



Agenda
Economic Development Board Regular Meeting
January 16, 2026 | 7:30 AM

City Hall, Conference Room
10220 270th Street NW
Stanwood, WA 98292

Meeting information is posted on line at:
<https://www.stanwoodwa.org>.

- 1. Call to Order**
- 2. Roll Call**
- 3. Public Comments**
- 4. Approval of Minutes**
 - a. Economic Development Board Meeting Minutes 10/17/2025
- 5. Election of Officers**
 - a. Election of Officers
- 6. Unfinished Business**
- 7. New Business**
 - a. New Member Introduction
 - b. Goals & Priorities Discussion
 - c. Twin City Mile Update
 - d. Art Project Updates
 - e. Business Climate Survey Results
 - f. Business Licenses: July - December, 2025
 - g. Year-In-Review
- 8. Board Member Comments**
- 9. Adjourn**



**City of Stanwood
Economic Development Board
Staff Report**

Item Number: 4.a.
Date: January 16, 2026
Subject: Economic Development Board Meeting Minutes 10/17/2025
Contact Person: nicole strachila, Communications and Marketing Specialist
Attachments: 1. EDB Meeting Minutes 10.17.2025

City of Stanwood
Regular Meeting of the Economic Development Board
October 17, 2025 | 7:30 AM

Minutes

1. Call to Order

Economic Development Board Members Present: Les Anderson, Kristine Birkenkopf, Dave Pelletier, Teresa Lafleur, Camrie Ingram (SHS Student)

Staff Present: Patricia Love, Niki Strachila, Audrey Rotrock

Kristine Birkenkopf called the meeting to order at 7:32 a.m.

2. Approval of Minutes

a. Economic Development Board Meeting Minutes 2025.07.18

The Board approved the minutes from July 18, 2025, unanimously.

3. Unfinished Business

4. New Business

a. Depot Park Design Amendments

For the bandstand, consider using a metal roof or another low-maintenance material. Also, include lighting in the bandstand design. The Board would like the design theme used at Depot Park to be carried through to the future park on the Raplee property for consistency.

b. Brick Road Design Amendments

Consider starting construction at the 102nd Avenue intersection before the brick road portion, to help with traffic flow.

c. Cedarhome Triangle Design Amendments

Staff discussed the Cedarhome Triangle design amendments with the Board.

d. Business and Community Relations Coordinator Introduction

The Board is excited to welcome Aaron Weinberg as the Business and Community Relations Coordinator to the City. They look forward to working with him to bring more unity and vibrancy to downtown businesses.

e. Board Meeting Schedule Update

The next meeting will be on January 16, 2026.

f. Downtown Initiative Update

City staff will be pursuing a historic preservation program separate from the downtown initiative work.

The fourth downtown district initiative committee meeting will be held in

November to assess the feasibility of establishing a Creative District and/or Main Street Program in Stanwood.

A targeted business survey will be going out to gather input from all businesses in Stanwood.

5. Board Member Comments

How could the City attract an interactive business to the center portion of the Twin City Mile? This would be a great way to unite the two sections of downtown Stanwood.

6. Adjourn

8:40 a.m.



City of Stanwood Economic Development Board Staff Report

Item Number: 5.a.
Date: January 16, 2026
Subject: Election of Officers
Contact Person: Aaron Weinberg, Business & Community Relations
Attachments: None

ISSUE

At the first meeting of the year, the Economic Development Board elects a new Chair and Vice Chair. Election of officers should immediately follow approval of the minutes and the new officers assume their duties at the close of elections. The roles of the Chair and Vice Chair are as follows:

Chair: The Chair shall preside at all meetings and adhere to the duties of the presiding officer prescribed in Robert's Rules of Order Newly Revised.

Vice Chair: The Vice Chair shall perform the duties of the Chair in the absence of the same.



**City of Stanwood
Economic Development Board
Staff Report**

Item Number: 7.a.
Date: January 16, 2026
Subject: New Member Introduction
Contact Person: Aaron Weinberg, Business & Community Relations
Attachments: 1. New Member Introduction

Lacey Winslow

The City of Stanwood is pleased to announce that **Lacey Winslow** has been appointed to the Economic Development Board. Lacey is a Stanwood resident and a Realtor with Windermere Real Estate – Stanwood, where she lives and works in the community she serves.

Through her professional work, Lacey regularly engages with families, businesses, and new residents, giving her insight into local housing trends, business needs, and factors influencing Stanwood's growth. She is also actively involved in community-building efforts through the Stanwood Commerce Alliance and local events that support economic and social vitality.

City staff are pleased to welcome a real estate professional with strong community connections and a firsthand understanding of Stanwood's development and economic landscape to the Economic Development Board.

Tobin Fekkes

The City of Stanwood is pleased to announce that **Tobin Fekkes** has been appointed to the Economic Development Board. Tobin was born on Camano Island and has lived in the Stanwood-Camano area his entire life. He attended school in Stanwood and is an alumnus of Stanwood High School.

Tobin is a local business owner and co-owner of Box of Good, an organic produce delivery company based in Stanwood, and the founder of LunaTech Northwest, which supports local businesses and nonprofit organizations with technology and operations. His professional background includes scaling local businesses, supporting regional food systems, and helping small organizations grow sustainably.

City staff are excited to welcome a local business owner with deep community ties and a strong understanding of the regional economy to the Economic Development Board and look forward to his contributions.



City of Stanwood Economic Development Board Staff Report

Item Number: 7.b.
Date: January 16, 2026
Subject: Goals & Priorities Discussion
Contact Person: Aaron Weinberg, Business & Community Relations
Attachments: 1. EDB Goals and Priorities Discussion

ISSUE

Goals & priorities for the Economic Development Board for 2026.

EDB Goals and Priorities Discussion

BACKGROUND

The Stanwood Economic Development Board was established by City Council to serve as an advisory body providing business and community perspectives on economic development issues facing the City. The Board's role includes serving as a communication link between the City and the business community, advising on economic development programs and policies, and supporting efforts related to tourism, special events, and local business vitality. Over time, the Board has contributed valuable input on grant applications, initiatives, and near-term economic opportunities that benefit Stanwood.

As Stanwood continues to evolve, there is an opportunity for the Economic Development Board to further elevate its focus toward longer-range, strategic economic planning. The City's Comprehensive Plan provides a clear foundation and vision for economic development, emphasizing sustainable growth, a resilient local economy, and preservation of Stanwood's small-town character. Building on this foundation, the Board is well positioned to help identify gaps in the local economy, emerging opportunities, and priority areas where City efforts can have the greatest impact.

In 2026, the City intends to work with the Economic Development Board to shift discussions toward broader policy direction, long-term goals, and strategic priorities, while allowing staff to manage implementation and operational details. This approach will help ensure the Board's time and expertise are focused on shaping the future direction of economic development in Stanwood.

Economic Development Element of Comprehensive Plan

Below are the Economic Development goals summarized for the Economic Development Board. For the full Comprehensive Plan, visit the city website: [2024-2044-Comprehensive-Plan-Final-](#).

EDG 1: Resiliency

Promote a self-sustaining local economy that can adapt to economic change, diversify the City's tax base, and support long-term economic stability for Stanwood. This goal emphasizes reducing reliance on any single industry or external employment center and strengthening local economic capacity. Economic resiliency is framed as essential to maintaining quality of life, funding public services, and weathering regional or national economic disruptions.

EDG 2: Procedures

Ensure City economic development procedures—such as permitting, licensing, and development review—are clear, predictable, equitable, and efficient in order to reduce barriers to business activity and investment. This goal recognizes that City processes directly influence whether businesses choose to locate, expand, or reinvest in Stanwood. Streamlined and transparent procedures are viewed as a competitive advantage and a foundational element of a business-friendly environment.

EDG 3: Diversification

Support a strong and diversified local and regional economy by encouraging a mix of industries, business types, and employment opportunities that provide livable-wage jobs and long-term economic opportunity. This goal focuses on broadening Stanwood's economic base to include professional services, light industrial, retail, agriculture, and emerging sectors. Diversification is intended to increase economic stability while creating opportunities for residents to live and work locally.

EDG 4: Partnerships

Develop strong public, private, regional, and community partnerships to support economic development efforts, workforce initiatives, cultural recognition, and coordinated implementation of City priorities. This goal emphasizes collaboration as a key strategy for achieving outcomes the City cannot accomplish alone. Partnerships are viewed as essential to aligning resources, leveraging expertise, and advancing shared economic goals.

EDG 5: Arts

Support and promote the arts as an economic driver and placemaking asset that contributes to tourism, community identity, and local business vitality. This goal recognizes arts and cultural activities as contributors to downtown activity, visitor spending, and quality of life. Investment in the arts is framed as both an economic development strategy and a way to strengthen Stanwood's sense of place.

EDG 6: Natural Resources

Encourage economic development activities that respect and protect Stanwood's natural resources and environmental assets while balancing growth with the capacity of public services and infrastructure. This goal reflects the importance of agriculture, open space, waterways, and natural landscapes to Stanwood's economy and identity. Responsible stewardship of natural resources is viewed as essential to long-term economic health and community sustainability.

EDG 7: Pedestrian Mobility

Encourage commercial development and public spaces that support pedestrian mobility, walkability, and safe, inviting environments for shopping, dining, and community activity. This goal highlights the economic value of walkable places in supporting local businesses and encouraging longer visitor stays. Pedestrian-oriented environments are seen as key to downtown vitality, placemaking, and overall economic performance.

EDG 8: Sustainability

Strengthen Stanwood's role as an environmentally responsible community by supporting sustainable development practices, green businesses, agriculture, and long-term climate resilience. This goal integrates economic development with environmental responsibility and innovation. Sustainability is positioned as an opportunity to support new industries, reduce long-term costs, and enhance community resilience.

EDG 9: Downtown

Enhance the historic Downtown District as a center of economic activity, placemaking, and community life through coordinated planning, design quality, mixed-use development, and strategic investment. This goal positions downtown as a focal point for business activity, tourism, civic life, and community identity. A strong downtown is viewed as critical to Stanwood’s overall economic success and quality of life.

the Board is well positioned to help identify gaps in the local economy, emerging opportunities, and priority areas where City efforts can have the greatest impact. In 2026, the City intends to work with the Economic Development Board to shift discussions toward broader policy direction, long-term goals, and strategic priorities, while allowing staff to manage implementation and operational details. This approach will help ensure the Board’s time and expertise are focused on shaping the future direction of economic development in Stanwood.

DISCUSSION TOPICS

This discussion will provide an opportunity for the Board to clarify its role in advancing the City’s economic vision. The Board is not tasked with managing projects or operational details, but rather with helping shape strategic direction, informing policy considerations, and providing a business and community perspective to City Council and staff. By identifying a small number of priority EDGs or focus areas, the Board can help guide staff efforts, future work programs, and policy discussions in a more intentional and coordinated way. Ultimately, this conversation is intended to establish a shared understanding of what economic success looks like for Stanwood over the next several years and how the Economic Development Board can best contribute to achieving that vision. The outcomes of this discussion will help inform future Board agendas, staff work planning, and ongoing coordination between the Board, City Council, and City departments.

