plan” and “Twin City” mile.

Supportive Growth: To develop Stanwood’s economic base and infrastructure so that both commercial and industrial growth can occur when demand warrants it, while minimizing the potential conflicts between the two land uses, as well as

residential and public facility uses.

Regional Player: To balance the economic needs of the residents of Stanwood while recognizing the growing commercial demands of North Snohomish County, Camano Island, and regional tourism.

Compatibility of Growth and Zoning: Implement the DAT findings on land use, transpiration, recreation , employment, and revitalization.

Coordinated Connectivity: Improve the SR-532 corridor for both residents and “pass-through” trips.

Stanwood has also adopted the following plans over the last 20 years to set the stage in meeting its economic goals:

- **2003 Design Stanwood**
- **2010 Economic Development Action Plan**
- **2012 SDAT: Density by Design**
- **2015 Downtown Plan**
- **2015 Comprehensive Plan**
- **2020 City Beautification Action Plan**

- **2022 Stanwood Housing Needs Assessment**
- **2022 - Ongoing Twin City Mile Project**

These plans are further described later on in this chapter



Community Engagement at Farmers Market, Photo by Unknown



EDG 1

Promote a self-sustaining economy that equally supports public and private development, diversifies the City’s tax base, and provides both employment and consumer shopping opportunities for the region.

EDP-1 POLICIES

EDP 1-1 Develop a toolkit of incentives such as property tax exemptions, density bonuses or public-private partnerships to attract desired uses such as mixed-use development or retail businesses that would not be viable based on current market conditions, but would contribute to the economic vitality of the city.

EDP 1-2 Fund the Storefront Improvement Program and encourage attractive exterior renovations within the Downtown District and Twin City Mile.

EDP 1-3 Encourage high quality site and building design with “curb appeal” of new commercial or industrial developments.

EDP 1-4 Expand the types professional / office uses permitted in commercial and industrial zones to encourage more living wage jobs.

EDP 1-5 Determine methods of incorporating historic community identities, including Black and Indigenous People of Color Communities, into the design and economic assets of Stanwood.

EDP 1-6 Work with a local bank to provide a revolving or dedicated loan fund to assist in façade, building, and site improvements for local businesses.

EDP 1-7 Assist in providing public education regarding financing options and programs such as tax-exempt financing for income qualified projects and property tax exemptions for historical renovations of cultural significant buildings.



ECONOMIC DEVELOPMENT STRATEGY

ECONOMIC DEVELOPMENT GOALS

The Comprehensive Plan Economic Development goals and policies translate Stanwood's concerns and goals for its economy to clear statements of public intent. These policies will guide the public and private investment in development activities. The economic policies will also provide a framework for comprehensive planning.

As described in Stanwood's vision, community feedback, and in other elemental chapters of the Comprehensive Plan, Stanwood's economic development goals are relatively simple:

To promote the new Planned Industrial Zone with complimentary industrial and office uses, such as medical offices, professional offices, and light industrial businesses.

Strengthen the identity of Stanwood's Downtown District by providing a framework for which the residential uses can support a civic services and businesses. New developments will incorporate the unique Main Street character of Stanwood while providing vital and diverse retail and service businesses. To accomplish this, the City needs to establish Downtown District design standards, build human scaled infrastructure, and implement the *Beautification Action Plan*.

To promote commercial areas which provide local and accessible services for both the residential neighborhoods and highway commercial customers.

To encourage a multi-modal transportation system that allows local resident to move more easily from homes to jobs to necessary services without the use of single-occupancy vehicles.

Right: Twin City Idlers, Photo by Unknown



ENHANCE THE BUSINESS CLIMATE AND CREATE LIVABLE WAGE JOBS

In less than two decades, Stanwood has experienced dramatic economic transformation that has impacted the community's demographics. From a rural, agricultural community whose economic activity was generally confined to the provisions of goods and services, Stanwood has evolved into a commercial hub for the northwest Snohomish, Island, and Skagit Counties.

While there is sufficient capacity within the City and its UGA to accommodate the anticipated growth and employment projections forecast for the next 20 years, diligent planning is needed to ensure there is a quality and variety to future employment opportunities. A diversity of employment opportunities are needed to increase the number of higher paying jobs that can support local and service oriented commercial uses.

Accomplishing these goals is no easy task and requires a thoughtful plan to achieve them. Stanwood needs to focus development regulations for these areas on "how" development should occur rather than "whether" it should occur, with incentives rather than restrictions. Regulations should clearly define permitted uses and development processes and prescribe conditions. They should avoid vague criteria and standards. A

clear and simple regulatory process is fundamental to the success of Stanwood's economic strategy. Expedited, predictable permit processes are essential to meeting these goals and objectives.

A clear and simple regulatory process is fundamental to the success of Stanwood's economic strategy. Expedited, predictable permit processes are essential to meeting these goals and objectives.



