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[APPROVAL OF THE OCTOBER 14, 2019 PLANNING COMMISSION
MINUTES.PDF](#)

[CAPITAL IMPROVEMENT PROJECT \(CIP\) UPDATE.PDF](#)

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PLANNING COMMISSION AGENDA

November 12, 2019 – 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 October 14, 2019 Planning Commission Minutes
5. New Business
 - Public Hearing - Capital Improvement Project (CIP) Update
 - Public Meeting – Chandler’s Reserve Planned Residential Development
 - Planning Café Summary
6. Old Business
 - Follow-up information for the SR 532 Flood Berm and Bike/Pedestrian Path
7. Miscellaneous Business
8. Recent Council Action on Commission Items
9. Upcoming Items
10. Adjourn

For information about this agenda, contact the Community Development Department at 360-454-5212.

SPECIAL ACCOMMODATIONS: The City of Stanwood strives to provide accessible meetings for people with disabilities. Please contact the Planning Commission Clerk at 360-454-5212 two business days prior to the meeting.



STANWOOD PLANNING COMMISSION MINUTES

October 14, 2019

Call to Order

Chair Linda Utgard called the meeting to order at 6:30PM with the following Commissioners present: Steve Shepro, Sid Roberts, and Darren Robb. Commissioners Dennis and Metz were absent. Staff present; Community Development Director Patricia Love, Senior Planner Amy Rusko and Administrative Assistant Krista Hintz. Also known to be present, Peggy Wendel.

Approval of Minutes

The minutes of the September 9, 2019 minutes were approved as presented.

New Business

State Route 532 Flood Berm and Bike/Pedestrian Path

The City of Stanwood Public Works Department is requesting major site development approval for the installation of a flood berm and bike/pedestrian path on the south side of State Route 532. The project installs a permanent flood berm to protect the highway and the downtown area of Stanwood from flood events. A ten foot paved bike and pedestrian path will be installed on the top of the berm which will connect at 88th Avenue on the east end and 92nd Avenue on the west end of the path. The project will take place on the south side of State Route 532 between 88th Avenue NW and 92nd Avenue NW. Currently the Public Works Department constructs temporary berms during flood season at the cost of \$85,000. The City received an \$85,000 design grant from the Washington State Department of Commerce. The remaining \$911,200 cost will be funded by a Public Works Assistance of Snohomish County loan, payments will be made through the Drainage Fund.

The project will go to bid in November 2019, construction will begin spring of 2020 and should be done summer of 2020.

Vacant Lands, Land Uses and Housing Types Discussion

The October 28, 2019 Planning Commission meeting will be a café style public forum to allow citizens the opportunity to give their input on where the city places the projected growth. The data collected will be presented to the Planning Commission to assist with the 2023 Comprehensive Plan update.

Upcoming Items

There will be a Public Hearing at City Council October 24, 2019 to discuss the 2019-2020 Docket and VonMoos Development Agreement.

Adjourn

The meeting adjourned at 7:19PM.

Krista Hintz, City of Stanwood



**CITY OF STANWOOD
CITY COUNCIL
AGENDA STAFF REPORT**

ITEM: 9a

DATE: November 14, 2019

SUBJECT: Capital Improvement Plan (CIP) (*Capital Facilities Element Update*)

CONTACT PERSON: Kevin Hushagen, Public Works Director

ATTACHMENTS: A - Ordinance 1480 –Adopting 2020-2025 CIP Update
B - 2020-2025 Capital Improvement Plan (CIP)

ISSUE

The issue in front of the City Council is to discuss the proposed list of capital improvements in the 2020-2025 Capital Improvement Plan.

RECOMMENDATION

Review and discuss the 2020-2025 Capital Improvement Plan (CIP).

SUMMARY STATEMENT

The purpose of capital improvement planning is to:

- Provide adequate public facilities to serve existing and new development;
- Reduce the cost of serving new development with public facilities; and
- Ensure that these facilities will be in place when development occurs.

The capital improvement plan is a six or more year plan of capital projects with estimated costs and proposed methods of financing that are updated annually.

The Washington State Growth Management Act requires jurisdictions fully planning under the GMA to include a Capital Facilities Element in their comprehensive plans (RCW 36.70A.070 (3)). The Capital Facilities Element is required before a jurisdiction can impose GMA impact fees.

The capital improvement plan implements the land use element of the comprehensive plan, and these two elements, including the financing plan within the Capital Facilities Element, must be coordinated and consistent.

DISCUSSION

The Comprehensive Plan amendment would occur in the Capital Facilities Element and is needed to update the list of projects and projected costs for the next 6 years. The updated list identifies building improvements, drainage, impact fees, parks, sewer, streets, and water capital projects with updated funding identified for the next 6 years.

The amendment may be processed pursuant to RCW 36.70.130(2)(a)(iv) which allows the city to amend the Capital Facilities Element concurrently with the adoption of the City budget: 2(a) "... Amendments may be considered more frequently than once per year under the following circumstances..." (iv)"The amendment of the Capital Facilities Element of a comprehensive plan that occurs concurrently with the adoption or amendment of a county or city budget". The Stanwood Municipal Code 17.157.040 also allows the city to apply to amend the Capital Facilities Element when required for correlation with the budget up to December 30th each year.

While the City Council adopts a capital budget each year, the planning and actual expenditure of funds for capital projects generally occurs over a period of years. The City's Comprehensive Plan, Capital Facilities Plan, Transportation Improvement Plan, Water System Plan, General Sewer Plan, Park and Recreation Open Space Plan and Stormwater Management Plan identify the capital improvements needed to serve existing residents and maintain levels of service as new residents and businesses move into the City. The City Council also adopts a set of community improvement goals as a part of the annual budget process.

RECOMMENDATION

The Finance Committee reviewed the CIP at their regular September 26, 2019 meeting and they recommended the Council approve the plan. The Public Works Committee reviewed the CIP at their regular October 7, 2019 meeting and they also recommended the Council approve the plan. The planning commission has scheduled a public hearing on the CIP on November 12th. Their recommendation will be provided to the City Council verbally on November 14th.

COUNCIL OPTIONS

- 1) Approve first reading of Ordinance 1480 Capital Improvement Plan 2020-2025.
- 2) Do not approve first reading of Ordinance 1480 Capital Improvement Plan 2020-2025, and direct staff to make changes to the Ordinance.

RECOMMENDED MOTION

I MOVE TO APPROVE FIRST READING OF ORDINANCE 1480 CAPITAL IMPROVEMENT PLAN.

CITY OF STANWOOD
Stanwood, Washington

ORDINANCE 1480

**AN ORDINANCE OF THE CITY OF STANWOOD, WASHINGTON,
ADOPTING THE 2019 AMENDMENT TO THE CAPITAL FACILITIES
ELEMENT OF THE COMPREHENSIVE PLAN FOR 2020-2025 CAPITAL
FACILITIES PLAN (CIP) AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, as one of the cities in Snohomish County, the City of Stanwood is required to update its Comprehensive Plan pursuant to the Washington State Growth Management Act (GMA), and

WHEREAS, RCW 36.70A.130(2)(a)(iv) authorizes amendments to be considered more frequently than once per year under when the amendment of the capital facilities element of a comprehensive plan occurs concurrently with the adoption or amendment of a city budget; and

WHEREAS, the City has identified changes in capital projects to be approved as part of the budget process for the mid-biennial amendment of the 2019/2020 budget; and

WHEREAS, the City Council has updated the capital project list for streets projects as part of the bi-annual budget of 2019/2020; and

WHEREAS, the City Council has identified the growth-related capital projects and listed the identified projects in the Capital Facilities Element of the Comprehensive Plan; and

WHEREAS, the Community Development Department issued a SEPA Addendum on November 6, 2019; and

WHEREAS, on November 12, 2019 a public hearing was held by the Planning Commission regarding the 2020 – 2025 Capital Improvement Plan (CIP) for the Capital Facilities Element and all persons wishing to provide public input concerning the amendments were heard; and

