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City Council Committee Meeting Agenda

Public Works / Parks Committee

This meeting will be conducted in person at
City Of Stanwood Public Works Wastewater Treatment Plant
26729 98th DR NW, Stanwood WA 98292

May 5, 2025 at 5:30 PM

- 1. Call to Order**
- 2. Keller Annexation**
 - Discussion on annexation proposal and next steps
- 3. Review 103rd Water Main Phase 2 Bids**
 - Review bids
- 4. Review Heritage Park Playground Options**
 - Discussion on available options and potential selection
- 5. Adjourn**



**CITY OF STANWOOD
PUBLIC WORKS COMMITTEE
AGENDA STAFF REPORT**

DATE: May 5, 2025
SUBJECT: Keller Annexation
FROM: Patricia Love, Community Development Director

Tyson O’Neil, representing KO Group LLC and KO2 LLC, has formally submitted a petition to annex approximately 26.75 acres of land located within the City of Stanwood’s eastern Urban Growth Area (UGA). This marks the initial step in the annexation process, commonly referred to as the “10% petition.”



The petition was originally scheduled for City Council consideration at the April 10th meeting. However, at the applicant’s request, the item was withdrawn from the agenda to allow additional time to refine and update the proposal.

The subject property currently carries a pre-zoning designation of *Traditional Neighborhood – Mixed Use (TN-MU)*, which requires a mix of residential and commercial uses. In alignment with this designation, the applicant submitted a concept plan featuring a blend of open space, senior housing, multifamily residential buildings, commercial incubator spaces, and retention of existing on-site businesses.

However, after further discussions with the applicant, it became clear that their primary interest lies in developing senior and assisted living facilities, along with a mix of commercial and light industrial incubator spaces intended to support small and startup

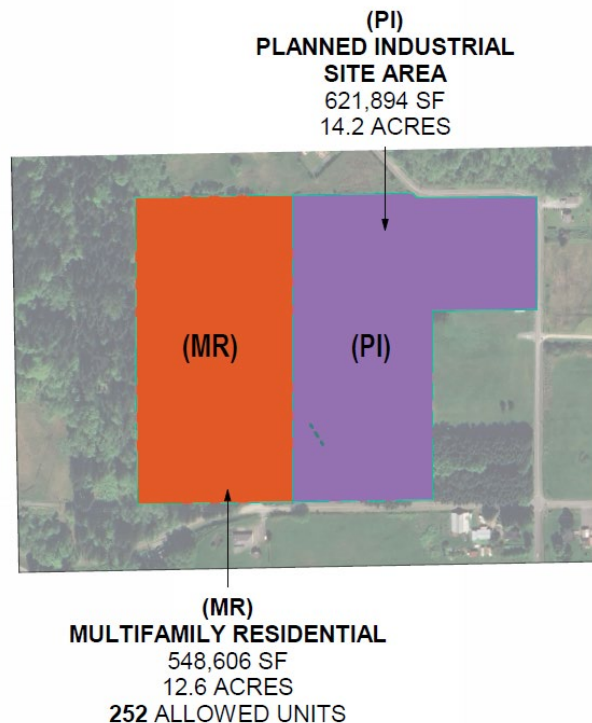
businesses. The multifamily residential component included in the initial proposal was incorporated solely to conform with the TN-MU pre-zoning requirements.

To move forward with a project that focuses exclusively on senior living and incubator-style commercial/light industrial development, the applicant would need to request an amendment to the City’s Comprehensive Plan and pursue a rezone as part of the annexation process. A more appropriate zoning approach would involve a combination of *Multifamily Residential (MR)* and *Planned Industrial (PI)* designations:

- **Multifamily Residential (MR):** This zone permits assisted living facilities as an outright use and would support the applicant’s goals for senior housing.
- **Planned Industrial (PI):** This zoning allows for a flexible mix of commercial, medical and light industrial uses, aligning with the applicant’s vision for incubator business spaces.

This zoning combination would also serve as an effective land use transition between the existing *Traditional Neighborhood – Mixed Use (TN-MU)* zoning to the west, home to the Cedarside Development.

Proposed Zoning



Conceptual Site Plan



_AREA - GROSS AREA TOTALS - Opt 2	
TYPE	AREA
(E) Commercial	12002 SF
Community	18000 SF
Flex Commercial	223400 SF
Residential Assisted Living	88813 SF / 150 Units
Residential Assisted Living - BOH	8325 SF (Kitchen, Storage, etc.)
Residential Assisted Living Amenity	17500 SF

To ensure the property is developed in accordance with the new proposed conceptual site plan, an annexation agreement would be prepared. This agreement would restrict development to the proposed uses, unless otherwise modified through a formal amendment approved by the City Council. The agreement ensures that the property is developed in accordance with the approved site plan and that the proposed land uses cannot be altered by the developer or any future property owner without City Council approval.

If the Committee is supportive of the revised proposal, staff will move forward with presenting the 10% annexation petition to the City Council for consideration of acceptance. It is important to note that the Council has full discretion when determining whether to accept the 10% petition. Acceptance does not obligate the Council to approve the annexation; rather, it authorizes the applicant to move forward with the next phase of the process—circulating a petition to obtain signatures from property owners representing at least 60% of the total assessed value within the proposed annexation area.

If the Council chooses not to accept the petition, the proposal is terminated, and the applicants have no right to appeal the decision.