Alignment with the Comprehensive Plan

How do the Economic Development Goals (EDGs) reflect Stanwood’s current economic realities, and where may additional emphasis or clarification be needed to advance the City’s long-term vision?

Economic Gaps and Constraints

What gaps exist in Stanwood’s local economy today (e.g., employment types, services, workforce, infrastructure, or regulatory barriers), and which EDGs are most directly connected to addressing those gaps?

Opportunities for Strategic Focus

Where does Stanwood have unique or emerging opportunities—based on location, assets, community identity, or regional trends—that could be strengthened through focused policy direction or investment?

Priority EDGs for 2026

Which Economic Development Goals should receive the Board’s greatest attention over the next year, and why? Are there goals that would benefit from deeper exploration or ongoing monitoring?

Role of the Economic Development Board

How can the Board most effectively contribute at a strategic level—through advising on policy direction, identifying priorities, and providing business and community perspective—rather than focusing on individual projects or implementation details?

Cross-Cutting Themes

Are there themes (such as resiliency, diversification, downtown vitality, or sustainability) that span multiple EDGs and should be treated as overarching priorities?

Partnerships and Collaboration

Where could partnerships—with businesses, nonprofits, regional agencies, or other boards—play a greater role in advancing the City’s economic goals?

Measures of Success

From a high-level perspective, what outcomes would indicate progress toward Stanwood’s economic development goals over the next several years?

Future Board Work Planning

How should the Board’s future agendas be structured to support strategic discussion, periodic deep dives, and alignment with the Comprehensive Plan?



City of Stanwood Economic Development Board Staff Report

Item Number: 7.c.
Date: January 16, 2026
Subject: Twin City Mile Update
Contact Person: Aaron Weinberg, Business & Community Relations
Attachments: 1. Twin City Mile Update

ISSUE

Provide the Economic Development Board with an informational update on the status, recent progress, and next steps for the Twin City Mile Revitalization Project.

Issue

Provide the Economic Development Board with an informational update on the status, recent progress, and next steps for the Twin City Mile Revitalization Project. This report is for discussion only; no action or decision is requested.

Staff Recommendation

This item is informational only. Staff recommends the Economic Development Board receive the update and provide any feedback or questions for staff consideration as the project continues to advance.

Background

The City of Stanwood's long-range planning documents envision a vibrant, walkable, and economically robust downtown corridor. The Twin City Mile Revitalization Project is a multi-year, multi-phase effort to reimagine how downtown Stanwood looks, feels, and functions by creating a cohesive connection between City Hall Park at 270th Street NW and the train station at 271st Street NW.

The project focuses on enhancing pedestrian safety and comfort, strengthening downtown identity, encouraging economic activity, and supporting community use of public spaces. Core initiatives include:

- Creating pedestrian-friendly streets and sidewalks
- Actively engaging storefronts with walkable sidewalks
- Encouraging the use of streets for community festivals and events
- Creating usable urban park and plaza spaces
- Promoting the concept of buying local

These initiatives are implemented through gateway features, travel lane and parking reconfiguration, construction of parks and open spaces, plaza areas, street trees, planters, public art, lighting, and other amenities that enhance the overall curb appeal and economic vitality of downtown.

Discussion

Recent Construction and Completed Work



Construction recently wrapped up on 271st Street NW, with a focus on the 88th Avenue intersection and a new midblock crossing. Improvements in this area include curb bulb-outs, bricked crosswalks, overhead and in-ground lighting, and extended crosswalk ramps. These elements improve safety, visibility, and connectivity while reinforcing the pedestrian-oriented character of the Twin City Mile.

Depot Park

Design for Depot Park is currently being finalized. Construction is anticipated to begin in summer 2026. Depot Park will serve as a key public space within the Twin City Mile, supporting community gathering, events, and downtown activity.

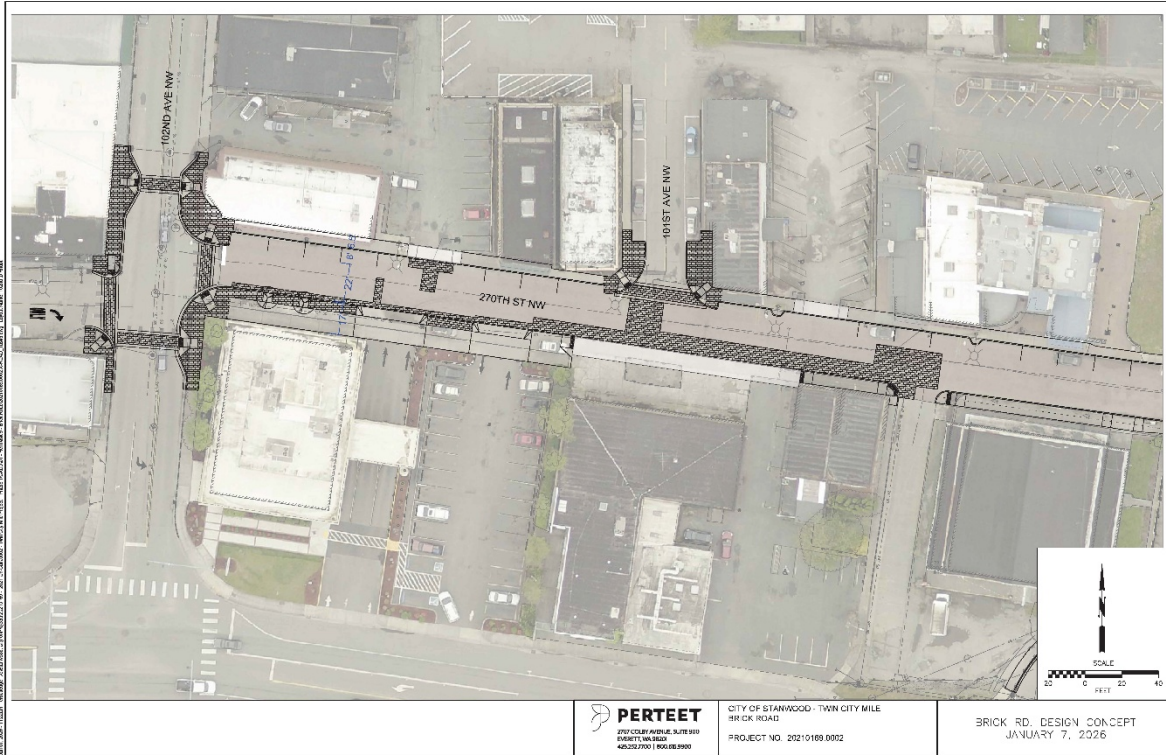


West End / 270th Street NW ("The Brick Road")

The west end of the Twin City Mile, centered on 270th Street NW, has been the subject of extensive discussion with City Council, advisory committees, and downtown businesses. Multiple concepts have been presented over the last two years, and feedback reflected a range of perspectives.

In late 2025, a dedicated work session was held with City Council and business representatives to develop an agreed upon concept for the Brick Road. This collaborative session produced valuable input that informed a refined concept design. The final concept design—provided in this report—is scheduled to be presented to City Council for approval on January 22.

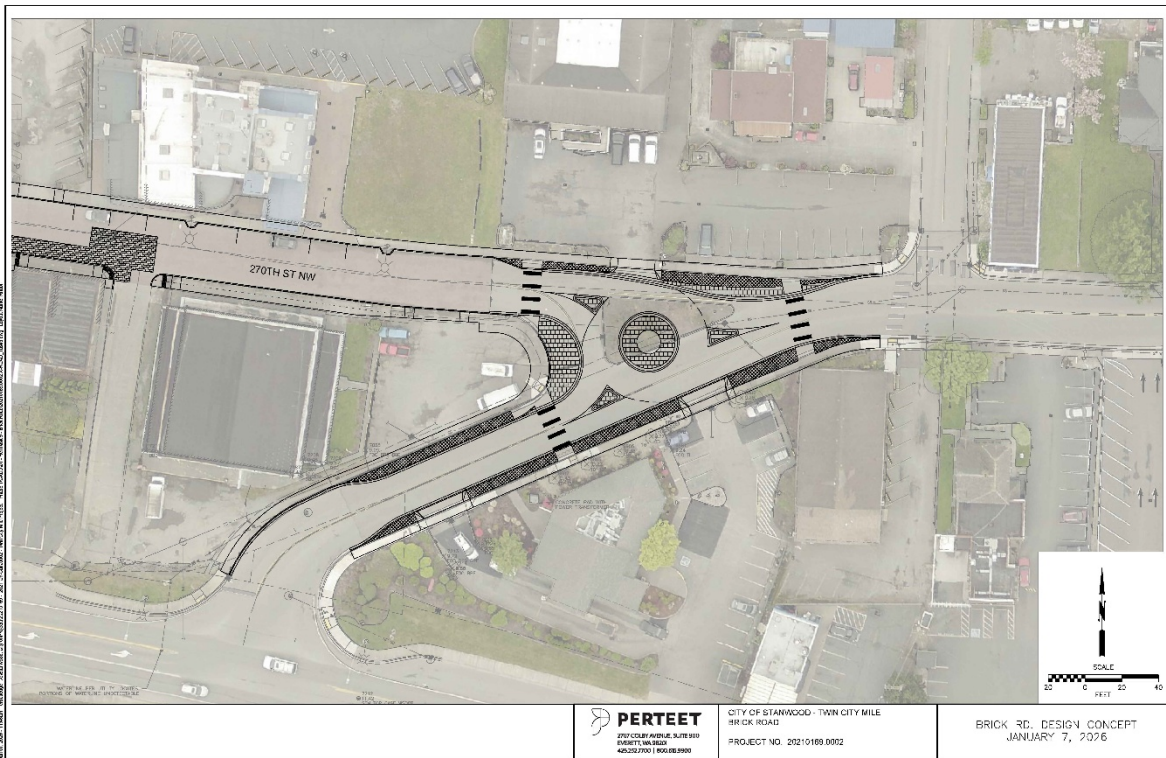
If approved, staff will proceed with preparing final engineered design documents in 2026 so the project is shovel-ready. Once shovel-ready, the City will actively pursue grant funding and other funding opportunities to support construction. The Brick Road work is anticipated to be completed in phases and includes 270th Street NW, the 102nd Avenue NW intersection, and the Camano Street traffic circle.