WHEREAS, the Planning Commission motioned to forward the proposed 2020 – 2025 Capital Improvement Plan (CIP) to the City Council and to update the Capital Facilities Element (Table CF-20) of the Comprehensive Plan to reflect the new CIP and any final adjustments made by Council; and

WHEREAS, public notice of the above-referenced public hearing was provided in accordance with and as required by law; and

WHEREAS, the City Council Public Works Committee met on October 7, 2019 to consider the proposed amendments; and

WHEREAS, the City Council Finance Committee met on September 26, 2019 to consider the proposed amendments; and

WHEREAS, City Council met on October 24, 2019 and November 14, 2019 to consider the proposed amendments, including, but not limited to the recommendation of the Planning Commission; and

WHEREAS, pursuant to RCW 36.70A.106, the City has notified the Washington State Department of Commerce of the City's intent to adopt the proposed Comprehensive Plan Amendments;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STANWOOD, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. The following Findings of Fact and Conclusions of the Stanwood Planning Commission are hereby approved and are hereby incorporated by this reference and adopted as the Findings of Fact and Conclusions of the City Council of the City of Stanwood:

1. The criteria for amending the Stanwood Comprehensive Plan are contained in SMC 17.157.080 and the Council and finding are as follows:
 - a. *The amendment bears a substantial relation to the public health, safety, or welfare;* The revisions to the Capital Facilities Element, provide necessary direction to guide development that implements the Growth Management Act and provides for adequate investment in public facilities and services to promote the future growth of the City.
 - b. *The amendment is appropriate for reasonable development of the property.* This finding is not directly applicable because there is no specific subject property affected. The proposed amendments implement policy providing for continued and reasonable development of City infrastructure.
 - c. *The subject property is suitable for development in conformance with standards under the proposed Comprehensive Plan designation.* This finding is not directly applicable because there is no specific subject property affected. The policy amendments as applied within the UGA provide for the application of the municipal code and development of public works projects, consistent with the Comprehensive Plan.
 - d. *The amendment will not be materially detrimental to uses or property in the immediate vicinity of the subject property.* This finding is not directly applicable because there is no specific subject property affected. Generally the amendments provide for application of policies that benefit uses and property within the City and the UGA.

- e. *The proposed Comprehensive Plan amendment has merit and value for the community as a whole.* The merit and value to the community as a whole are described under criteria (1) above. The proposal would encourage use of urban lands already surrounded by development and support the growth policies of the City.
- f. *The proposed amendment is consistent with the goals and policies of the Comprehensive Plan.* The amendments refine and implement the adopted Vision Statement of the Comprehensive Plan and the amendments to the elements are internally consistent.
- g. *The amendments to the Capital Facilities Elements were reviewed and adopted concurrently with the 2018 City of Stanwood budget amendment process.*

Section 2. The Capital Facilities Element of the Comprehensive Plan is amended to adopt an updated list of the 2020 - 2025 Capital Projects list (Table CF - 20) as shown on Exhibit A.

Section 3. Severability. The various parts, sections and clauses of this ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect from and after five (5) days after its passage and publication as required by law.

PASSED AND APPROVED by the Stanwood City Council this 25th day of November 2019.

CITY OF STANWOOD

Leonard Kelley, Mayor

ATTEST:

By: _____
David A. Hammond, City Clerk

APPROVED AS TO FORM:

By: _____
Grant Weed, City Attorney

Date of Publication: _____
Effective Date: _____

City of Stanwood, Washington

2020 – 2025 Capital Improvement Plan Parks Project Narrative

Heritage Park:

Heritage Park is a 43 acre sports field complex centrally located in the City's downtown area. The property contains a mix of baseball and soccer fields with associated recreational uses which include: a skate park, dog park, playground equipment, walking trails, bathrooms and an open lawn area for picnicking, horseshoes or kite flying. The 2020 – 2025 CIP for Heritage Park contains the following projects:

Year	Project Description	Cost Estimate	Funding Source	
2020	Ball Field 1 & 2 Renovation Project: Renovate ball field 1 & 2, install drainage, irrigation repair and improve dugouts	\$1,070,000	RCO YAF City Match Donation	\$350,000 \$700,000 \$20,000
2021	Phase 2 Design Field 3, New Field 4, Looped Trail and Parking Lot Repair Design	\$133,000	City Funds	\$133,000
2022	Parking Lot Repair	\$1,000,000	City Funds	\$1,000,000
2022	Minor Park Improvements: Pump Track / Skate Park Expansion Dog Park Expansion	\$50,000 \$5,000	City Funds (Materials)	Volunteer Labor
2022	RCO Grant Application for Phase 2 Design	\$5,000	City Funds	
2023 / 2024	Construction of Phase 2 Cost Estimate Included in Future CIP Update Based on Project Elements			

Hamilton:

Hamilton Park is a flat 2 acre parcel located on the Stillaguamish River adjacent to Stanwood's historic business district. The conceptual Master Plan for Hamilton includes water access, trails and viewing areas to enjoy the river and bird watching. In 2019 / 2020 a boat launch is expected to be built by the Department of Fish and Wildlife and the City will be finalizing the Master Plan with the help of an Integrated Planning Grant from the Department of Ecology. The 2020 – 2025 CIP for Hamilton Landing Park contains the following projects:

Year	Project Description	Cost Estimate	Funding Source	
2020	Construction of a 14 stall parking lot, hand held boat launch, viewing plat forms and open lawn play area.	\$1,120,000	RCO ALEA Grant City Match Property Acquisition	\$500,000 \$360,000 \$260,000

Ovenell Park / Johnson Farm

Ovenell Park is a 15 acre riverfront park on the south side of SR 532 adjacent to the Camano Gateway Bridge and Johnson Farm is recently purchased 15 acre farm site on the north side of SR 532 Bridge. Master Planning and preliminary design will begin on the Ovenell Park and Johnson Farm properties within the 6-year CIP period. Work will include progressing the conceptual design for the Ovenell site and while integrating the Johnson Farm property to create one larger fully connected park along the Stillaguamish River. Planning efforts will include evaluating: wetland restoration options, trails, use of the rail road spur, and use of upland farm structures for the benefit of the community and to promote tourism. The 2020 – 2025 CIP for Ovenell / Johnson Parks contains the following projects:

Year	Project Description	Cost Estimate	Funding Source	
2020	Site Access Evaluation: Evaluate access and needed improvements to the site from SR 532	\$10,000	WSDOT Agreement	\$10,000
2021	Site Access Improvements: Design and construction of improvements of SR 532; Costs will be determined based on the site evaluation and traffic study	\$Unknown		
2022	Concept Planning: Based on the adopted Master Plan, initial site investigative work will be initiated: wetlands, cultural resources, survey, soils, building evaluation and inventory Update concept plan, prioritize development options and create a phasing plan	\$200,000	City Funds	\$200,000
2023/ 2024	Prepare 60% Plan Design; Using the concept plan prepared in 2022, prepare permitting and construction plans.	\$160,000	City Funds	\$160,000
2024	RCO Grant Application for Phase 1 Design	\$5,000	City Funds	
2025	Construction of Phase 2 Cost Estimate Included in Future CIP Update Based on Project Elements			

Johnson Farm / Irving Sough Restoration

In addition to the 15 acre Johnson Farm property, a 187 acre conservation easement was purchased over the farmlands adjacent to the Johnson homestead. In 2018 the City applied for a Floodplains by Design grant to: improve drainage and reduce flooding impacts on the City of Stanwood, restore wetland ecology and implement stream enhancement projects. This work is part of a larger partnership with the Diking District 7, the Department of Fish and Wildlife and the Stillaguamish Tribe. City portion of Floodplains by Design Grant will be transferred to DD7; Unsure if City still responsible for matching funds (Grant = \$750,000; City Match = \$175,000).