Stanwood Parade, Photo by Unknown



REGIONAL WEAKNESSES & STRATEGIES

The Puget Sound region plans for economic development collaboratively through the Puget Sound Regional Council (PSRC). PSRC developed the *Regional Economic Strategy*¹ in 2021 to provide a roadmap for the region to build a resilient, equitable economic future. The Regional Economic Strategy focuses on key regional weaknesses or threats impacting the Puget Sound and recommends strategies to address these concerns. While Stanwood is not required to align with this plan, there are regional weaknesses that residents may be experiencing that are being considered under the *Economic Development* elemental chapter. The goals of the *Regional Economic Strategy* focus on eight major challenges experienced in the Puget Sound:

EQUITY

There are historic economic inequities that are experienced by the region's Black, Indigenous, and people of color (BIPOC) populations that can impact their opportunities and outcomes, such as income, generational wealth, displacement risk, housing exclusion, education, and business ownership levels.

HEALTH

A healthy workforce is critical to the success and growth of the economy. The PSRC describes that enhanced infrastructure planning is needed to improve public health, reduce health care costs, and reduce impacts of lost productivity.

CHILDCARE

The availability of childcare impacts the ability for the labor force to work. Childcare is a critical infrastructure needed to sustain the workforce and impacts the overall performance of the region's economy. A lack of access to affordable childcare keeps approximately 133,000 parents out of the Washington labor force and specifically impacts working mothers and low income families. It is estimated that a lack of childcare has resulted in a loss of approximately 14.7 billion in personal earnings, \$34,8 billion in gross state product, and over \$1 billion in annual tax revenue².

JOB DISTRIBUTION

The distribution of jobs has been shaken by the COVID-19 pandemic and created uncertainty around where people will live and work in the future as the workforce transitions to permanent remote accommodations. If the job distribution changes as work from home or remote employment becomes more popular, there are both opportunities and challenges with adapting existing communities to expand or reduce their economic base.

BROADBAND

One result of the COVID-19 pandemic was a heightened demand for broadband services across the region to accommodate on-line education and work from home trends. Access

to broadband is not equitable throughout the community and creates opportunity barriers for households for education and employment.

HOUSING

There is a shortage of housing available in the region because new housing development has not kept up with population growth. Additionally, prices for homes have increased at a faster rate than incomes. A lack of affordable and workforce housing options can detract new talent and businesses from coming to the region.

BUSINESS RECOVERY

The COVID-19 pandemic resulted in the loss of jobs and businesses, especially in tourism, travel, hospitality, arts, and cultural businesses. The impacts continue to be felt today from the loss of businesses large and small. Economic development funding efforts are needed to help support business recovery from the pandemic.

INDUSTRY RESILIENCE

The Puget Sound is home to major, historic industries that have built our communities and define the region, such as trade, maritime, aerospace, and manufacturing uses. New types of industries are needed to ensure resiliency to global market changes and enhance the Puget Sound's economic competitiveness.



EDG 2

Promote a strong, diversified and sustainable local and regional economy, preserving or enhancing the quality of life in the community while reducing disparities and displacement of underrepresented groups.

EDP-2 POLICIES

EDP 2-1 Identify sectors of the economy within Stanwood where opportunities might exist to create additional jobs and identify potential strategies for attracting employment.

EDP 2-2 Provide a supportive business environment for start-up of businesses that provide living-wage jobs.

EDP 2-3 Strive to create livable wage jobs to promote economic opportunity and sustainability for residents living in the greater Stanwood region.

EDP 2-4 Office uses should be encouraged in the industrial zones to balance existing service, retail, and industrial based jobs.

EDP 2-5 Recognize the importance of home-based businesses as a source of new business development.

EDP 2-6 Encourage and incentivize

employment recruitment, expansion, and retention for businesses that provide living wage jobs.

EDP 2-7 Encourage businesses and recreational activities that promote tourism.

EDP 2-8 Conduct a business equity analysis to understand historic reasons for displacement and closure of local businesses and an economic racial equity analysis to understand the specific economic disparities impacting disadvantaged or underrepresented communities. by:

- Working with underrepresented groups within the city to develop supportive programs that encourage small business development.
- Developing a business equity strategy to develop policies that address small business and marginalized community displacement.

EDP 2-9 Collaborate with Snohomish County on appropriate strategies to reduce barriers to business development or economic security based on the results of the equity and economic racial equity analysis.

EDP 2-10 Support development and networking of women and minorities in business and encourage such businesses to apply for certification from the Washington State Office of Minority and Women's Business Enterprises.

EDP 2-11 Support Washington State legislative policies that move people towards a livable wage to reduce economic disparities among workers that are vital to community resiliency.

EDP 2-12 Improve opportunities to locate childcare facilities or after school care programs that support the workforce within the community.



“The region has a prospering and sustainable regional economy by supporting businesses and job creation, investing in all people and their health, sustaining environmental quality, and creating great central places, diverse communities, and high quality of life.”

-PUGET SOUND REGIONAL COUNCIL
VISION 2050

Right: Stanwood Spring, Photo by Ian Gleadle

Addressing these regional challenges is no easy task and requires cross-jurisdictional cooperation on a regional level to develop an equitable landscape for economic growth. There are three primary strategies that PSRC utilizes to address current economic challenges that the City must plan for:

1. Expanding Economic Opportunities
2. Becoming a Global Competitor
3. Sustaining Quality of Life

These three strategic directions were developed with the input from municipalities and agencies, field professionals, and input from community engagement. Strategic directions are broken down into multiple goals and policies designed to guide municipalities to expanding economic opportunities within their communities while addressing regional economic concerns. The goals include:



EXPANDING ECONOMIC OPPORTUNITIES

- Expand equity focus throughout economic development efforts.
- Expand the region’s childcare ecosystem.
- Expand support for small and medium sized businesses and businesses owned by marginalized communities.
- Advance economic development within small cities and rural communities.
- Encourage economic growth across all parts of the region.
- Provide adequate support for pre-K through 12 education systems that serve all students.
- Coordinate and expand programs in higher education and training to address workforce gaps and advance economic opportunity for all.
- Embrace, celebrate, and promote the diversity of the region’s people.