PERTEET
 2707 COLBY AVENUE, SUITE 910
 EVANSTON, ILL. 60120
 482.232.7700 | 800.888.9900

CITY OF STANWOOD - TWIN CITY MILE
 BRICK ROAD
 PROJECT NO. 20210169.0002

BRICK RD. DESIGN CONCEPT
 JANUARY 7, 2026



PERTEET
 2707 COLBY AVENUE, SUITE 910
 EVANSTON, ILL. 60120
 482.232.7700 | 800.888.9900

CITY OF STANWOOD - TWIN CITY MILE
 BRICK ROAD
 PROJECT NO. 20210169.0002

BRICK RD. DESIGN CONCEPT
 JANUARY 7, 2026

Key elements of the Brick Road concept include:

- ✓ Preservation of as much original historic brick as possible
- ✓ Leveling and repair of areas where brick no longer remains and installation of pavers in patched areas
- ✓ Extension of the southern sidewalk where brick deterioration already exists
- ✓ Curb bulb-outs and bricked crosswalks at 102nd Avenue NW to enhance pedestrian safety
- ✓ Additional bulb-outs at 101st Avenue NW to enhance pedestrian safety and reinforce the Twin City Mile theme
- ✓ Utility poles will be “bumped out” to improve sidewalk safety and accessibility on the north side
- ✓ Drainage improvements along the north side of the street
- ✓ Retention of parallel parking on the north side of the street
- ✓ New sidewalks, planters, landscaping, and streetscape enhancements

Traffic Speed and Safety

Speeding was identified as a concern during discussions about the Brick Road. In response, staff conducted a speed study on 270th Street NW. The study showed an average vehicle speed of approximately 13 mph in a 25 mph zone, with no enforceable speeding violations recorded during the study period. The fastest recorded speed was 34 mph, below the enforcement threshold. These results indicate that speeding is not currently a significant issue on the Brick Road.

Parking Availability

Parking availability was another key concern raised by businesses and stakeholders. Staff conducted a parking study during both peak and slower periods and found that overall parking availability is adequate and not a limiting factor. However, in having discussions with business owners and Council, staff have learned that public parking signage is not clear or easily visible.

To address this, staff has purchased standardized public parking signs for City parking lots and on-street parking areas which will be installed this year. Improved signage will help visitors more easily identify available public parking, supporting downtown businesses and visitor access.

Lighting and Visibility

Concerns were also raised regarding lighting along the Brick Road. Staff are exploring additional lighting options to improve visibility, safety and available parking.

Heavy Vehicles and Brick Preservation

During the Council Work Session, stakeholders expressed concern about the impact of heavy trucks and freight traffic on the historic brick roadway. To help preserve brick that remains in good condition, staff is working on establishing a designated haul route that will direct large trucks and freight vehicles to use alternate routes.

Project Status and Next Steps

- Conceptual designs for 102nd Avenue NW and the Camano Street traffic circle have been approved.
- The Brick Road (270th Street NW) concept design is scheduled for City Council consideration on January 22.
- Upon approval, staff will advance final engineering and design to achieve shovel-ready status.
- Staff will pursue grant funding and other funding opportunities to support phased construction.
- Following completion of the Twin City Mile west-downtown projects, staff anticipates shifting focus to improvements in the area near Stanwood Middle School.

Raplee Property – New Gateway Project



Another major step forward in the Twin City Mile Revitalization Project is the City's recent purchase of the Raplee Property, a former service station site located at the western gateway to downtown Stanwood. This property represents a critical opportunity

to establish a strong visual and functional gateway into West Downtown and to further unify the downtown core.

The long-term vision for the Raplee Property is to transform the site into a welcoming open space, plaza, or park that supports pedestrian activity, community gathering, and downtown identity. As a highly visible entry point, improvements to this site will reinforce the Twin City Mile brand and create a positive first impression for residents and visitors entering downtown from the west.

Environmental cleanup of the former service station site is required prior to redevelopment and is currently estimated at approximately \$400,000. The City is working closely with the Washington State Department of Ecology to pursue grant funding and to ensure proper oversight of the cleanup process. Securing external funding for remediation is a key next step and will help position the site for future design and construction.

The acquisition and planned cleanup of the Raplee Property marks an important milestone in advancing the west-end gateway of the Twin City Mile and supports broader economic development goals by laying the groundwork for future public space investment.

Summary

Overall, the Twin City Mile Revitalization Project continues to move forward in alignment with the City's long-term vision for a vibrant, walkable, and economically strong downtown. The project supports economic development by enhancing the public realm, improving safety and accessibility, and creating an inviting environment for businesses, residents, and visitors.



City of Stanwood Economic Development Board Staff Report

Item Number: 7.d.
Date: January 16, 2026
Subject: Art Project Updates
Contact Person: Aaron Weinberg, Business & Community Relations
Attachments: 1. Art Project Update

ISSUE

Community Development staff are working on several beatification projects adding art to the city.

Art Project Update

Community Development staff are working on several beautification projects adding art to the city. Below are overviews of these projects.

88th Avenue Arch Art Panel Expansion

Background

The 88th Avenue arch, featuring concrete columns supporting an arched steel entry sign, has welcomed visitors to downtown Stanwood since it was installed in 2023. The next year, following a call for art led by SCAAC, the city added art panels to the north- and south-facing sides of the concrete columns. The panels feature art depicting Norwegian settlement, Native American heritage, rural farming, and natural beauty of the area. The panels are rotated quarterly coinciding with the seasons. The east and west sides of the concrete columns are empty.

Project Description:

As part of its downtown beautification efforts, the City plans to install art panels on the east and west faces of the 88th Avenue arch's concrete columns. The artwork will rotate seasonally, consistent with the City's existing art panel program. Eight images—two representing each season—have been selected from submissions received through the original two calls for art. Identical images will be displayed on the interior faces of the arch, with corresponding identical images displayed on the exterior faces.

SCAAC will contact the selected artists as needed to obtain image files and will provide a \$1,500 stipend per image. SCAAC will also order the panels and deliver them to the City.

Budget

SCAAC shall be responsible for stipend payments to artists and payments for the panel order. SCAAC will be paid a stipend to manage the project. Below is the project budget and expected expenditures.

Task	Budget
Panel Order	\$2,805
Artist stipends	\$12,000 (\$1,500x8)
Subtotal	\$14,805
SCAAC stipend (5%)	\$740.25
Total	\$15,575.25

Depot Park Historic Photo Displays



Background

The City of Stanwood purchased a 0.11-acre parcel on the eastern edge of Stanwood’s main street business district and near the Amtrak train station for an urban business district park and entry point for visitors arriving by train. The City acquired the downtown park site as part of the Twin City Mile Downtown Revitalization Project, envisioning the creation of an urban, hard-surfaced park that would serve as a welcoming space for

shoppers and visitors to pause, relax, and enjoy their surroundings. A key component of this project includes highlighting the history of downtown through historic photos displayed on art boards installed around utility poles on park property and a mural installed on the side of a privately-owned building directly adjacent to and facing the park.

Project Description:

Mural

The City is installing a mural in east downtown, featuring a historic photo depicting the Depot Park corner in the 1920s. The mural, to be installed on the east side of the building at 8701 271st St. NW facing Depot Park, will complement the park’s planned beautification in 2026 when the grassy plot will be transformed into an urban, community space where shoppers, tourist and event goers can rest, relax, and come together.

At about 21 feet in length, the photo used for the mural will need to be of much higher quality than the file provided to the city by the Stanwood Historical Society. Utilizing SCAAC’s connections and expertise, it will lead the effort to retouch the photo, and work with a professional photo retoucher to prepare the photo to be used for the mural. The photo will be printed on vinyl and be attached to an aluminum board to be mounted on the building.



Signboards

The City in 2026 is installing eight artboards at Depot Park, with six of them to feature historic photos of eastern downtown.

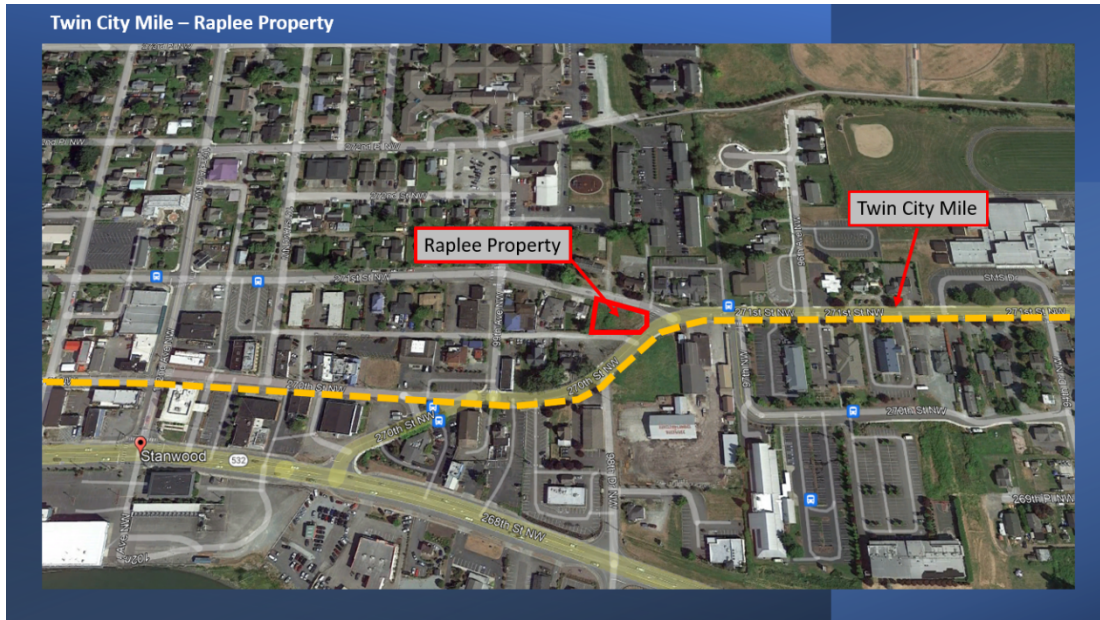
The signboards will be installed surrounding the two utility poles – one at the southeast corner of the property and one at the north. The signs measure about 6.5 feet tall by 5 feet wide. Like the mural, these six historic photos, selected by city staff and provided by the Stanwood Historical Society, will need to be retouched to be of sufficient quality. SCAAC will utilize its connections and expertise to lead the retouching effort.



Raplee Property Art Project

Background

The City of Stanwood has launched the Downtown Art Project, to be located on City-owned property at the west end of town where 271st and 270th Streets converge, on property commonly known as the “Raplee” property. This site is part of the Twin City Mile Downtown Revitalization Project, which envisions an urban, hard-surfaced plaza serving as a welcoming gateway to the west end shopping district.



Project Description

The proposed art piece will be a small-scale installation designed to fit within an approximate 10 x 25-foot area. The artwork may take the form of either a mural mounted on a post or a compact, three-dimensional sculpture. The piece should be constructed of durable, weather-resistant materials suitable for outdoor display in the Pacific Northwest climate. Given the site's future development and potential construction phases, the artwork must be designed for relocation, allowing for removal and reinstallation without compromising its integrity or aesthetic quality. The design should reflect the spirit of Stanwood and the character of the West End, contributing to the beautification and identity of the Twin City Mile corridor.