Church Creek Park

Church Creek Park is a 15 acre community park services the residents of northeastern Stanwood. The Parks and Trails Advisory Committee has been working on proposals to renovate Church Creek Park in accordance with the adopted Park Plan. Work would include several projects that can be completed with both professional and volunteer labor. The 2020 – 2025 CIP for Church Creek Park contains the following projects:

Year	Project Description	Cost Estimate	Funding Source	
2020	Replace the playground Equipment and renovate the basketball court into a multipurpose court to accommodate pickleball.	\$135,000	City PIF County Grant	\$125,000 \$10,000
2020	Refresh the Church Creek Master Plan. The majority of the work will be completed by staff, however some consultant work is needed for survey and graphic design.	\$15,000	City Funds	\$15,000
2021 /2023	Minor Park Improvements: Tree thinning to improve visibility (2021) Renovating the flag pole area (2022) Renovate Trails to Church Creek (2023)	\$10,000 \$5,000 \$5,000	City Funds City Funds City Funds	\$10,000 Volunteer Labor Volunteer

Stanwood – Port Susan Trail Phase 2

Phase 2 of the Stanwood-Port Susan Trail consists of designing a multipurpose trail from 92nd Avenue to 98th Avenue. The trail will connect berm trail section with Hamilton Landing Park and wrap around the Irvine Slough Lagoon. Design and permitting is anticipated to occur in 2020 with construction expected in 2021. The 2020 – 2025 CIP for Stanwood – Port Susan Trail Phase 2 contains the following projects:

Year	Project Description	Cost Estimate	Funding Source	
2020	Design and permit the Phase 2 section of the trail.	\$250,000	City Funds	\$250,000
2022	Prepare RCO Grant Application for Phase 2 Trail	\$5,000	City Funds	\$5,000
2024	Construct Phase 2 Trail Cost to be determined by project elements			

New Neighborhood Park

The Comprehensive Plan includes a capital improvement project to purchase land in the Downtown Area for a neighborhood park. The 2020 budget includes a request to initiate this process by working with the Parks Trails Advisory Committee to identify potential park sites and programming needs of the facility. Project budget is \$30,000.

Capital Projects—Streets:

Viking Way/90th Avenue

Phase One: This project is for construction of Viking Way from 88th Ave NW to the existing Viking Way constructed by Port Susan Market Place (Petco – Grocery Outlet), and 90th Avenue from Viking Way to 271st St NW. This will include full street with curbs, planter strips, sidewalks, street lighting, and also, new water main, sewer main, and storm drainage. Currently this project is at 100% design and is planned to go to bid in 2019 for construction in the summer of 2020. The city has approximately \$2,000,000 in grant funding for construction. Local funds including impact fees support the project. This project is also on the sewer, water, and drainage sections of the CIP. Due to ROW acquisition delay, the construction phase is moved from 2019 to 2020.

Phase Two: project is for the construction of Viking Way between 92nd Avenue and Petco. This will include full street with curbs, planter strips, sidewalks, street lighting, and also, new water main, sewer main, and storm drainage.

The chart below provides details of the project's sources and uses of funds by phase:

Capital Budget	Previous Years	2020	2021	2022	2023	2024	2025	Total
Sources/Funding	Appropriated to Date	Budget	Projection	Projection	Projection	Projection	Projection	Projection
General Funds	\$ 584,476	\$ -	\$ 27,000	\$ 40,500	\$ -	\$ -	\$ -	\$ 651,976
WSDOT/FHA	\$ 153,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153,000
RTCC Grant	\$ 350,000	\$ 1,437,000	\$ 173,000	\$ 259,500	\$ 750,000	\$ -	\$ -	\$ 2,969,500
Grant-Direct Appropriation (DOC)		\$ 500,000						\$ 500,000
Mitigation-Street Impact Fee	\$ 166,864	\$ 63,000			\$ 250,000			\$ 479,864
Transportation Benefit Sales Tax	\$ 136,416	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
								\$ -
Total Sources	\$ 1,390,756	\$ 2,000,000	\$ 200,000	\$ 300,000	\$ 1,000,000	\$ -	\$ -	\$ 4,890,756
Uses/Costs	Appropriated to Date	Budget	Projection	Projection	Projection	Projection	Projection	Projection
Design	\$ 391,363	\$ -		\$ -	\$ -	\$ -	\$ -	\$ 391,363
Right of Way Acquisition	\$ 999,393	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 999,393
Construction	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000
Phase Two Design	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Phase Two Right of Way				\$ 300,000				\$ 300,000
Phase Two Construciotn					\$ 1,000,000			\$ 1,000,000
Total Uses	\$ 1,390,756	\$ 2,000,000	\$ 200,000	\$ 300,000	\$ 1,000,000	\$ -	\$ -	\$ 4,890,756

Overlay Projects grind and overlay, stripe, and replace/add ADA ramps at crossings:

- 276th Street—80th Ave NW east to city limits (\$270,000 in 2020)
- 72nd Avenue—Pioneer Highway to SR 532 (\$500,000 in 2021)
- 68th Avenue—276th St NW to city limits (\$500,000 in 2022)

Staff applied for a Transportation Improvement Board (TIB) grant for the 2020 276th St. project, and plans to apply for TIB funding of the 72nd Overlay in 2020 and the 68th Overlay in 2021. The TIB announces project selections in November. TIB grants fund 90 percent of construction cost, and the Transportation Benefit District Sales Tax provides the required matching funds.

SR 532 Corridor Access Study:

This is a \$10,000 WSDOT-funded project scheduled for 2020.

271st Street seal coat:

This project would seal coat existing asphalt from 94th Dr NW to the Viaduct. It would also include striping. This would connect to recently paved sections of 271st St NW on each end. (\$250,000 in 2020, local funds)

90th Ave NW

This project will include ROW acquisition and construct improvements on 90th Avenue from 271st Street to 272nd. (\$124,884 in 2021, local funds, impact fees)

101st Ave. Reconstruction & Overlay

This project will include improving drainage, parking, installation of sidewalk and paving 101st Avenue from 271st to 273rd. (\$2.64 million in 2021 to 2023, potential CDBG grant)

80th Ave. Reconstruction & Overlay

This project will include the installation of curb, gutter and sidewalk as well as new asphalt on 80th Avenue from 276th to 288th. (\$7 million in 2022-2023, Developer funded)

270th St. Redesign Curbs 98th to 102nd

This project will address the wide open travel lanes on 270th (brick street). (\$736,000 in 2024)

SR 532 Access Projects (Ovenell, Hamilton, & 64th St.):

These projects are each estimated at \$3.5 million, occurring in 2021 to 2023 and are dependent on securing significant grant funding.

Sidewalk projects:

The timing and cost of the following projects is detailed in the chart below. These project's design is generally funded by local funds, including impact fees, however the city actively pursues grant funding each year.

- 276th Street Sidewalk—this project is at 30% design and would construct sidewalk on the north side of 276th St NW from 70th Avenue to 73rd Avenue. Funding would be for design, right of way and construction.
- 92nd Avenue—this project would connect the sidewalk from 271st St NW to the Heritage Park trail. Currently 60% design is complete and right of way acquisition is beginning.
- 72nd Avenue—this project is currently at 30% design and would construct sidewalk from 272nd St NW to 276th St NW on the west side of the street. This funding is for design, right of way, and construction.
- 273rd Place Sidewalk—this project would construct sidewalk on one side of the road from 102nd Ave NW to 100th St NW. The funding would be for design and estimate.
- 272rd St. Sidewalk—this project would construct sidewalk on one side of the road from 72nd Ave NW to Pioneer Highway. The funding would be for design and estimate.
- 284th St Sidewalk—this project would construct sidewalk on the No. side of the road between 68th and 69th Street. The funding would be for design and estimate.
- 98th Drive —this project would construct sidewalk on South side of 98th Ave NW from 268th to 270th. This is in the city's non-motorized transportation plan.
- 284th St Sidewalk—this project would construct sidewalk on the side of the So. Side of the road between 68th and 69th Street. The funding would be for design and estimate.
- Cedarhome Dr. Sidewalk—this project would construct sidewalk between 271st and 276th.