BECOMING A GLOBAL COMPETITOR

- Strengthen the region’s regulatory and industry competitiveness framework.
- Build resiliency into the region’s export-focused industries.
- Sustain and evolve the conditions necessary for innovation.
- Strengthen and coordinate recruitment, retention, and investment efforts.
- Support and promote international trade and tourism.
- Preserve, protect, and support ports, industrial lands, military installations, and maritime sites.
- Build up and sustain ports and other infrastructure to support trade, logistics, and freight mobility.
- Sustain and grow commercial air travel connections domestically and globally.



SUSTAINING QUALITY OF LIFE

- Q1: Focus new growth in urban areas, regional centers, and cities.
- Q2: Ensure a diversity of housing stock that is affordable and connected to jobs.
- Q3: Improve the region’s transportation system.
- Q4: Preserve, enhance, and improve the region’s environmentally critical lands.
- Q5: Ensure the region is a healthy place to live, work, and place for all residents.
- Q6: Protect the global environment.
- Q7: Build resiliency into, and increase access to, the region’s arts, culture, and tourism industries.

Left: Downtown Stanwood, Photo by Unknown
Center: Dance Project NW Ribbon Cutting, Photo by Heic
Right: Farmers Market, Photo by Unknown





EDG 3

EDG-3 Develop strong community partnerships.

EDP-3 POLICIES

EDP 3-1 Encourage public and private partnerships to sponsor and promote public improvement programs, community events, and support implementation of the Downtown Beautification Action Plan.

EDP 3-2 Support expansion of education programs to enhance the local workforce by coordinating with regional organizations, institutions, businesses, and stakeholders to develop a higher education and employment resource network.

EDP 3-3 Collaborate with nearby tribes to identify culturally significant sites (fishing, hunting, gathering grounds, etc.) that shall be preserved and celebrated.

ECONOMIC STRENGTHS & OPPORTUNITIES

Each community has unique characteristics that establish a community identity and strengthens the economy. Stanwood is an emerging economic power at the nexus of major transportation routes and Snohomish, Island, and Skagit Counties with numerous strengths and opportunities that set the city apart from others in the region.

TWIN CITY MILE

Stanwood's Twin City Mile project is a culmination of a number of previously adopted plans aiming to revitalize and unify the City's Downtown and Uptown districts. The downtown business district's purpose is to be a vibrant and sustainable downtown that celebrates the "historic" and "small town" nature of Stanwood while also enhancing the downtown corridor to better connect to the uptown district. The uptown district is intended to be a functionally efficient, consolidated, compact main street than downtown, with more dense retail and shopping uses than downtown.

The Twin City Mile project would connect City Hall to the Stanwood Transit Station with enhanced streetscapes with wider sidewalks, engaging storefronts, and usable urban park spaces. Connecting downtown and uptown is an opportunity to create a unified, visually appealing, pedestrian friendly environment that attracts visitors and supports a healthy economy.



Movies in the Park, Photo by Heic

RECREATIONAL OPPORTUNITIES

The city has access to numerous of recreational opportunities that residents and visitors can enjoy, such as parks, hiking trails, or fishing. Stanwood's three parks, Church Creek Park, Heritage Park, and Lions Park, feature amenities such as picnic areas, playgrounds, ball fields, and dog parks. Heritage Park has a bird and wildlife sanctuary and a skate park while Church Creek Park has an 18-hole disc golf and movies in the park. Another park, Hamilton Park, is preparing for redevelopment that will support more opportunities for motorized and non-motorized boaters to enjoy the scenic Stillaguamish River. Similarly, Stanwood's newest park, Ovenell Park, also features access to the Stillaguamish River, a community event space, and walking trails.

Stanwood's walking trails include Church Creek Park Walking Trail, Heritage Park Walking Path, Lindstrom Walking Path, and the Port Susan Trail. The Port Susan Trail is in development but would ultimately be a 5-mile loop trail network that provides walkable and bikeable opportunities within the city's limits.

South of Stanwood is the Skagit Wildlife Area and Port Susan Bay Preserve which is are ecologically rich ecosystems with mudflats, marshes, and tidally influenced channels that support fishing, clamming, and birdwatching. Northeast of the City is the Mt. Baker-Snoqualmie National Forest which supports more outdoor activities such as camping, hiking, snow sports, and hunting.