The piece should invite physical interaction—encouraging visitors to touch, explore, and pose for photographs. Possible concepts include a small sculptural element incorporating reflective or textured surfaces, or a mural-mounted structure that frames visitors for photos. The design should be approachable and visually appealing from multiple angles, serving as both a standalone artistic feature and a community landmark.

Theme

The City envisions an interactive and visually engaging art installation that encourages public interaction and becomes a defining focal point within the west end of the Twin City Mile corridor. This installation should capture the spirit of creativity, community, and connection, enhancing the pedestrian experience and contributing to the area's cultural

identity. To inspire innovative proposals, the City offers several conceptual ideas as a starting point; however, these suggestions are not exhaustive. Artists are encouraged to exercise creative freedom and imagination to design a distinctive, meaningful, and original piece that complements the character and vision of the space.

- “Welcome to Stanwood” Decorative Sign
- Interactive Sculpture
- Native American Art Theme Supporting Stanwood’s Past
- Other Ideas that Celebrate The Historic West End

Heritage Park Graffiti Art



Background

Over the last year, the City of Stanwood has experienced recurring graffiti on the sides of the skateboard ramps at Heritage Park. Public Works crews have responded promptly by removing or painting over the graffiti; however, the large, blank ramp surfaces continue to attract tagging, resulting in ongoing maintenance demands and detracts from the appearance of the park. The Heritage Park Art Project proposes installing graffiti-style mural artwork on the exposed sides of the skateboard ramps. By replacing the blank walls with intentional, graffiti-style murals, the City aims to reduce vandalism while transforming the ramps into vibrant public art features.



Approach

The City envisions a collaborative, community-driven approach to both the design and installation of the murals, ensuring the project reflects local creativity and fosters a strong sense of community ownership. Working through the Stanwood Camano Arts Advocacy Commission (SCAAC), the City hopes to partner with the Stanwood High School and Middle School art departments, as well as local amateur graffiti artists, to design and implement an inclusive public art project.

This partnership is intended to engage youth and emerging artists in a positive, supervised creative process that emphasizes fun, artistic expression, and representation of the Stanwood community. Participants will collaborate with SCAAC and City staff to develop mural concepts that reflect local identity, followed by hands-on involvement in the installation of the artwork. The overall goal is to support arts education and youth

engagement while also increasing the likelihood that the murals will be respected, valued, and preserved by the broader community.

The artwork will be painted directly onto the exposed side surfaces of the skateboard ramps at Heritage Park. These large, flat ramp walls provide a durable and highly visible canvas suitable for large-scale mural artwork. The surface is steel and covered in a black powder coat. Prior to painting, the ramp surfaces will be properly cleaned and prepared to ensure paint adhesion and longevity.

Artists will apply exterior-grade paints designed for the skate park surface, using techniques appropriate for graffiti-style murals, including spray paint and/or hand-applied methods as approved by the City and SCAAC. Once the murals are complete, a protective anti-graffiti coating will be applied to the painted surfaces. This coating will allow any future tagging to be easily removed without damaging the underlying artwork, helping preserve the murals while minimizing long-term maintenance needs.

The murals will feature fun, family-friendly designs that are welcoming and appropriate for all ages. Artwork will incorporate bright colors, dynamic shapes, and playful imagery that reflect creativity, movement, and community. Designs may draw inspiration from skate culture, local character, and positive themes that celebrate Stanwood.

All artwork will be reviewed and approved by the City and the Stanwood Camano Arts Advocacy Commission (SCAAC) to ensure the imagery is positive, non-offensive, and aligned with community values. The goal is to create engaging murals that enhance the park environment, appeal to youth and families, and contribute to a safe, welcoming atmosphere at Heritage Park.

Budget

The total all-inclusive budget for the Heritage Park Art Project is \$15,000. This budget is intended to cover all costs associated with planning, design, materials, installation, and long-term protection of the murals. Anticipated expenses include, but are not limited to:

- Artist stipends or honoraria for participating local artists and students
- Supplies and materials, including exterior-grade paints, primers, sealants, and safety equipment
- Surface preparation and site setup
- Application of a protective anti-graffiti coating
- Project coordination and oversight through the Stanwood Camano Arts Advocacy Commission (SCAAC)
- Minor contingency costs to address unforeseen needs during installation

By leveraging partnerships with local schools and community artists, the project aims to deliver a high-impact public art installation within a modest, cost-effective budget.

Schedule

The Heritage Park Art Project is scheduled for completion by Fall of 2026. To ensure optimal conditions for surface preparation and paint application, all mural painting and coating work will occur during the dry summer months.

Project planning, artist coordination, and design development will take place in advance of installation, allowing mural concepts to be approved by the City Council prior to the start of summer. Installation will be timed to avoid periods of heavy rain or cool temperatures.



City of Stanwood Economic Development Board Staff Report

Item Number: 7.e.
Date: January 16, 2026
Subject: Business Climate Survey Results
Contact Person: Aaron Weinberg, Business & Community Relations
Attachments:
1. Business Climate Survey Results
2. Business Climate Survey Overview

ISSUE

The City issued a Business Climate Survey to understand the opportunities, challenges, and needs facing local businesses.

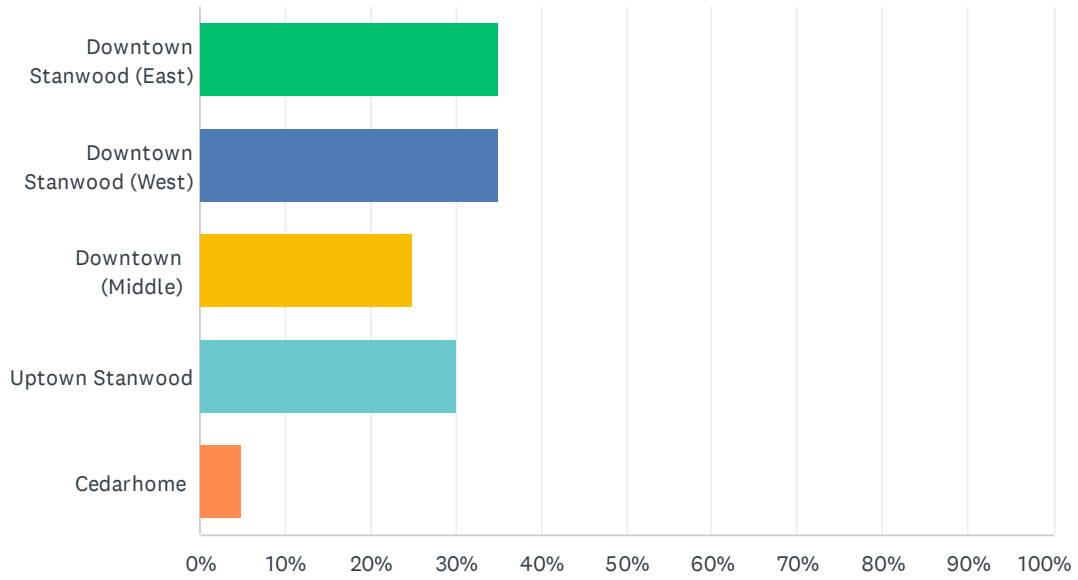
Q3 What is your job title?

Answered: 20 Skipped: 0

#	RESPONSES	DATE
1	Pastor	12/19/2025 3:29 PM
2	Vice President	12/15/2025 5:58 PM
3	OWNER	12/15/2025 9:38 AM
4	Owner	12/11/2025 12:10 PM
5	Business owner	12/8/2025 4:14 PM
6	Business owner	12/7/2025 10:46 AM
7	Owner	12/4/2025 8:34 AM
8	Owner	12/3/2025 11:09 AM
9	owner	12/3/2025 7:28 AM
10	Owner	12/2/2025 9:27 PM
11	Owner	12/2/2025 2:55 PM
12	Owner/operator	12/2/2025 1:20 PM
13	Editor	12/2/2025 11:49 AM
14	Owner	12/1/2025 7:51 PM
15	Owner / Bookkeeper	12/1/2025 3:12 PM
16	Veterinarian/ owner	12/1/2025 3:04 PM
17	ceo	12/1/2025 2:52 PM
18	Chiropractor	12/1/2025 2:37 PM
19	Owner	12/1/2025 12:59 PM
20	Owner	12/1/2025 12:45 PM

Q4 Business Location (Check all that apply)