Detailed 2020 - 2025 Sidewalk Projects		Budget	Forecast	Forecast	Forecast	Forecast	Forecast
		2020	2021	2022	2023	2024	2025
276th St. Sidewalk (North side 70th - 72nd)	\$250,000	\$50,000	\$200,000				
92nd Ave NW -(Sidewalk in front of bowling alley)	\$150,000	\$150,000					
72nd Ave Sidewalk * (272nd to 276th)	\$270,000	\$20,000	\$250,000				
273rd Pl. NW Sidewalk *	\$172,452		\$172,452				
272nd St. Sidewalk (72nd Ave. to Pioneer Hwy)*	\$1,200,000		\$200,000	\$1,000,000			
284th St Sidewalk * (W. side 68th St. to 69th St.)	\$185,880		\$185,880				
98th Dr. Sidewalk 268th to 270th *	\$123,240			\$123,240			
284th St Sidewalk * (So. Side between 68th & 69th)	\$185,880			\$185,880			
Sidewalk Cedarhome Dr. 271st-276th *	\$714,612						\$714,612

Capital Projects—Building Improvement:

In 2019, the Building Improvement Fund includes completion of planning and initial design of a future City Hall/Police Station. Feedback from the City Hall/Police Station Steering Committee indicates strong support for construction of the facility in a single phase, which presents significant cost savings over a phased construction approach.

Building Improvement (Fund 110)		2020	2021	2022	2023	2024	2025
Beginning Cash & Investments		\$1,350,000	\$1,800,000	\$6,300,000	\$0	\$0	\$0
Revenues							
General Fund Transfer In	\$1,000,000			\$1,000,000			
Sales Tax - Construction	\$600,000	\$600,000	\$0	\$0	\$0	\$0	\$0
REET 1 Transfer-In	\$1,200,000		\$500,000	\$700,000	\$0	\$0	\$0
Bond Proceeds / Debt	\$12,000,000	\$0	\$12,000,000	\$0	\$0	\$0	\$0
Grant Proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Resources (includes 2020 BNC)	\$16,150,000	\$1,950,000	\$14,300,000	\$8,000,000	\$0	\$0	\$0
Expenditures:	Total Proj Cost						
Police Station/City Hall Design	\$150,000	\$150,000					
Police Station/City Hall Construction	\$16,000,000		\$8,000,000	\$8,000,000			
Total Expenditures	\$16,150,000	\$150,000	\$8,000,000	\$8,000,000	\$0	\$0	\$0
Ending Cash & Investments		\$1,800,000	\$6,300,000	\$0	\$0	\$0	\$0

Capital Projects—Sewer:

Smoke Testing/Camera/flow meter basin 1:

This project will help isolate locations of Inflow/Infiltration (I/I) of ground water and illegal connection to the sewer system. This will follow the current I/I study being completed using flow monitors. (\$150,000 in 2020, local funds)

Church Creek Collection System Construction (EX5B):

This project will construct a sewer main from the Church Creek Estates lift station, to 72nd Ave NW & SR 532. This will allow for the elimination of the Cedarhome and Church Creek Estates lift stations. Design will be in 2019 and construction will be in 2021. The new High School project will be installing a new sewer main under SR 532 to the existing system in 72nd Ave NW, which will allow this to happen. (\$1.175 million in 2021-2022, local and bond funds)

Pioneer Highway/Cedarhome to 267th Street (EX17):

This project will replace an undersized sewer main in Pioneer Highway between Cedarhome Drive and 267th PI NW. Funding is for design work in 2020. Sewer projects along Pioneer Highway are necessary due to the new gravity system that will replace the Cedarhome and Church Creek Estates lift stations. (\$175,000 in 2024, local funds)

Lower Pioneer Hwy Interceptor (EX18):

This project will replace undersized sewer main in Pioneer Highway from Fox Hill to 267th PI NW. This project is at 30% design and funding is for design and construction in 2020. (\$1 million in 2020-2021, local and bond funds)

68th Ave. Gravity Main Replacement

This project will construct a new sewer line in 68th Avenue to accommodate growth north of Cedarhome Elementary. (\$1 million in 2023, developer funded)

Telemetry System Upgrades (EX7):

This project will upgrade the existing telemetry system that connects the existing lift stations throughout the city to the SCADA system at the Waste Water Treatment Plant. The existing system is very old and no longer works at all locations. (\$300,000 in 2020, local funds.)

Biosolids Processing Facility:

This project will look at options for handling the biosolids created from the Waste Water Treatment Process. This funding is for design in 2020 with construction currently proposed in 2021 to 2023. (\$4 million in 2021-2022, local and bond funds)

Sewer (continued)

Grit Removal Unit Installation

This project will install a system prior to the headworks at the WWTP to remove objects and debris heavy enough to settle out that cause issue in processes downstream. (\$400,000 in 2020-2021, local funds.)

Main Lift Station Upgrades:

This project will upgrade the main lift station at 270th St NW and 94th Dr NW. All of the city's sewer flows to this lift station and is pumped under SR 532 to the Waste Water Treatment Plant. Recent sewer availability analysis show capacity deficiencies for currently proposed development. (\$650,000 in 2020-2021, local funds.)

Upper Pioneer Highway 85th to Cedarhome (EX16):

This project will analyze the deficiencies of the existing sewer main. The funding is for design to replace the undersized sewer main in 2020. (\$86,000 in 2020, local funds.)

Capital Projects—Drainage:

85th Avenue N. Runoff

This project is to pick up storm water that flows down 85th Avenue and on to Pioneer Highway. (\$738,635 in 2020-2022, local funds.)

35% local support, which would be bond-financed.)

SR 532 Berm

This project will construct a permanent earthen berm with a walking path from 88th Avenue to 92nd Avenue on the south side of SR532 for flood protection of the downtown. (\$900,000 funded by low-interest Snohomish County Loan.)

101st, 102nd, 103rd Replacement:

This project will provide drainage improvements to these streets in West Stanwood. This existing system is incomplete and doesn't function properly. Funding is for design and construction beginning in 2020. (\$1.5 million in 2020-2022, local and bond funds)

92nd Ave. (271st to SR532)

This project is in conjunction with IS4 and will address conveyance system issues (there is thought to be a pipe with reverse slope). (\$640,000 in 2021-2022, local funds)

Drainage (continued)

Irvine Slough Stormwater Separation:

This project is to separate downtown Stanwood from the Irvine Slough, to allow it to drain during times of high water or flooding. The first phase in 2019 will provide improvements to the existing lift station including a new pump, separation wall, and pipe to SR 532. Grant funding from Flood Plains by Design applied for in 2018 will support \$750,000 of Phase 1 cost. Phase 2 in 2020 will construct a new lift station at 92nd Avenue and SR 532, along with a force main and discharge structure to the Old Stillaguamish River Channel by the Waste Water Treatment Plant. Currently both phases are at 30% design. (Future IS4 phases are supported in current rate structure based on 65% grant support and 35% local funds including bond financing.) The following chart provides details regarding the sources and uses of funds for the project.