AGROTOURISM

The City of Stanwood is located in an agriculturally rich area near the Stillaguamish River and Puget Sound fostering the development and retention of working farms, wineries, orchards, and festivals. Over the last thirty years, the area in and around Stanwood has moved from a rural to suburban community putting economic pressure on local farms. Local agricultural uses, such as Ovenell Dairy Farm, have slowly been converted to other uses, for example. To preserve valuable open space, the City has purchased land with the intention of protecting it from future development. This ensures that farmlands can continue to surround the city limits, growth and development

are focused within the city, and both areas benefit from proximity to each other. Farmers benefit from a strong local demand in their products, and the community benefits from locally produced goods and the natural beauty of the land.

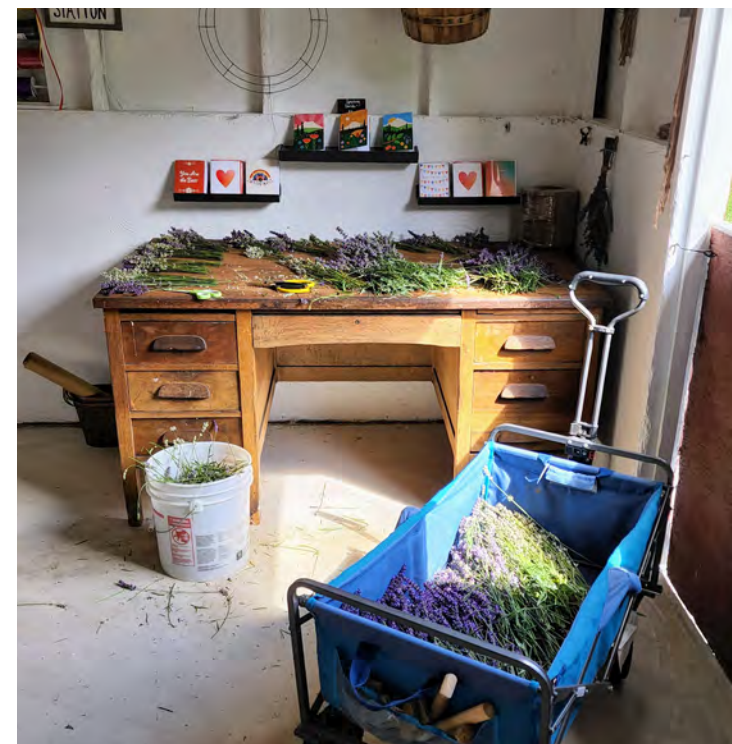
"Agriculture can be an important component in the incubation of a creative economy."

- 2013 SUSTAINABLE DESIGN ACTION TEAM REPORT

Agritourism is defined as any business conducted by a farmer for the enjoyment or education of the public, to promote the products of the farm and to generate additional farm income. Agritourism takes many forms in Stanwood, such as the summertime farmers markets, pickers markets, agricultural festivals, and wineries.

The *Economic Development Action Plan* emphasizes that Stanwood will benefit from maintaining and supporting local agricultural businesses that attract tourism. Farmers diversify their income, increase revenues, and enhance the year-round viability of their operations. Additionally, farmers can utilize economic incentives to

preserve agricultural lands, such as Washington Agricultural and Farming Program tax breaks or the Snohomish County Transfer of Development Rights (TDR) program. Investing in the community's farmers and agritourism enhance the appeal and demand for local products, foster regional marketing efforts and create value-added and direct-marketing opportunities that may stimulate economic activity in Stanwood and spread the benefits to other communities in the county.



Our Legacy Fields, Stanwood, Photo by Lisa Fugate



ARTS COMMUNITY: PARTNERSHIP WITH STANWOOD-CAMANO ARTS ADVOCACY (SCAAC)

The arts community is a supported industry within Stanwood with numerous galleries successfully operating, such as the Cassera Gallery and the Stanwood House and Art Center. Stanwood’s arts community is supported by an active community guild fostering the next generation of artists, tourism, and local events. The Stanwood Camano Island Arts Guild is a non-profit organization that cultivates art appreciation and promotion through art events, workshops, and educational classes. The organization’s intent is the provide art training, support artists, and strengthen community ties between artists and businesses. The City participates in the Stanwood Camano Arts Festivals celebrating Mother’s Day and the Summer Solstice. Local artists and vendors are invited to this event and profits made are donated to local organizations like artist guilds, the police and fire departments, or scholarships to young artists in high school.

Left: For Spring & Summer Flags in Downtown Stanwood, Photo by Tasha Smith

EDG 4

EDG-4 Support and promote the arts within the greater Stanwood community region.

EDP-4 POLICIES

EDP 4-1 Collaborate with private and non-profit organizations to identify and support funding opportunities for arts and cultural institutions, programming, and education that increase access to and participation in the arts.

EDP 4-2 Adopt a strategic plan to protect, enhance, and expand the community’s arts and cultural resources and strengthen creative industries.

EDP 4-3 Provide financial or logistical support to local arts, festivals, performances, or cultural tourism.

SKANDA CULTURE

Stanwood has a Scandinavian history that can be observed throughout the city, such as the city’s welcome sign, the Toftezen Memorial along Pioneer Highway, and in the architectural details of older buildings of the downtown district, such as *Viking Village* or the *Norway Hall of Stanwood*. The community remembers that Scandinavian settlers arrived in the 1870’s to support the lumber and rail industries. As early as the settlers arrived, they formed the *Scandinavian Society* to organize events and celebrations around Norwegian culture and holidays. The annual *Lutefisk³ Dinner*, a dinner to celebrate Scandinavian roots, still occurs at Stanwood High School.