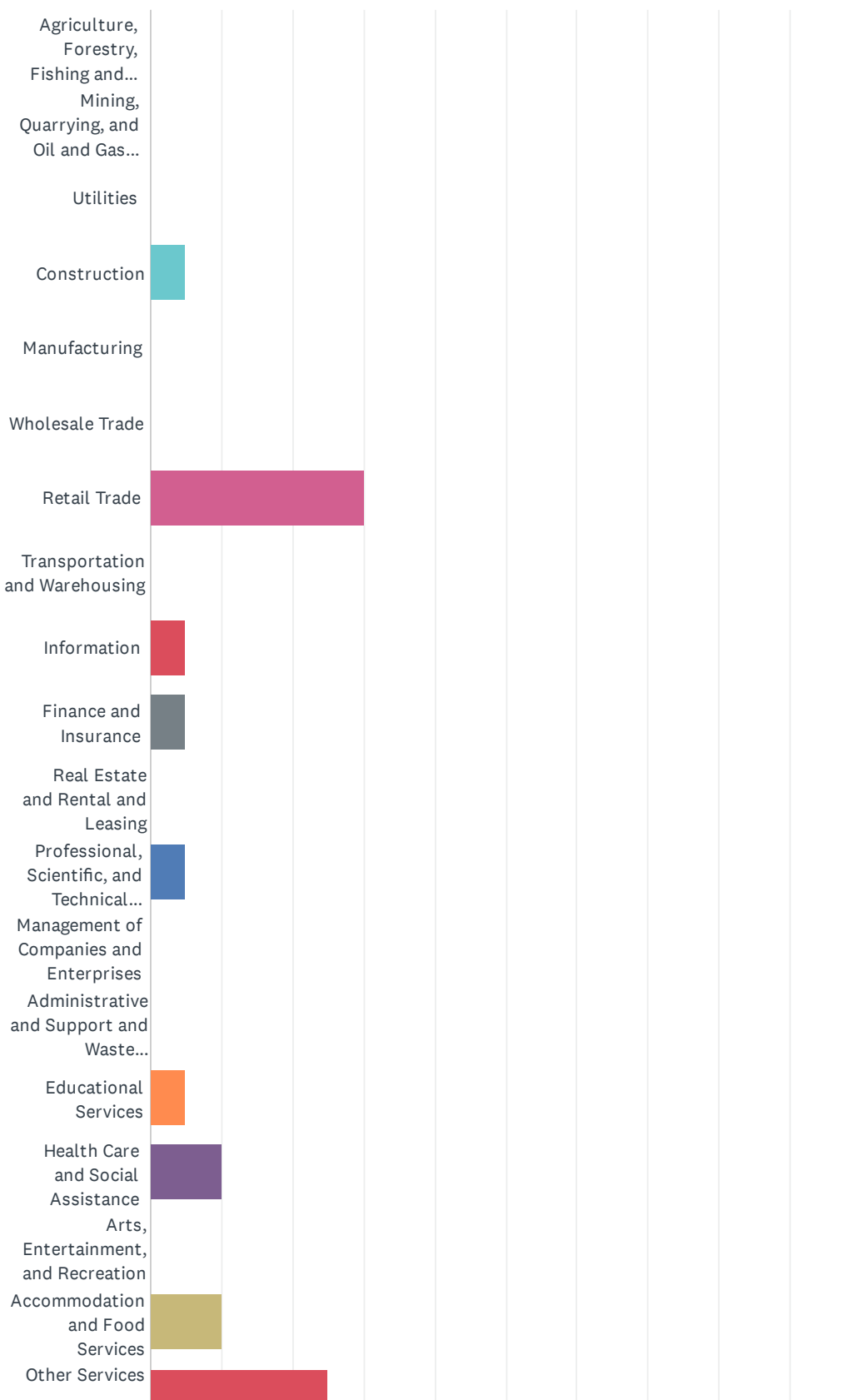
Answered: 20 Skipped: 0



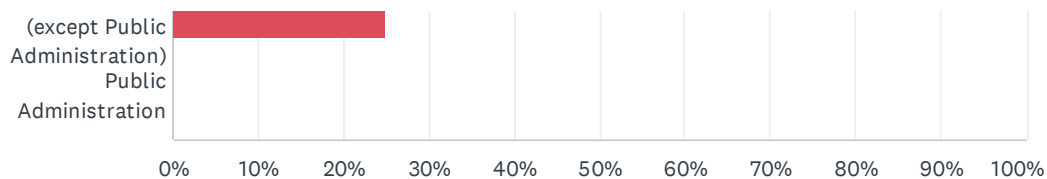
ANSWER CHOICES	RESPONSES	
Downtown Stanwood (East)	35.00%	7
Downtown Stanwood (West)	35.00%	7
Downtown (Middle)	25.00%	5
Uptown Stanwood	30.00%	6
Cedarhome	5.00%	1
Total Respondents: 20		

Q5 What industry best represents your business?

Answered: 20 Skipped: 0



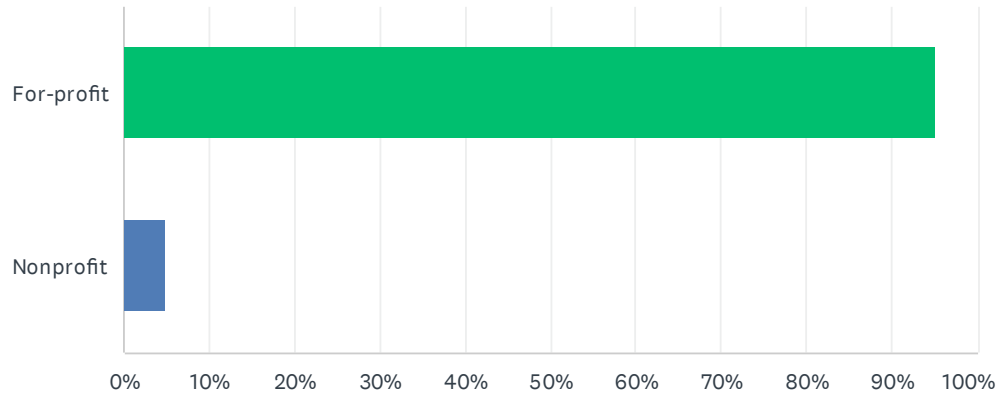
City of Stanwood Business Climate Survey



ANSWER CHOICES	RESPONSES	
Agriculture, Forestry, Fishing and Hunting	0.00%	0
Mining, Quarrying, and Oil and Gas Extraction	0.00%	0
Utilities	0.00%	0
Construction	5.00%	1
Manufacturing	0.00%	0
Wholesale Trade	0.00%	0
Retail Trade	30.00%	6
Transportation and Warehousing	0.00%	0
Information	5.00%	1
Finance and Insurance	5.00%	1
Real Estate and Rental and Leasing	0.00%	0
Professional, Scientific, and Technical Services	5.00%	1
Management of Companies and Enterprises	0.00%	0
Administrative and Support and Waste Management and Remediation Services	0.00%	0
Educational Services	5.00%	1
Health Care and Social Assistance	10.00%	2
Arts, Entertainment, and Recreation	0.00%	0
Accommodation and Food Services	10.00%	2
Other Services (except Public Administration)	25.00%	5
Public Administration	0.00%	0
TOTAL		20

Q6 Business type

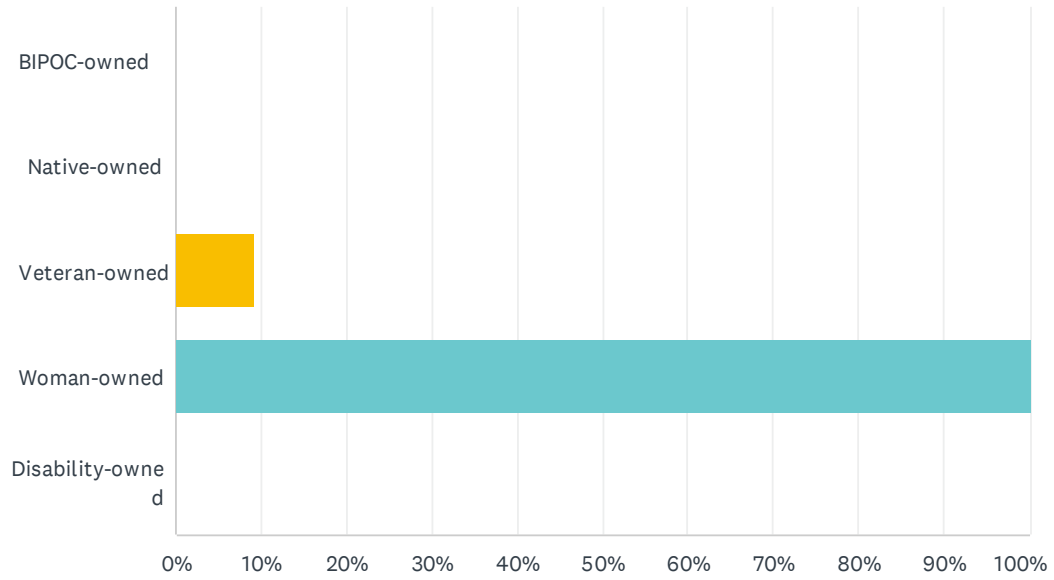
Answered: 20 Skipped: 0



ANSWER CHOICES	RESPONSES	
For-profit	95.00%	19
Nonprofit	5.00%	1
TOTAL		20

Q7 Ownership type (Optional)

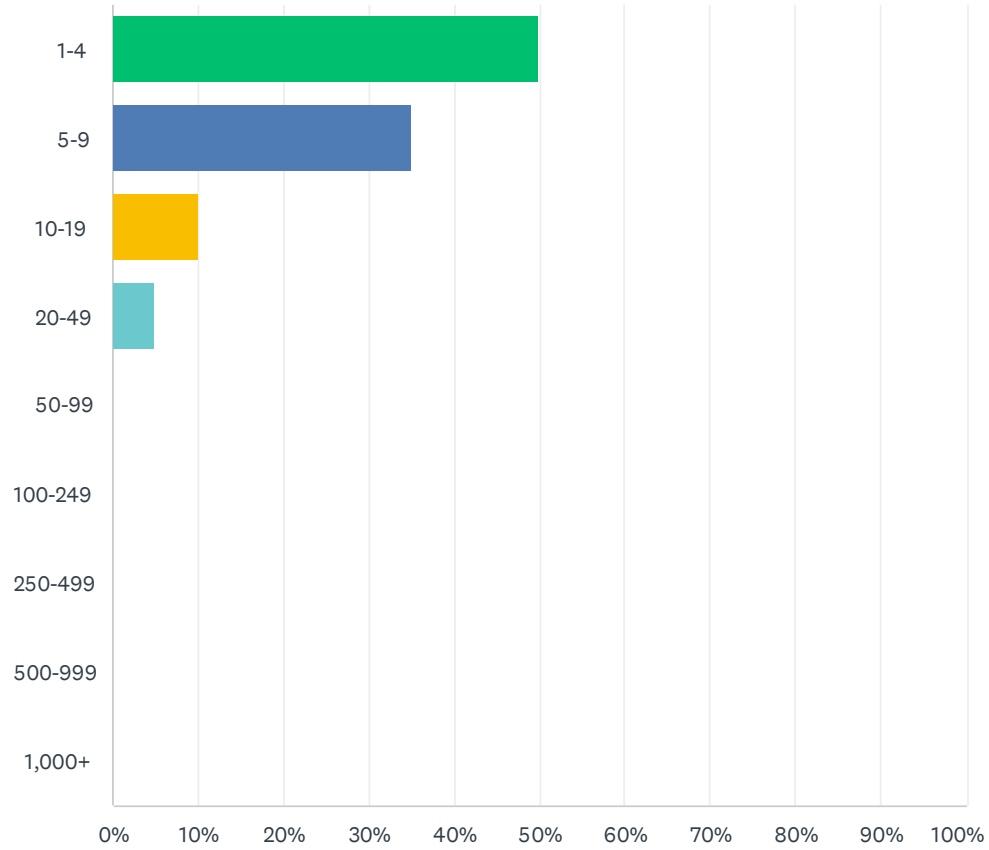
Answered: 11 Skipped: 9



ANSWER CHOICES	RESPONSES	
BIPOC-owned	0.00%	0
Native-owned	0.00%	0
Veteran-owned	9.09%	1
Woman-owned	100.00%	11
Disability-owned	0.00%	0
Total Respondents: 11		