	Irvine Slough Stormwater Separation							
Capital Budget	Previous Years	2020	2021	2022	2023	2024	2025	Future Years Total
Sources/Funding	Appropriated to Date	Budget	Projection	Projection	Projection	Projection	Projection	Projection
Local Funds -Plant Investment Fees	\$ 312,920		\$ -	\$ -	\$ -	\$ -		\$ 312,920
Local - Operating Transfers In		\$ 150,000	\$ -	\$ -	\$ -	\$ -		\$ 150,000
Debt-Bond Issue			\$ 630,000	\$ 350,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 3,080,000
Grant Proceeds (unidentified)			\$ 1,170,000	\$ 650,000	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000	\$ 5,720,000
Grant-Floodplains by Design (Ph. 1)	\$ 435,000	\$ 750,000						\$ 1,185,000
Grant-DOC (Potential grant Phase 2)		\$ 1,000,000	\$ -	\$ -	\$ -	\$ -		\$ 1,000,000
Total Sources	\$ 747,920	\$ 1,900,000	\$ 1,800,000	\$ 1,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 11,447,920
Uses/Costs	Appropriated to Date	Budget	Projection	Projection	Projection	Projection	Projection	Projection
Design	\$ 737,350		\$ -	\$ -	\$ -	\$ -		\$ 737,350
Permitting	\$ 10,570	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 10,570
Construction--Phase 1	\$ -	\$ 900,000	\$ -	\$ -	\$ -	\$ -		\$ 900,000
Construction--Phase 2	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -		\$ 1,000,000
Construction-Future Phases	\$ -		\$ 1,800,000	\$ 1,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 8,800,000
Total Uses	\$ 747,920	\$ 1,900,000	\$ 1,800,000	\$ 1,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 11,447,920

Augusta St. Pipe Upsize

This project is to improve drainage on Augusta Street (short alley west of Home Center) in conjunction with possible work on 270th (brick street) and in conjunction with IS4. (\$318,000 in 2024-2025, local funds)

271st St. NW. at Florence Road Upsize

This project is to increase a pipe size on the mainline from 271st to 270th on Florence Road. (\$586,000 in 2024-2025, local funds)

276th Place Pioneer Highway Drainage Improvement

This project will address stormwater runoff from the hill across Pioneer Highway. (\$58,791 in 2023, local funds)

Capital Projects—Water

Long Term Water Study:

This project will provide a study looking at long term water supply for the city. This funding will be only for the study. (\$60,000 in 2020, local funds)

Telemetry System Upgrades:

This project will upgrade the existing telemetry system that connects pressure reducing valves throughout the city to the SCADA system and the Water Treatment Plant. (\$200,000 in 2021, local funds.)

297 Zone Reservoir:

This project will complete construction of a new reservoir next to the existing elevated reservoir. (\$1.7 million in 2020, local and bond funds)

Knittle Booster Upgrades:

This project will provide an upgrade to the Knittle Booster station to include a new building. (\$945,000 in 2023-24, local and bond funds.)

Knittle Generator:

The Knittle well does not have emergency power during power outages. This project will provide backup power if ever required. (\$498,000 in 2024, local funds.)

Viking Way Water Main:

This project will install new water main in the new Viking Way. (\$200,000 in 2020, local funds.)

85th Drive Water Main:

This project will move an old undersized galvanized water line to ROW and upsize. (\$400,000 in 2022-2023, local funds.)

Bryant Well Monitor:

This project will continue efforts to use the old Bryant Well #2 as a monitoring well for salt water intrusion and aquifer drawdown. (\$30,000 in 2020, local funds.)

Cedarhome Drive Water Main:

This project will upsize and old steel 6 inch line on the brick hill. (\$517,000 in 2022-2023, local funds.)

Water (continued)

Knittle Tank recoating:

This project will address any corrosion issues with the reservoir and repaint/recoat. (\$540,000 in 2023, local and bond funds.)

Park Lane Water Main:

This project will upsize an old steel 2 inch water line and provide new services. (\$482,000 in 2023-24, local and bond funds).

Street Construction Fund (103)		Budget 2020	Forecast 2021	Forecast 2022	Forecast 2023	Forecast 2024	Forecast 2025
Beginning Cash & Investments		\$300,000	\$167,000	\$199,220	\$47,870	\$35,688	\$103,341
Revenues	Source totals						
Transfer in (Impact Fees 102)	\$1,350,000	\$250,000	\$400,000	\$400,000	\$100,000	\$100,000	\$100,000
Transfer in (Transportation Sales Tax 108)	\$1,940,523	\$300,000	\$309,000	\$318,270	\$327,818	\$337,653	\$347,782
Unidentified Grants--Sidewalk Projects	\$1,300,000		\$200,000	\$300,000	\$600,000	\$200,000	
Unidentified Grant (284th St.)	\$1,366,000			\$744,000	\$622,000		
Unidentified Grant (SR 532 Ovenell entrance)	\$2,500,000			\$1,000,000	\$1,500,000		
CDBG Grant (101st Av. Reconstruction)	\$2,640,000		\$660,000	\$132,000	\$1,848,000		
Developer Funding (284th Improvements)	\$4,354,000	\$500,000				\$3,854,000	
Developer Funded (276th Sidewalk)	\$200,000		\$200,000				
Unidentified Grant (272nd St. Sidewalk (72nd - 76th)	\$533,436		\$533,436				
Developer Funded (80th Ave Reconstruction)	\$7,030,000			\$2,109,000	\$4,921,000		
WSDOT Funded (SR 532 & 64th)	\$3,500,000			\$3,500,000			
WSDOT Funded (Hamilton Roundabout)	\$3,500,000				\$3,500,000		
Unidentified Grant (270th St NW Curbs 98th - 102nd)	\$735,828					\$735,828	
Unidentified Grant (Sidewalk Cedarhome Dr. 271st-276th)	\$714,612						\$714,612
RTCC Grant (Viking Way) (secured)	\$1,869,500	\$1,437,000	\$173,000	\$259,500			
RTCC Grant (Viking Way) (potential)	\$1,000,000				\$1,000,000		
State Direct Appropriation (Viking Way)	\$500,000	\$500,000					
TIB Grant (276th Overlay)	\$240,000	\$240,000					
TIB Grant (72nd Overlay)	\$450,000		\$450,000				
TIB Grant (68th Overlay)	\$450,000			\$450,000			
WSDOT grant SR532 Corridor Access Study	\$10,000	\$10,000					
Total Resources (includes 2020 BNC)	\$36,483,899	\$3,537,000	\$3,092,436	\$9,411,990	\$14,466,688	\$5,263,169	\$1,265,735
Expenditures:	Project Cost						
SR532 Corridor Access Study	\$10,000	\$10,000					
SR532/Ovenell Access *	\$3,500,000		\$330,000	\$700,000	\$2,470,000		
SR532/98th Hamilton Access *	\$3,500,000				\$3,500,000		
SR532 & 64th Roundabout *	\$3,500,000			\$3,500,000			
Viking Way / 90th *	\$2,000,000	\$2,000,000					
Viking Way Phase Two	\$1,500,000		\$200,000	\$300,000	\$1,000,000		
284th St Improvements: 80th Ave to City Limits*	\$6,220,000	\$500,000		\$744,000	\$622,000	\$4,354,000	
276th St.Overlay and ADA * (80th to E. city limits)	\$270,000	\$270,000					
Pavement Inventory	\$50,000	\$50,000					
271st Street (94th to Viaduct) seal coat	\$250,000	\$250,000					
90th Ave NW (271st to 272nd) *	\$124,884		\$124,884				
72nd Avenue SR532 to Pioneer Hwy Overlay	\$500,000		\$500,000				
101st Ave Reconstruction & Overlay *	\$2,640,000		\$660,000	\$132,000	\$1,848,000		
68th Avenue Overlay	\$500,000			\$500,000			
80th Ave Reconstruction * (276th to 288th)	\$7,030,000			\$2,109,000	\$4,921,000		
270th St. Redesign Curbs 98th to 102nd *	\$735,828					\$735,828	
Summarized Sidewalk Projects*	\$3,252,064	\$220,000	\$1,008,332	\$1,309,120	\$0	\$0	\$714,612
Miscellaneous Sidewalk/Trail Installation/Repairs	\$420,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000
Total Expenditures	\$36,002,776	\$3,370,000	\$2,893,216	\$9,364,120	\$14,431,000	\$5,159,828	\$784,612
Ending Cash & Investments		\$167,000	\$199,220	\$47,870	\$35,688	\$103,341	\$481,123