Scandinavian organizations and businesses still operate within Stanwood and iterate the key roles the immigrant community played in it’s early history. The *Fritjov Lodge* is 122-year-old organization founded in 1910 that promotes and preserves the Norwegian history and culture in the city. The *Fritjov Lodge* organizes cooking classes, holiday markets, and events that celebrate the community’s heritage.

The Floyd Norgaard Cultural Center, originally known as the Stanwood Fraternal I.O.O.F. Public Hall, was built in 1902 to host meetings of the *Fritjov Lodge*. The structure was purchased by the Stanwood Area Historical Society and the Norgaard family to save the landmark and utilize it as a community center for music, theater, arts, and culture and preserve the site’s Skanda history. Stanwood is also home to a number of

WHERE WE’RE GOING: ECONOMIC DEVELOPMENT

other buildings within the National Registry of Historic Sites, such as the Town Hall, City Hall, S.A. Thompson House, and D.O. Pearson House.

INTERCONNECTED COMMUNITY

Stanwood has an ideal location at the intersection of Snohomish, Island, and Skagit Counties stimulating the city’s economy with a wide range of users. The city plays an urban role in the region by providing employment, retail, and tourism opportunities. There is relatively low economic competition in the immediate vicinity which can

advance Stanwood’s position as a regional retail center with a variety of shopping or employment opportunities. Stanwood is accessible to nearby cities and pass-by visitors along State Route 532 and Pioneer Highway, however it does not operate as a “one-stop” shop for Interstate 5 users. Locals to Snohomish, Island, and Skagit Counties are more likely to travel to Stanwood for shopping than I-5 drivers are, who would need to drive approximately 4 miles west to get goods and services typically available immediately next to the highway.

EDG 5

EDG-5 Encourage economic development activities which respect the natural environment and take into consideration the area’s natural resources, public services, and facilities.

EDP-5 POLICIES

EDP 5-1 Support businesses that support outdoor recreation and ecotourism by building on the natural amenities present in the community.

EDP 5-2 Consider service and infrastructure implications during business recruitment and address those needs in the Capital Improvement Plan.

EDP 5-3 Balance the continued need to protect the natural, culturally significant, and historic features of property with future growth and development.

EDP 5-4 Work with businesses, the public, and non-profit representatives to develop environmentally sustainable policies addressing climate change and implementable development incentives.



INCENTIVES FOR ECONOMIC GROWTH

Three key planning documents have been developed by the City between 2010 and 2020 to enhance economic development opportunities and improve the quality of life within the city: the 2010 Economic Development Action Plan, 2015 Downtown Subarea Plan, and the 2020 City Beautification Action Plan.

2010 ECONOMIC DEVELOPMENT

ACTION PLAN

The successful implementation of the *2010 Economic Development Action Plan* (2010 Plan) would result in many benefits for the residents of Stanwood. It would result in satisfying the vision and policies laid on in the City's Comprehensive Plan of establishing quality development while retaining valued key assets, such as a small-town character, high quality of life, and a beautiful natural setting.

The plan's vision is to strengthen Stanwood's vitality and identity as the "city center" of the Snohomish, Island, and Skagit regions by capturing a greater share of spending and bringing more wealth into the community by supporting existing businesses, creating additional local shopping, and increased employment opportunities for residents. New local shopping and employment opportunities supports our community by increasing accessibility to goods and services, reducing impacts on roadways, and establishes Stanwood as a business supportive environment. Retaining

local and encouraging new businesses results in a robust and diverse tax base that supports population growth and infrastructure demands. The ultimate goal of the plan is to create a self sufficient and sustainable Stanwood; one in which residents of all incomes can afford to live and work in the City, accessibility to goods and services, and a diversity of wages. There are 12 key strategies the 2010 Plan outlined to achieving the City's economic vision:

EDUCATION PROGRAM

The City, Community Partners, residents, and business owners must understand the Vision and economic development goals in order to support and implement it.

DEVELOPMENT SERVICES PROGRAM

Stanwood needs to work collaboratively potential investors to facilitate new investment of businesses and services.

ZONING AND DEVELOPMENT STANDARDS WORK PROGRAM

Zoning, development regulations, and permitting process determine the city's economic outcomes. Evaluating the zoning and development standards is critical to determine if there is prohibitive language creating a barrier for economic and business development.

HISTORIC RESOURCES PROGRAM

Stanwood's historic features and structures are an asset that should be preserved and enhanced to create a unique community character that draws pass by visitors into the city and enhances the city's identity.

ECONOMIC DEVELOPMENT DIRECT SUPPORT PROGRAM

City programs and actions can provide economic support for desired projects and facilitate private investment in targeted areas. The City can encourage investment by timing planned and budgeted capital improvements to coincide with development activity.

EDG 6

EDG-6 Ensure equitable and efficient licensing and permitting procedures.

EDP-6 POLICIES

EDP 6-1 Ensure that City licensing and permitting procedures and development regulations are coherent, fair, equitable and expeditious.

EDP 6-2 Coordinate with other government entities to eliminate duplication of efforts where specialized industry requirements call for the inspection by government agencies.