Q8 Number of employees

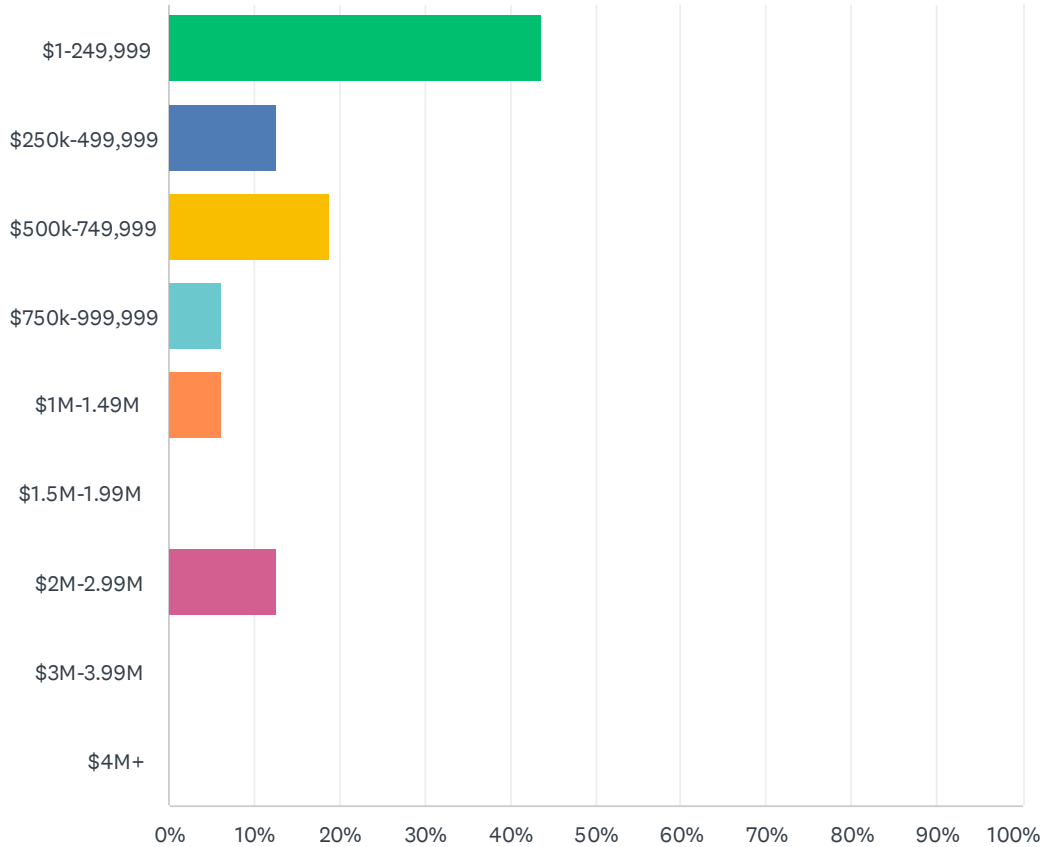
Answered: 20 Skipped: 0



ANSWER CHOICES	RESPONSES	
1-4	50.00%	10
5-9	35.00%	7
10-19	10.00%	2
20-49	5.00%	1
50-99	0.00%	0
100-249	0.00%	0
250-499	0.00%	0
500-999	0.00%	0
1,000+	0.00%	0
TOTAL		20

Q9 Approximate annual gross revenue (revenue BEFORE subtracting costs) (Optional)

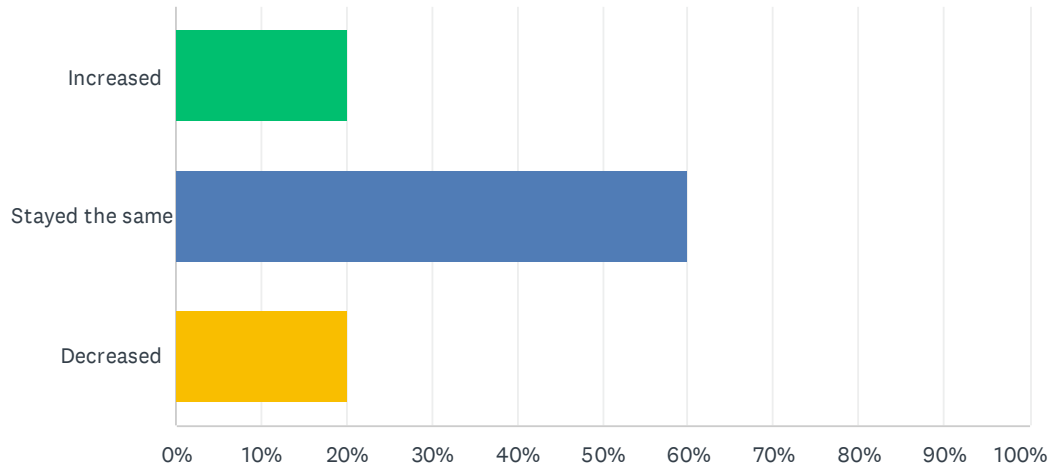
Answered: 16 Skipped: 4



ANSWER CHOICES	RESPONSES	
\$1-249,999	43.75%	7
\$250k-499,999	12.50%	2
\$500k-749,999	18.75%	3
\$750k-999,999	6.25%	1
\$1M-1.49M	6.25%	1
\$1.5M-1.99M	0.00%	0
\$2M-2.99M	12.50%	2
\$3M-3.99M	0.00%	0
\$4M+	0.00%	0
TOTAL		16

Q10 How has your employment changed over the last year?

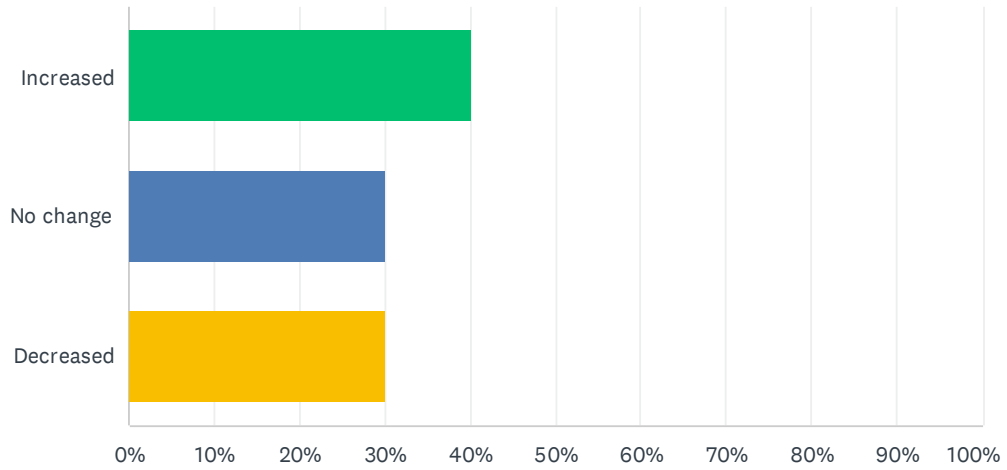
Answered: 20 Skipped: 0



ANSWER CHOICES	RESPONSES	
Increased	20.00%	4
Stayed the same	60.00%	12
Decreased	20.00%	4
TOTAL		20

Q11 How has your revenue changed over the last year?

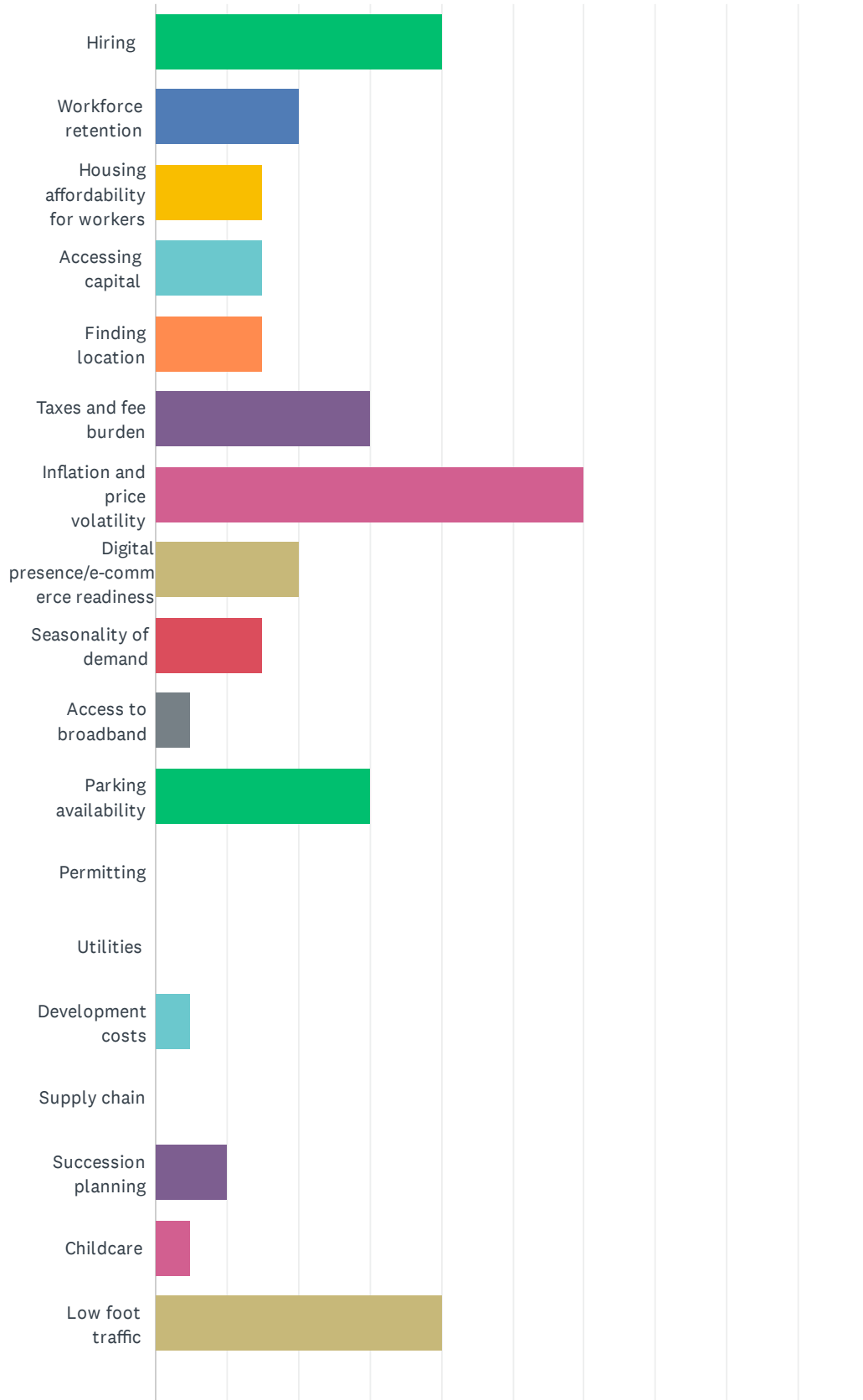
Answered: 20 Skipped: 0



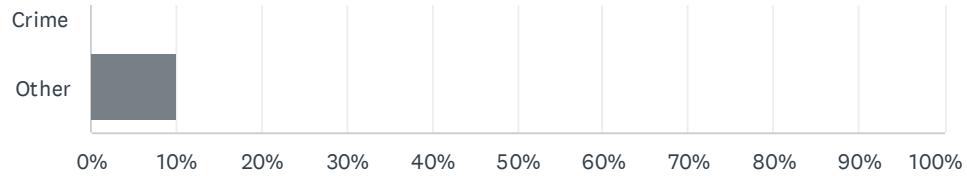
ANSWER CHOICES	RESPONSES	
Increased	40.00%	8
No change	30.00%	6
Decreased	30.00%	6
TOTAL		20

Q12 What business challenges are you facing?