Detailed 2020 - 2025 Sidewalk Projects		Budget 2020	Forecast 2021	Forecast 2022	Forecast 2023	Forecast 2024	Forecast 2025
276th St. Sidewalk (North side 70th - 72nd)	\$250,000	\$50,000	\$200,000				
92nd Ave NW -(Sidewalk in front of bowling alley)	\$150,000	\$150,000					
72nd Ave Sidewalk * (272nd to 276th)	\$270,000	\$20,000	\$250,000				
273rd Pl. NW Sidewalk *	\$172,452		\$172,452				
272nd St. Sidewalk (72nd Ave. to Pioneer Hwy)*	\$1,200,000		\$200,000	\$1,000,000			
284th St Sidewalk * (W. side 68th St. to 69th St.)	\$185,880		\$185,880				
98th Dr. Sidewalk 268th to 270th *	\$123,240			\$123,240			
284th St Sidewalk * (So. Side between 68th & 69th)	\$185,880			\$185,880			
Sidewalk Cedarhome Dr. 271st-276th *	\$714,612						\$714,612

Parks and Trails Improvement Fund (104)		Budget 2020	Projection 2021	Projection 2022	Projection 2023	Projection 2024	Projection 2025
Beginning Cash & Investments		\$900,000	\$137,000	\$237,000	\$337,000	\$117,000	\$197,000
Revenues	Total by source						
General Fund Transfers In	\$2,065,000	\$887,000	\$143,000	\$715,000	\$165,000	\$5,000	\$150,000
Impact Fee Transfers In	\$100,000	\$100,000					
Donations	\$20,000	\$20,000					
REET2 Transfers In	\$640,000	\$200,000	\$100,000	\$100,000	\$80,000	\$80,000	\$80,000
Grant (Heritage) Youth Athletic Fields, secured	\$350,000	\$350,000	\$0	\$0	\$0	\$0	\$0
Grant (ALEA) Hamilton, Secured	\$500,000	\$500,000					
Unidentified Grant (RCO) Heritage Phase Two	\$500,000			\$500,000			
Unidentified Grant	\$1,700,000					\$1,700,000	
Total Resources (includes 2020 BNC)	\$6,775,000	\$2,957,000	\$380,000	\$1,552,000	\$582,000	\$1,902,000	\$427,000
Expenditures:	Total Proj Cost						
Ovenell Property	\$365,000	\$0	\$0	\$200,000	\$160,000	\$5,000	\$0
Heritage Park	\$2,208,000	\$1,070,000	\$133,000	\$1,005,000	\$0	\$0	\$0
Hamilton Park	\$1,120,000	\$1,120,000	\$0	\$0	\$0	\$0	\$0
Stanwood Port Susan Trail	\$2,866,750	\$450,000	\$0	\$5,000	\$300,000	\$1,700,000	\$411,750
Church Creek Park	\$170,000	\$150,000	\$10,000	\$5,000	\$5,000	\$0	\$0
Johnson Farm	\$0						
New Neighborhood Park	\$30,000	\$30,000					
Total Project Costs	\$6,759,750	\$2,820,000	\$143,000	\$1,215,000	\$465,000	\$1,705,000	\$411,750
Ending Cash & Investments		\$137,000	\$237,000	\$337,000	\$117,000	\$197,000	\$15,250

Building Improvement (Fund 110)		2020	2021	2022	2023	2024	2025
Beginning Cash & Investments		\$1,350,000	\$1,800,000	\$6,300,000	\$0	\$0	\$0
Revenues							
General Fund Transfer In	\$1,000,000			\$1,000,000			
Sales Tax - Construction	\$600,000	\$600,000	\$0	\$0	\$0	\$0	\$0
REET 1 Transfer-In	\$1,200,000		\$500,000	\$700,000	\$0	\$0	\$0
Bond Proceeds / Debt	\$12,000,000	\$0	\$12,000,000	\$0	\$0	\$0	\$0
Grant Proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Resources (includes 2020 BNC)	\$16,150,000	\$1,950,000	\$14,300,000	\$8,000,000	\$0	\$0	\$0
Expenditures:	Total Proj Cost						
Police Station/City Hall Design	\$150,000	\$150,000					
Police Station/City Hall Construction	\$16,000,000		\$8,000,000	\$8,000,000			
Total Expenditures	\$16,150,000	\$150,000	\$8,000,000	\$8,000,000	\$0	\$0	\$0
Ending Cash & Investments		\$1,800,000	\$6,300,000	\$0	\$0	\$0	\$0

		2020	2021	2022	2023	2024	2025
Sewer (403)	SFR Building Permits	60	26	20	20	20	20
Beginning Cash & Investments		\$1,500,000	\$503,140	\$1,706,834	\$86,214	\$465,594	\$476,974
Connection Fees	\$83,000	\$30,000	\$13,000	\$10,000	\$10,000	\$10,000	\$10,000
Transfers-in Plant Investment Charge	\$1,281,354	\$463,140	\$200,694	\$154,380	\$154,380	\$154,380	\$154,380
Developer Funded (68th Ave Replacement)	\$1,000,000				\$1,000,000		
Bond Proceeds / Debt	\$5,500,000	\$0	\$5,500,000	\$0			
Grant Proceeds	\$0						
Transfer in from Operations	\$1,500,000	\$150,000	\$250,000	\$250,000	\$250,000	\$300,000	\$300,000
Total Resources (includes 2020 BNC)	\$10,864,354	\$2,143,140	\$6,466,834	\$2,121,214	\$1,500,594	\$929,974	\$941,354
Improvements	\$210,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000
Flow Monitor/Smoke Test (EX 2)	\$150,000	\$150,000					
Church Creek Collection System Const (EX5A)	\$1,175,000	\$150,000	\$1,025,000				
Cedarhome Collection System Construction (EX5B)	\$175,000					\$175,000	
Pioneer Highway/Cedarhome to 267th St (EX 17)	\$100,000	\$100,000					
Lower Pioneer Highway Interceptor (EX18)	\$1,000,000	\$100,000	\$900,000				
72nd Ave Main Replacement 265th-267th (DF2)	\$193,000					\$193,000	
68th Ave Gravity Main Replacement (DF4)	\$1,000,000				\$1,000,000		
Telemetry System Upgrades (EX7)	\$300,000	\$300,000					
Biosolids Processing Facility(EX8A-B)	\$4,300,000	\$300,000	\$2,000,000	\$2,000,000			
Grit Removal Unit Installation (EX9)	\$400,000	\$100,000	\$300,000				
Viking Way	\$169,000	\$169,000					
Main Lift Station Upgrades	\$650,000	\$150,000	\$500,000				
Wastewater Rate Study	\$50,000					\$50,000	
Upper Pioneer Hwy 85th to Cedarhome (EX16)	\$86,000	\$86,000					
Total Expenditures	\$9,958,000	\$1,640,000	\$4,760,000	\$2,035,000	\$1,035,000	\$453,000	\$35,000
Ending Cash & Investments		\$503,140	\$1,706,834	\$86,214	\$465,594	\$476,974	\$906,354