Right: West Downtown Stanwood: First National Bank Building, Photo by Krista Hintz





EDG 7

Strengthen Stanwood's concentration of "green" businesses and its reputation as an environmentally friendly community.

EDP-7 POLICIES

EDP 7-1 Engage in business recruitment efforts that serve the agricultural, cottage, and food-service industry.

EDP 7-2 Develop relationships with potential partners in the emerging clean technology sector.

EDP 7-3 Preserve farmland around Stanwood and enhance agricultural economic activity in the region.

EDP 7-4 Continue to support local farmer's market that specializes in local food products.

EDP 7-5 Develop a climate change action plan and sustainability strategy to reduce waste consumption and encourage environmentally sound practices as the city and among local residents and businesses.

EDP 7-6 Use new public facilities as demonstration projects as sustainable building practices and to support the market for locally produced clean technologies and other products.

EDP 7-7 Encourage all businesses to promote socially and environmentally responsible practices into their operations.

EDP 7-8 Identify restrictive municipal codes that may prevent development of emerging industries, technologies, and services that promote environmental sustainability, especially addressing climate change and resilience from entering the city.

Left: Ribbon Cutting of Pat's Thai Shabu, Photo by Heic

DOWNTOWN REVITALIZATION PROGRAM

Downtown Stanwood is an opportunity to create a centerpiece of the community that can be transformed into a "main street" environment that supports infill development, community enjoyment, civic pride, and tourism.

UPTOWN PROGRAM

Support continued investment in the Uptown economic center which provides services to nearby residential units. Major focus areas include maintaining public facilities, improving the visual appearance of the corridor, and improving non-motorized transportation routes.

SUSTAINABLE DEVELOPMENT PROGRAM

Stanwood is surrounded by vast open spaces and recreational opportunities. Supporting "green" or sustainable businesses that grow the city's economy and support the environmental conservation/preservation builds the city's reputation as being environmentally conscious.

BUSINESS RETENTION PROGRAM

It is critical to support local or existing businesses within the city to protect the base economy and employment base. Stanwood works collaboratively with local business to ensure existing economic needs are understood.

BUSINESS RECRUITMENT PROGRAM

Stanwood needs to communicate with community and business leaders to help attract new businesses into the community. As the city's population grows, the economy needs to adapt with changing market conditions and community needs.

COMMUNITY MARKETING PROGRAM

A recognizable identity can change how residents and adjacent communities perceive the city as a place to live and do business. Attractiveness and visual consistency should reflect the community's history, demographics, and built environment while elevating its history, art, and culture.

TOURISM PROGRAM

Tourism can increase the visibility of the city in the Puget Sound region and bring more pass by visitors to Stanwood supporting a tourism industry. Stanwood is located in the heart of a recreation rich area encouraging supportive traveler services such as restaurants, hotels, and small businesses.





2015

Downtown Subarea Plan

The *Downtown Subarea Plan* outlines the goals and policies to achieve the City's vision for the Downtown District as well as satisfy the goals laid out in the Comprehensive Plan. This plan identifies Downtown as the heart of Stanwood, providing commercial, recreational, and civic activities and a variety of gathering spaces such as community parks, waterfronts, and trails. The successful implementation of this plan would result in the preservation of Historic Downtown East Stanwood and West Stanwood, consistent development reflecting Stanwood's historic character, create a unifying Downtown District, and provide support for the downtown area with infrastructure and amenities. All these efforts would help to achieve the goal of increasing economic development in Stanwood.

2020

City Beautification Action Plan

In pursuit of achieving the goals set out by the Comprehensive Plan and the *Downtown Subarea Plan*, the 2020 *City Beautification Action Plan*⁴ was adopted. The Beautification Plan is a 20-year investment program aiming to not only celebrate the beauty and history of the city, but elevates the design aesthetic and infrastructure to support businesses, quality of life, and placemaking initiatives. Successful implementation of the City Beautification Plan would result in six completed projects addressing the community's desire to preserve its historic, rural, small-town character while still providing urban level of services to its citizens:

1. Gateway Signage and Landscaping

Update the City's signage into at "gateways", or major roads entering the City, based off of the historic "Velkommen" sign and a connection to the Snow Goose way-finding signage. Signage is proposed along SR 532 and Pioneer Highway; distinctive native landscaping will surround the base of each sign.

2. Main Street Revitalization

Enhance the attractiveness of the Downtown District by developing a "Main Street" aesthetic through the installation of street trees, benches, seating areas, street trees, flower baskets or flowerpots; painting murals which depict local history or community character; installing mini library boxes; installing



Stanwood Main Street Sign, Photo by Ian Gleadle

etched rocks; hanging seasonal banners, or other similar public improvements which enhance the visual appearance of the street scape. Project includes reconfiguration is 271st Street to have a "human" focus and be oriented towards pedestrians through wide sidewalks, plaza areas, and parks. The intent of revitalization is connecting business districts to outdoor event areas and housing units, creating a harmonious, "main street" style Downtown District.

3. Downtown Gateway

Unique features should be used to signify that people are about to enter Stanwood's historic Downtown District to distinguish the district from other areas of the city. A gateway design is being considered by the city and could include arches, art sculptures, or other entry concepts.