Answered: 20 Skipped: 0



City of Stanwood Business Climate Survey



ANSWER CHOICES	RESPONSES	
Hiring	40.00%	8
Workforce retention	20.00%	4
Housing affordability for workers	15.00%	3
Accessing capital	15.00%	3
Finding location	15.00%	3
Taxes and fee burden	30.00%	6
Inflation and price volatility	60.00%	12
Digital presence/e-commerce readiness	20.00%	4
Seasonality of demand	15.00%	3
Access to broadband	5.00%	1
Parking availability	30.00%	6
Permitting	0.00%	0
Utilities	0.00%	0
Development costs	5.00%	1
Supply chain	0.00%	0
Succession planning	10.00%	2
Childcare	5.00%	1
Low foot traffic	40.00%	8
Crime	0.00%	0
Other	10.00%	2
Total Respondents: 20		

#	OTHER	DATE
1	Low traffic and educating customers on what services we do.	12/15/2025 5:58 PM
2	Road construction	12/1/2025 7:51 PM

Q13 Elaborate on your response (Optional)

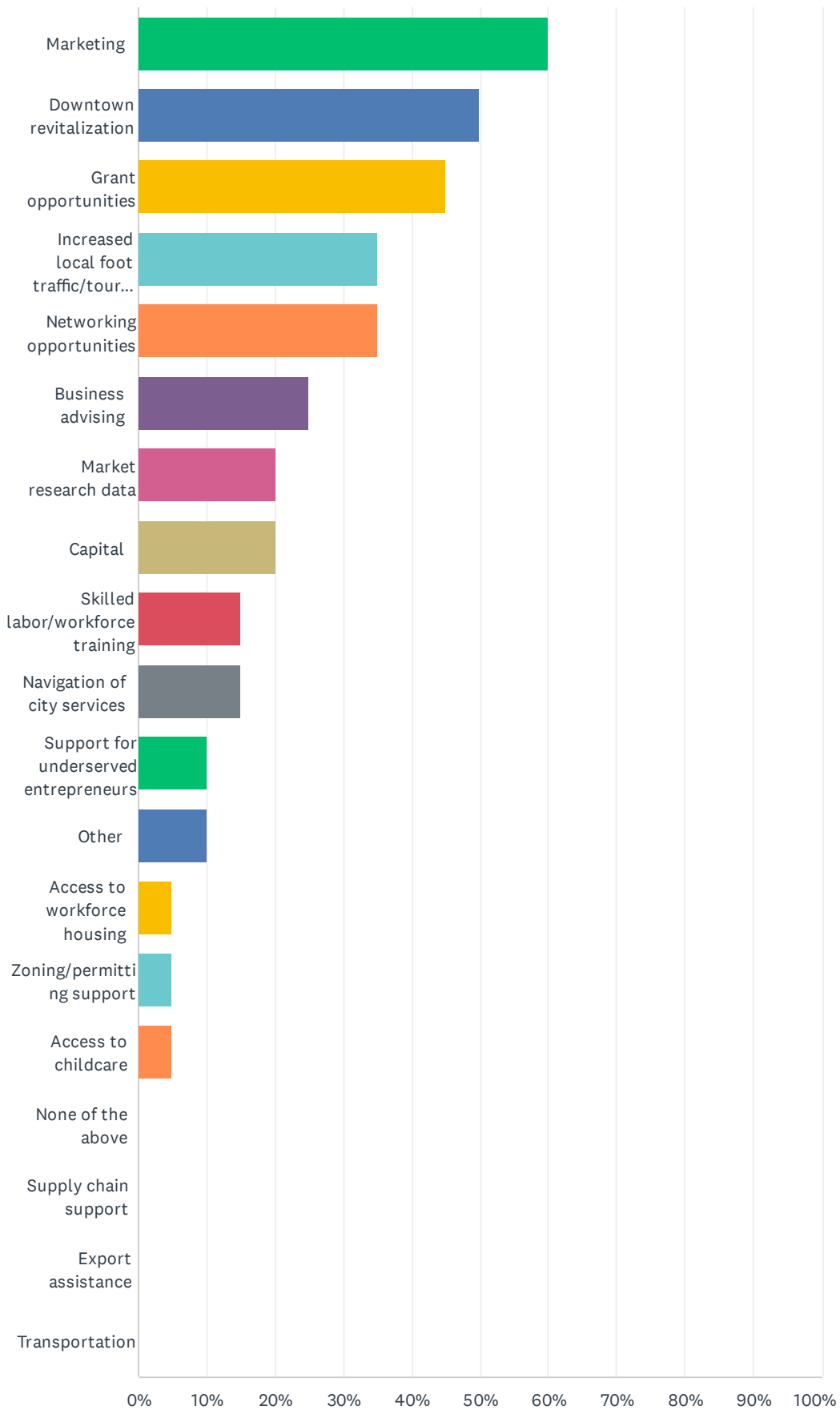
Answered: 6 Skipped: 14

#	RESPONSES	DATE
1	Current hiring climate is very difficult to find qualified and reliable employees. Trying to bring our margins up to afford to attract really good team members, without overpricing our work. I would also like to remodel and do not know what direction to go in, Limited budget but would like to improve to better serve the community and in the end for us to be more financially profitable to stay here.	12/15/2025 5:58 PM
2	Walk in business is down significantly with the construction on 271st NW however we look forward to improvements in safety on this street for pedestrians and others. It is not uncommon to hear someone honking at the pedestrians as they cross because drivers did not see them. Staffing has remained the same but we need to increase in 2026.	12/15/2025 9:38 AM
3	Very slow and unpredictable unless during holidays	12/11/2025 12:10 PM
4	I'm located in the back of the Mercantile Building. I have no street facing signage options so most patrons can't find my business the first time coming in.	12/8/2025 4:14 PM
5	People are spending less when they leave town for big box shopping they're buying gas out of town, dining out of town and spending there dollars out of town. Give them a reason to stay here but better yet, give them a reason to come here.	12/2/2025 2:55 PM
6	Finding a small office location is difficult in the Stanwood area. There are very limited opportunities available. Also, state taxes are tremendous and need to be decreased, not increased.	12/1/2025 3:12 PM

Q14 What types of support would most benefit your business?

Answered: 20 Skipped: 0

City of Stanwood Business Climate Survey



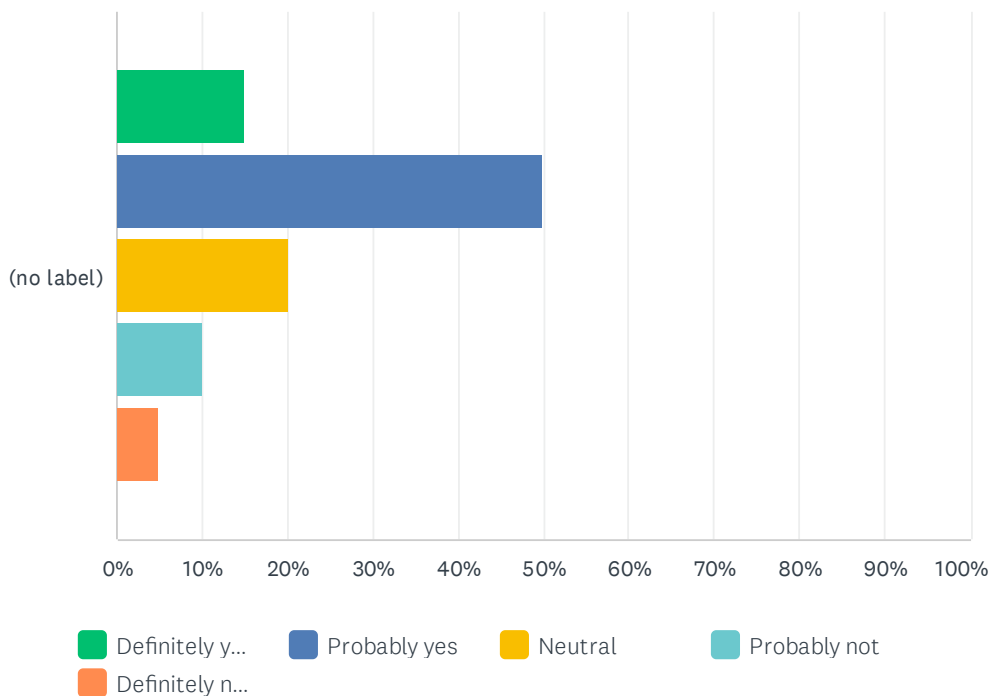
City of Stanwood Business Climate Survey

ANSWER CHOICES	RESPONSES	
Marketing	60.00%	12
Downtown revitalization	50.00%	10
Grant opportunities	45.00%	9
Increased local foot traffic/tourism support	35.00%	7
Networking opportunities	35.00%	7
Business advising	25.00%	5
Market research data	20.00%	4
Capital	20.00%	4
Skilled labor/workforce training	15.00%	3
Navigation of city services	15.00%	3
Support for underserved entrepreneurs	10.00%	2
Other	10.00%	2
Access to workforce housing	5.00%	1
Zoning/permitting support	5.00%	1
Access to childcare	5.00%	1
None of the above	0.00%	0
Supply chain support	0.00%	0
Export assistance	0.00%	0
Transportation	0.00%	0
Total Respondents: 20		

#	OTHER	DATE
1	Would like to see neighbors working together	12/1/2025 7:51 PM
2	Lower taxes	12/1/2025 2:37 PM

Q15 Would you recommend Stanwood as a business location?