Drainage Construction Fund (411)		Budget 2020	Projection 2021	Projection 2022	Projection 2023	Projection 2024	Projection 2025
Beginning Cash & Investments		\$600,000	\$662,000	\$259,700	\$177,365	\$372,574	\$275,017
Revenues							
Connection Fees	\$48,000	\$12,000	\$12,000	\$12,000	\$4,000	\$4,000	\$4,000
Transfer-In from Drainage Operating	\$1,700,000	\$400,000	\$300,000	\$250,000	\$250,000	\$250,000	\$250,000
Transfer-In from Drainage PIF	\$300,000	\$100,000				\$100,000	\$100,000
Bond Proceeds-IS4	\$3,080,000		\$630,000	\$350,000	\$700,000	\$700,000	\$700,000
Bond Proceeds-92nd, 101st, 102nd, 103rd	\$1,520,000			\$1,520,000			
Grant Proceeds (unidentified)	\$5,720,000		\$1,170,000	\$650,000	\$1,300,000	\$1,300,000	\$1,300,000
Loan - SR 532 Flood Berm	\$900,000	\$900,000					
DOE-Floodplains by Design (Ph. 1, secured)	\$750,000	\$750,000					
DOE-Floodplains by Design (Ph. 2, potential)	\$1,000,000	\$1,000,000					
Total Resources (includes 2020 BNC)	\$15,618,000	\$3,762,000	\$2,774,000	\$3,041,700	\$2,431,365	\$2,726,574	\$2,629,017
	Total						
(CFP#) Expenditures	Proj Cost						
Drainage Rate Study	\$25,000						\$25,000
(10) 85th Ave N Runoff	\$738,635	\$50,000	\$344,300	\$344,335			
(1) Irvine Slough Stormwater Separation	\$10,700,000	\$1,900,000	\$1,800,000	\$1,000,000	\$2,000,000	\$2,000,000	\$2,000,000
(11) SR532 Flood Berm	\$900,000	\$900,000					
(7) 101st, 102nd, 103rd Replacement	\$1,500,000	\$250,000	\$250,000	\$1,000,000			
(2) 92nd Ave (271st-SR532)	\$640,000		\$120,000	\$520,000			
(4) 276th PI Pioneer Hwy Drainage Imp	\$58,791				\$58,791		
(6) Augusta St. Pipe Upsize	\$585,830					\$292,915	\$292,915
(8) 271st St NW @ Florence Rd Upsize	\$317,284					\$158,642	\$158,642
Total Expenditures	\$15,465,540	\$3,100,000	\$2,514,300	\$2,864,335	\$2,058,791	\$2,451,557	\$2,476,557
Ending Cash & Investments		\$662,000	\$259,700	\$177,365	\$372,574	\$275,017	\$152,460

Water Construction Fund (422)		2020	2021	2022	2023	2024	2025
	SFR Building Permits	60	26	20	20	20	20
Beginning Cash & Investments		\$1,700,000	\$12,720	\$128,320	\$318,320	\$1,377,320	\$265,320
Revenues and Transfers In							
Connection Fees	\$99,600	\$36,000	\$15,600	\$12,000	\$12,000	\$12,000	\$12,000
Transfers-In from Operating Funds	\$1,500,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
Transfers-in Plant Investment Charge	\$1,124,720	\$414,720	\$150,000	\$140,000	\$140,000	\$140,000	\$140,000
Bond Proceeds / Debt	\$2,400,000				\$2,400,000		
Grant Proceeds	\$0						
Total Resources (include 2020 BNC)	\$6,824,320	\$2,400,720	\$428,320	\$530,320	\$3,120,320	\$1,779,320	\$667,320
Expenditures:	Total Proj Cost						
Rate Study	\$25,000					\$25,000	
Improvements	\$300,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Long Term Water Supply Study	\$60,000	\$60,000					
Telemetry	\$200,000		\$200,000				
297 Zone Reservoir	\$1,700,000	\$1,700,000					
Knittle Generator (2021-2026)	\$260,000					\$260,000	
Knittle Booster Upgrades	\$945,000				\$236,000	\$709,000	
Viking Way water main	\$498,000	\$498,000					
85th Dr water main	\$400,000			\$45,000	\$355,000		
Bryant Well monitor	\$30,000	\$30,000					
Cedarhome Dr water main	\$517,000			\$67,000	\$450,000		
Knittle tank recoating	\$540,000				\$540,000		
Park Lane water main	\$482,000				\$62,000	\$420,000	
Water Meter Replacement Program	\$300,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total Expenditures	\$6,257,000	\$2,388,000	\$300,000	\$212,000	\$1,743,000	\$1,514,000	\$100,000
Ending Cash & Investments		\$12,720	\$128,320	\$318,320	\$1,377,320	\$265,320	\$567,320



MEMORANDUM

City of Stanwood
10220 270th St NW
Stanwood, WA 98292
360-329-2181

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLANNING COMMISSION

FROM: Amy Rusko, Senior Planner

SUBJECT: Public Meeting Chandler's Reserve Planned Residential Development

DATE: November 12, 2019

ATTACHMENT: A: Site Plan

Request:

The applicant is proposing to construct a 91 lot single-family planned residential development. The project is located at the northwest corner of 80th Avenue NW and 284th Street NW. The site consists of five parcels on approximately 26.76 acres. Resident vehicular access to the site will be from 80th Avenue NW and 83rd Drive NW. The property is zoned Single Family Residential 9.6. The proposed community will include three open space tracts, a trail system around the perimeter, a Stormwater detention vault, street and landscaping improvements.

Project Details:

The project site is located at 28414 80th Ave NW, Stanwood, Washington, within the city limits of Stanwood. Zoning for the site is SR 9.6, Single Family Residential (SFR). The accesses into the 26.76 acres of property are along the west side of 80th Ave NW at the intersection with 284th St NW, and at 83rd Dr NW located at the southwestern corner of the project site.

This project will subdivide approximately 26.76 acres into 91 SFR lots. The zoning matrix (17.60.020) allows Planned Residential Developments (PRD) to have minimum lot areas of 7000 square feet in the SR 9.6 zone. The majority of developed area around this site is made up of single family residences, which is consistent with this development.

The site is largely gently-sloped pasture. In the past, it may have been used to produce hay or grazing for farm animals. There is an abandoned SFR and several abandoned outbuildings on the site. These will be demolished. The northern boundary of the site is bordered by a ravine that contains a wetland and Douglas Creek. Douglas Creek is a seasonal fish-bearing stream that discharges to Skagit Bay approximately two miles downstream. Across the ravine there is an industrial area that is owned by Schenk Packing Co., a producer of meat products. The developed site will provide 10% of open space that will be used as recreational facilities and sidewalks for the future residents. Light and noise should not be

an issue as a result of the location and topography of the site. The development plans provide all of the public improvements, facilities, and utilities per city requirements (See development plans). These facilities include but are not limited to city streets, sidewalks, all utilities, open space and recreational facilities.

Procedural Information:

The project as proposed is a Planned Residential Development (PRD) and will be processed as a Type III permit application. The process requires public notice in the newspaper, posting the site and mailing to property owners within 300-feet of the project site. Proper notification has occurred. The Hearing Examiner will render a decision on the project once a public hearing has taken place.

Stanwood Municipal Code 17.80.033 states the community development department shall apprise the planning commission of the general intent of a project of this type and collect comments from the commission members. These comments will be considered by the Community Development Director prior to issuing a decision.