4. SR 532 Beautification

SR 532 is the main road connecting residents to each end of town and portrays the first impression of the City to tourists coming into town. Envisioned beautification efforts include: colorful street trees at key nodes / intersections, street trees or colorful shrubbery in the landscape islands / parkways sections of SR 532, and/or light pole banners.

5. Wayfinding Signage

Supportive signage guiding residents and visitors throughout the city to key attractions, parks, and businesses is critical to supporting a tourism industry. Wayfinding signage exists in the city and is being expanded to the Uptown District. A benefit to wayfinding signage is being able to utilize it for festival or event advertising in key location in the city. Beautification of wayfinding signage will include landscaping, trees and art that is appropriate for the various wayfinding signage options.

6. Public Art

Create a partnership with the Stanwood – Camano Arts Advocacy Commission to promote public art in Stanwood.

EDG 8

Enhance the City's historic Downtown District.

EDP-8 POLICIES

EDP 8-1 Using the adopted Economic Development Plan, Downtown Master Plan, Stanwood Destiny by Design and the Downtown Beautification Action Plan as guidelines, implement the City's economic development vision and strategies.

EDP 8-2 Pursue economic development grants for projects creating jobs.

EDP 8-3 Adopt city codes that require desired improvements such as street planters, façade and sidewalk improvements.

EDP 8-4 Seek opportunities to use public facilities, parks, and open spaces to attract users into the downtown and promote economic activity by creating attractive and dynamic multi-use places. As funding allows, the following elements should be considered when unifying downtown's character: street trees, planting strips, sidewalks, banners, decorative streetlights, and other infrastructure. [Combined Old EDP Policies 8.8 and 8.9]

EDP 8-5 Work with regional transit agencies to ensure that bus routes serve downtown and Stanwood Station.

EDP 8-6 Encourage residential development within walking distance (up to a ½ mile) of the downtown commercial area.

EDP 8-7 Ensure new and infill developments adhere to the design guidelines adopted in the City's long-range plans, including but not limited to the Economic Development Plan, Downtown Master Plan, Destiny by Design Plan and City Beautification Action Plan.

EDP 8-8 Revitalize the downtown and uptown districts to have a healthy diversity of uses including mixed use residential, civic, and local businesses that tied together through thoughtful, uniform urban design.





EDG 9

Commercial development should be designed to encourage pedestrian mobility for shopping.

EDP-9 POLICIES

EDP 9-1 Provide public or private parking that is convenient with safe pedestrian access to entries.

EDP 9-2 Within Commercial Centers, support amenities such as convenient and safe parking, weather protection and public spaces to improve conveniences for shoppers and business owners.

Left: Stanwood Amtrak Station, Photo by Unknown



STANWOOD'S BUSINESS LANDSCAPE

The City of Stanwood is the urban commercial center for residents of Stanwood, Camano Island, and the rural Skagit and Stillaguamish river valleys in Skagit and Snohomish Counties. Residents and businesses in and around Stanwood consider themselves part of the Stanwood community. The planning area of Stanwood can be divided into two main economic sub-areas: the Downtown District and the Uptown District. Downtown is the heart of the city and incorporates the area west of the Amtrak Railroad, runs along SR 532, and is just north of the Stillaguamish River. Uptown is the Stanwood Towne Center area bordered by SR 532, Port Susan Middle School, Twin City Elementary, and the city limit to the east.

Downtown and Uptown are the primary commercial hubs in Stanwood. Together, the hubs form the *Twin City Mile*, which is the primary economic planning area that the city has focused on improving the connectivity of visually and physically. The intent of the project is to improve the 271st Street corridor linking City Hall and the future site of 271st Street Park just south of Lions Park. This brings the two distinctive economic cores of the city together with functional, attractive, and human scaled urban designs and streetscapes. There are five key elements that define the Twin City Mile vision:

1. **Create Pedestrian Friendly Streets**
2. **Actively Engage Storefronts with Walkable Sidewalks**
3. **Encourage the Use of Streets for Community Events and Festivals**
4. **Create Usable Urban Park Spaces**
5. **Promote Buying Local**



Map of Twin City Mile connecting the Downtown area



CONCLUSION

Over the last 20 years, Stanwood has developed several plans aimed at achieving its economic goals. There is a clear vision for how the community wants to shift its economy, but what will success look like? Stanwood's successful implementation of the *Economic Development* element would take the form of developing a well-rounded economy that supports local and larger businesses serving community's needs, encourages more high paying jobs, a thriving tourism economy, and an active downtown. These elements collectively create a self-sufficient economic climate in Stanwood enhancing the City's resiliency to regional, national, or global impacts to the market.

The City has developed strategies as part of the comprehensive planning process to increase a diversity of economic opportunities:

LINKING ECONOMIC DEVELOPMENT TO LAND USE, TRANSPORTATION, AND FUTURE CAPITAL FACILITIES IMPLEMENTATION

Economic analysis of the community, its employment base, how it functions, and its future growth are essential to determine the best method of maintaining the existing community strengths while addressing key gaps and accommodating anticipated growth



Stanwood Aerial, Photo by Ian Gleadle

for population, housing, and job targets. Infrastructure improvements are needed to effectively link economic opportunities to compatible zones and transit centers to ensure that Downtown and Uptown businesses have a steady stream of local and visitor support.

Proposed improvements to improve linkages are noted in the Downtown Plan, Beautification Plan, and Twin City Mile Plan, including those related to signage, trails, parks, diversity of businesses,

and capturing opportunities for visitors at recreational waterfront parks, viewing areas, kayak launching, and other agritourism activities. Additional infrastructure improvements to utilities and transportation should be considered when anticipating growth to housing or jobs and should be planned for proactively. Stanwood will continue to monitor growth and determine the appropriate installation of new infrastructure to support the change of capacity.

DIVERSIFYING THE ECONOMIC BASE IN THE COMMUNITY

A variety of businesses and employment opportunities are needed in Stanwood to create a sustainable economy and livable community. Stanwood has historically been an agricultural or commuter town which contrasts the ultimate vision for residents to succeed within the City's jurisdictional boundaries. Local businesses are the heart of the community and specifically need attention to grow and remain in Stanwood. Business development in new industries is needed to create more livable wage jobs. The city primarily has commercial, service, and industrial uses but there is a lack of professional or office level employment opportunities. Additionally, there is a lack of technological or sustainability-based jobs. Professional and office employers provide high paying jobs that can support middle class households and in turn, support local service and retail businesses.

- Equity also needs to be part of the conversation of cultivating a resilient local business community. Stanwood aims to work with marginalized groups to better understand current barriers to business development and strategize on programs to develop economic equity throughout the City. More information is needed to determine specific strategies to level

the economic playing field – and Stanwood realizes they have a role to play in rectifying historic inequities.

- The community needs to expand its retail area, provide a broader base, and build on it's strengths in recreation, arts and community events, Skanda culture, agritourism, and local service needs. A distinctive downtown business district can create additional opportunities for community events and activities that celebrate the City's strengths – farmers markets, parades, and holiday events celebrated in a beautiful downtown core emulating the unique history and character of Stanwood. Stronger visual connections and pedestrian infrastructure to downtown and the transit station supports tourism and pass by visitors. Stanwood should be a desirable place to get off the train to explore the Twin City Mile and local businesses.
- Stanwood's other strengths should continue to be enhanced, such as the arts community and agritourism. The arts program can be expanded upon and capture an opportunity with similar communities on Camano Island. These types of cottage industry tourism activities can add to the "string of pearls tourism" that occurs in this area, where people experience restaurants, small boutique shops, wineries, Arts Festival, and other events in the immediate area. Additionally, developing

agritourism activities such as demonstration farms or u-pick is a logical strength and opportunity given the City's location, natural assets, and community values. Stanwood is well positioned to serve as the launch point for tourism destinations focused on farmers who open their doors to visitors. Sharing farm culture on a personal level, bridges the gap between urban and suburban communities.



Spring & Summer Flags in Downtown Stanwood, Photo by Tasha Smith





SUSTAINABLE JOB GROWTH

Employment, particularly base industry employment, is the engine that drives a healthy economy, a strong tax base, and housing opportunities for a variety of needs. Broadening the economic base provides taxes and income stream to local businesses, funds community facilities and services such as parks, recreation, improved streets, public services, and police and fire protection. Therefore, a well-balanced economic growth plan is key to long-range planning and the vitality of the community and forecasted housing demand must be key to this economic analysis.

Adjusting the City's zones to eliminate barriers for higher income industries can provide more opportunities to creating a self-sufficient economy that supports families and residential growth. The new planned industrial zone will encourage more professional offices and require a more people to operate than industrial uses. Industrial uses take up larger swaths of land but typically employ fewer people to operate the business.

CITY BEAUTIFICATION

Aesthetically pleasing cities attract and retain businesses and encourage people to visit the downtown core. Stanwood over the next six years (to 2026) is investing in enhancing the visual appearance of downtown to create a unified city center that emulates a "main street" identity while preserving the historic character of the City. The intent is to create a rural sense of place while providing efficient urban services. Creating a more attractive downtown is intended to do more than create a place for businesses to succeed- it's also creating a pedestrian friendly environment that encourages active storefronts, busy plazas, sidewalk cafes, and supporting the shopping districts.

Downtown Stanwood should be a place that people want to be for more than shopping - but to experience what it means to be a Stanwoodian. A healthy downtown core needs to be a place where people want to leisurely spend their time.

Endnotes

Puget Sound Regional Council. (2021). Regional Economic Strategy. Retrieved from https://www.psrc.org/sites/default/files/2022-02/2022-2026_ceds_central_puget_sound_region_-_final_adopted.pdf.

Washington Child Care Collaborative Task Force . (2020). Washington State Child Care Industry Assessment. Retrieved from <https://www.commerce.wa.gov/wp-content/uploads/2020/08/Child-Care-Collaborative-Task-Force-Industry-Assessment-Report.pdf>.

Lutefisk is a Norwegian method of preparing cod. The cod is dried to firmness and soaked in lye for preserving.

City of Stanwood. (2020). (rep.). City Beautification Action Plan. Retrieved from <https://stanwoodwa.org/DocumentCenter/View/5210/City-Beautification-Action-Plan>.

*Summer Bounty Stanwood Farmer's Market,
Photo by Elaine Breckenridge*