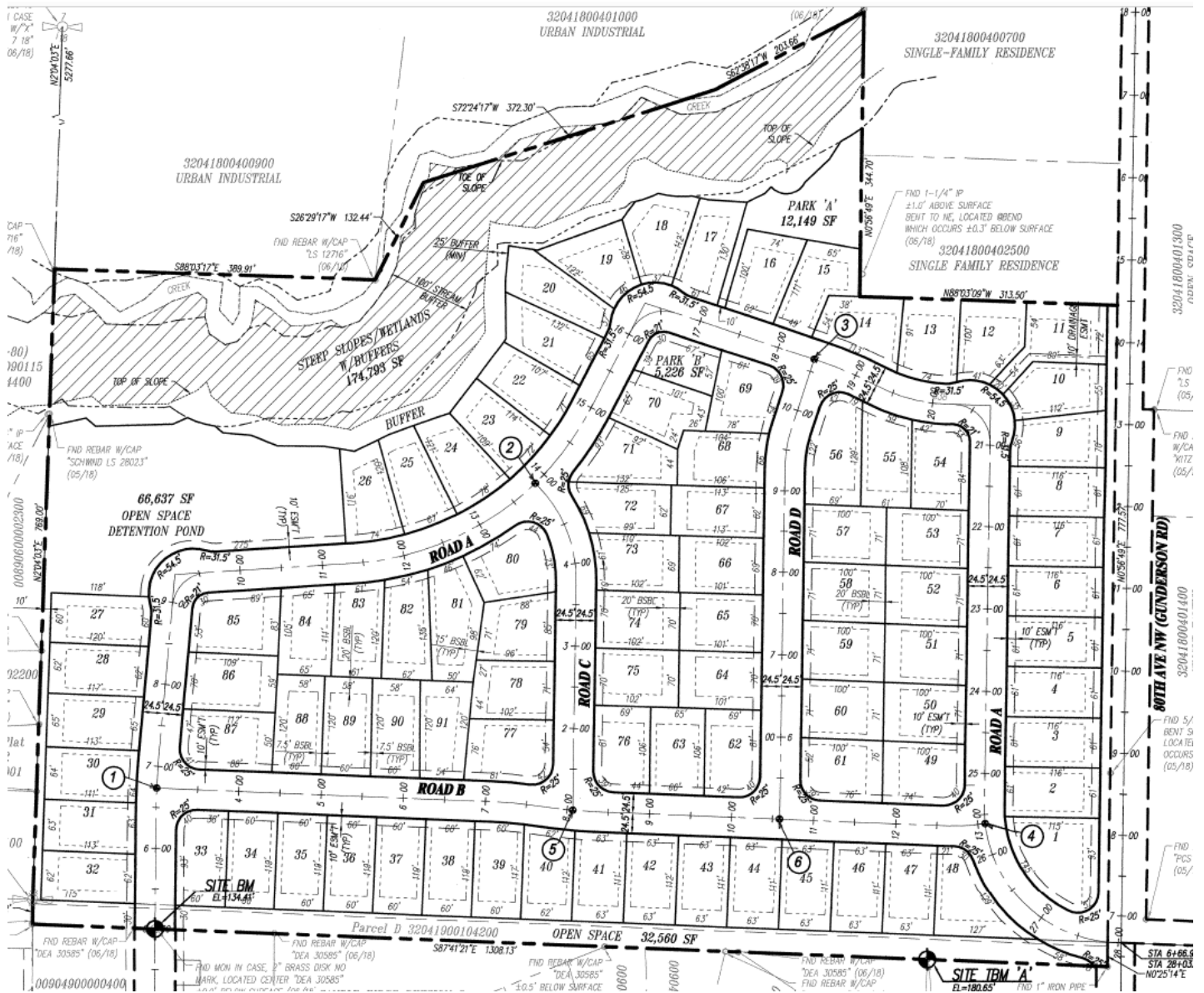
The application was submitted on October 1, 2019 and deemed to be complete. The Notice of Application was published in the newspaper, posted at the required sites and mailed on October 22, 2019. The Notice of Public Meeting was published in the newspaper, posted at the required sites and mailed on October 22, 2019.

Public Comments:

To date the project has received the following public or agency comments:

- A neighboring homeowner has submitted comments regarding the need for a physical barrier along the south side of the plat. The request is to install a solid fence or hedge along the property line.
- The Candle Ridge Homeowner's Association submitted a letter listing concerns with the development. The items include the following:
 - Concern with the increase of traffic through their neighborhood, as it serves as an access point between 80th and Pioneer Highway.
 - A four way stop or traffic circle to be installed at 80th Avenue and 284th Street.
 - Additional access to the plat along 80th Avenue.
 - Look at the impacts to two additional intersections 80th Ave/280th St and 85th Dr/282nd St.
 - Pedestrian traffic along 80th Avenue from 284th Street to 276th Street.
 - Requesting a playground be installed within the new plat so the new residents do not use the parks within Candle Ridge.
 - Requirement that the new plat establishes an HOA.

Attachment A





MEMORANDUM

City of Stanwood
10220 270th St NW
Stanwood, WA 98292
360-329-2181

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLANNING COMMISSION

FROM: Patricia Love, Community Development Director

SUBJECT: Planning Café Summary

DATE: November 12, 2019

ATTACHMENT: A: Summary

Attached is a summary of the information staff collected during the Planning Café event. The Planning Commission will review and discuss the collected information.

Staff is asking the Planning Commission to provide additional comments to the attached map by completing a mini café at the meeting.

Planning Commission Open House

October 28, 2019

Word Cloud Exercise

Community Word Descriptors	Housing Word Descriptors
• Inviting Public Space • Farmer's Market • Safety • Affordability • Shared Areas • Open Space • Walkable • Wildlife Corridors • Cohesion • Integration • Farmland • Trails • Inclusive • Fun • Involved • Rural • Activity • Interconnected • Green Space • Town Square (Heart of Town)	• Affordable • Co-Housing • Senior Housing • Schools Are Too Full • Multi-Family • Senior Housing Downtown • Courtyard Designs • Inviting • Flexible Design • Mixed Use • Cottage • Desirable • Families • Gardens • Planned Urban Development • Parks

Responses to Housing Types

Single Family Residential Zones with Design Guidelines				
Single Residence 1 Unit	Single Residence With ADU	Duplex 2 Units	Multiple Residential 3-4 Units	Cottage Community
Support – 10 Disagree – 1	Support – 15 Disagree – 0	Support – 9 Disagree – 1	Support – 5 Disagree – 4	Support – 11 Disagree – 1
General Comments: [SF] farther away from the City center, but make the more central	General Comments: None	General Comments: Put garages in the center to buffer sound between residences	General Comments: Co-housing areas No Thanks	General Comments: Fairhaven [example of liked development] No More

housing multi-family We need occasional single story homes for seniors		No Thanks	Existing streets, especially in the Cedarhome area will be only thru streets as it develops; please don't add on street parking on those existing streets.	No Thanks Existing streets, especially in the Cedarhome area will be only thru streets as it develops; please don't add on street parking on those existing streets.
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Multi-Family Residential Zones with Design Guidelines			
Currently Multi-Family Townhouses / Apartments / 20 Dwelling Units / Acre	Multi-Family Townhouses / Apartments / 30-40 Dwelling Units / Acre	Multi-Family Townhouses / Apartments / 40 -50 Dwelling Units / Acre	Mixed Use Commercial / Residential
 Support – 7  Disagree – 2	 Support – 6  Disagree – 3	 Support – 4  Disagree – 2	 Support – 10  Disagree – 0
General Comments: Raise height restrictions for MF Please keep current height restrictions across this entire MF zone – all densities. i.e: 36' is plenty high for Stanwood.	General Comments: No Thanks	General Comments: No Thanks	General Comments: Monocentric City Model = CBD in the center ring, followed by multi-family, manufacturing, residential and agricultural

Commercial Zones with Design Review		
Multi-Family Townhouse / Apartments	Mixed – Use Commercial / Residential	Commercial and Retail Only
 Support – 11  Disagree – 0	 Support – 17  Disagree – 1	 Support – 2  Disagree – 5
General Comments: None	General Comments: Farmers Market Green Space	General Comments: None

	Local Business please, not chipotle, game stop, etc	
	I agree, more local businesses; not big box	

Last Thoughts:

- Clearing land for houses reduces wildlife habitat and contributes to environmental degradation. Maximize existing hard surfaces and build “up” to a limited extent (max 4 stories). Promote denser, affordable housing.
- I want to preserve the space we have. To compensate, I want to lift height restrictions to six stories and build urban villages around Haggen.
- I’d like to see us continue to grow and encourage more foot traffic in our business communities by having restaurants, and other destination businesses for use to frequent. Encourages citizens to get out and be a part of our communities.
- Plan streets for future public transportation routes.
- Twin City Foods building into a Pike Street market with river view cafes.

Planning Café
Open House

October 28,
2019

General
Mapping
Exercise
Comments