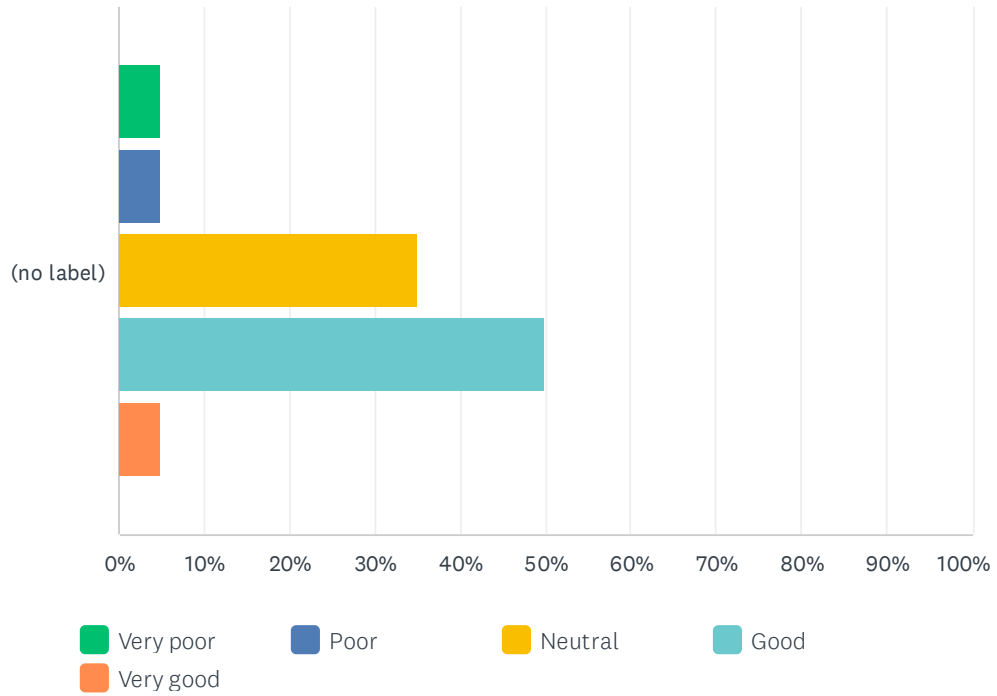
Answered: 20 Skipped: 0



	DEFINITELY YES	PROBABLY YES	NEUTRAL	PROBABLY NOT	DEFINITELY NOT	TOTAL	WEIGHTED AVERAGE
(no label)	15.00% 3	50.00% 10	20.00% 4	10.00% 2	5.00% 1	20	2.40

Q16 Rate the current business atmosphere in Stanwood

Answered: 20 Skipped: 0



	VERY POOR	POOR	NEUTRAL	GOOD	VERY GOOD	TOTAL	WEIGHTED AVERAGE
(no label)	5.00%	5.00%	35.00%	50.00%	5.00%	20	3.45
	1	1	7	10	1		

Q17 General comments on doing business in Stanwood (Optional)

Answered: 8 Skipped: 12

#	RESPONSES	DATE
1	Running an established store has been great. We generally have a very diverse and loyal, if treated correctly, customer base. I like the fact that most in this community are established folks that we can work with to serve them and in turn be able to pay ourselves and staff. I would like the county or city to possibly give advice on how my business can get better visibility to the public.	12/15/2025 5:58 PM
2	We love our strive everyday to provide services to our community.	12/15/2025 9:38 AM
3	Thankful to have the opportunity to do business here, and don't want to be negative with my answers it's just true that it has been rough to keep open for many years now. Will definitely be using the contact Aaron gave me for help with marketing and ideas in the new year!	12/11/2025 12:10 PM
4	Doing business in Stanwood seems like a great idea. You have limited businesses serving a large amount of people but people aren't spending here, hanging out here, bringing friends here. A small portion of businesses that have lots of resources dominate and the city has continued to offer support, access and improvements to only a small part of town. Continuing to acknowledge one block as downtown but telling people there is a vast downtown. It's confusing and frustrating. People are spending less, get them to spend here. Stop focusing on an already thriving one block and start building the future of a vibrant Stanwood.	12/2/2025 2:55 PM
5	Stanwood is a great area and community. My husband and I have been here our whole lives and love to be raising our family here. One of our top concerns for businesses in the area is the limited tourism opportunity for downtown. Because it's not a linked, consistent road of small businesses and restaurants, it isn't walker friendly and makes it more difficult for small businesses that rely on foot traffic to succeed in this area.	12/1/2025 3:12 PM
6	I have 2 other locations and Stanwood is the biggest challenge of them all due to finding staff. also, the need for child care has been lower in the community, the transitional kindergarten in Stanwood has taken over 10 children from this location as well, which it was not supposed to.	12/1/2025 2:52 PM
7	Too much development! Stop taking business & traffic away from our local shops	12/1/2025 12:59 PM
8	We truly enjoy being part of the Stanwood community. We frequently have families ask to leave their car in our parking lot while they walk to nearby restaurants or spend time visiting the shops downtown. We have several ideas for enhancing the exterior of our building and improving the parking lot, and we hope to begin these upgrades early next year. I recently learned about a potential grant available to businesses for building improvements, and I will be looking into that opportunity further. Thank you for all you do to support local businesses. We genuinely appreciate it.	12/1/2025 12:45 PM

Overview

The City in the fourth quarter of 2025 released the Stanwood Business Climate Survey. Intended for business owners or managers/executives, the survey was designed to help the City understand the opportunities, challenges, and needs facing local businesses of all sizes and industries. Feedback will help the City prioritize resources, design programs, and strengthen partnerships supporting economic vitality for all. The City received 20 responses to the survey.

Overall, the survey results indicate that businesses are most impacted by rising costs, workforce challenges, and the need for stronger downtown activity and visibility. The feedback points toward opportunities for strategic focus in areas such as procedures, diversification, pedestrian mobility, downtown vitality, and partnerships—closely aligning with the Economic Development Goals in the Comprehensive Plan. These findings provide useful context for the Economic Development Board as it considers which goals and priorities should guide its advisory work in 2026, particularly at a policy and strategic level rather than through individual project discussions.

While the sample size is limited, the results provide useful insight into the most pressing challenges facing local businesses and areas where City action could have the greatest impact.

Key Business Challenges

Respondents identified several common pain points affecting day-to-day operations and long-term sustainability:

- Inflation and price volatility was the most frequently cited challenge, identified by 60% of respondents.
- Hiring challenges were noted by 40% of respondents, with an additional 20% citing workforce retention as a concern.
- Taxes and fee burden and parking availability were each identified as challenges by 30% of respondents.
- Housing affordability for workers, access to capital, finding appropriate locations, and seasonality of demand were each cited by approximately 15% of respondents.

These results suggest that cost pressures, workforce availability, and the overall operating environment are significant factors influencing business confidence in Stanwood.

Areas Where Businesses Need the Most Support

When asked what types of support would most benefit their business, respondents highlighted several priority areas:

- Marketing support was identified by 60% of respondents as a key need.
- Downtown revitalization was cited by 50% of respondents, underscoring the importance of a vibrant downtown to business success.
- Grant opportunities were identified by 45% of respondents.
- Increased local foot traffic and tourism support was cited by 35% of respondents.
- Business advising (25%) and market research data (20%) were also noted as helpful forms of support.



**City of Stanwood
Economic Development Board
Staff Report**

Item Number: 7.f.
Date: January 16, 2026
Subject: Business Licenses: July - December, 2025
Contact Person: Audrey Rotrock, Associate Planner
Attachments: 1. Business Licenses Table July-Dec 2025

ISSUE

Business Licenses July-December, 2025

July - December, 2025 Business Licenses

City Businesses	Business Description	Location	Number of Employees	Status
VISIBLE COFFEE ROASTERS	Coffee Shop.	7112 268TH ST NW STE 104	12	Processing
SALT & SOUND REALTY	SELLING HOUSES	26910 92ND AVE NW STE C3	1	Approved
SALT & SOUND INERIORS	STAGING FURNITURE	26910 92ND AVE NW STE C3	1	Approved
AMIGO MEXICAN RESTAURANT	FOOD AND BEVERAGES	6996 265TH ST NW STE 101	12	Approved
THE BLONDE METHOD	Cosmetology.	9923 270TH ST NW, STE 101	1	Approved
CASCADE WEST TITLE COMPANY, LLC	Escrow Officer.	7104 265TH ST NW, STE 101	2	Approved
SYLVAN LEARNING CENTER	Tutoring.	8710 271ST ST NW	16	Approved
KENZIE REALTY LLC	Real Estate Sales	26910 92ND AVE NW STE C3	1	Approved
LOW BAR	Bar, Tavern.	8630 271ST ST NW	4	Approved
STANWOOD COTTAGE ADULT FAMILY HOME LLC	Adult Family Home.	7404 280TH PL NW	3	Approved
HAIR BY GABRIELLA MARIA	Hair Salon, Cosmetology.	7208 267TH ST NW	1	Approved
SOUND RESILIENCE HEALTH LLC	Counseling Service.	7359 267TH ST NW, STE E	2	Approved
TAILORED HOMESCHOOL	Home Schooling, Used Book Store, Children Books, Educational Programs.	8827 Viking Way	1	Approved
BOEING EMPLOYEES' CREDIT UNION	Credit Union.	26902 92ND AVE NW, STE D	6	Approved
BALANCED ROOTS MASSAGE THERAPY AND ESTHETICS, PLLC	Health Spa.	9923 270TH ST NW, STE 104	1	Approved
STUDIO JEANS L.L.C.	Hair Salon.	26915 98TH DR NW	1	Approved
DOMINOS PIZZA	Pizza Take-out, no Liquor.	9322 271ST ST NW, STE A8	20	Approved
BRIDGET D FAST	Hair Salon.	9901 272ND PL NW	1	Approved
HISSHO SUSHI	Food Wholesale.	26603 72ND AVE NW	0	Approved
SUPREME PRODUCE	Restaurant.	27008 92ND AVE NW	2	Approved
BRYAND, BARBARA ANN	HAIR STYLIST	27500 102ND AVE NW, STE 4	1	Approved
NAHA TERIYAKI	Fast Food Restaurant.	9322 271ST ST NW	2	Approved
BARAKA SUU ADULT FAMILY HOME LLC	Adult Family Home, Adult Family Home Care.	27913 76TH DR NW	0	Pending Information
JAMISSA AFH LLC	Adult Family Home.	27921 75TH DR NW	3	Approved
NORDVAKA HYPNOTHERAPY	Hypnotherapy.	8701 271ST ST NW, STE 103-A	3	Approved
DEFINING DERMATOLOGY	Medical Clinic.	7208 267TH ST NW, STE 102	3	Approved
MD'S ADULT FAMILY HOME LLC	Adult Family Home.	28213 80TH AVE NW	3	Approved
Total City Businesses: 27		Total Employees:	103	

Non-Profit	Business Description	Location	Number of Employees	Status
AG FRAMING, LLC	Construction, Contractor, Construction, Framing - Construction.	N/A	0	Pending Information
Total Non-Profits: 1		Total Employees:	0	

Non-City	Business Description	Location	Number of Employees	Status
EMERALD CITY ELECTRIC	Journeyman Electrician, Specialty Electrician, Electrician.	N/A	0	Processing
ABBI'S PLUMBING AND REMODEL	Plumbing - Install, Repair.	N/A	2	Approved
TP PLUMBING & DRAINS LLC	plumbing repair & drain cleaning	N/A	1	Approved
THERM AND SEAL SPRAY FOAM INSULATION LLC	Spray foam and Insulation on residential and commercial new and existing construction.	N/A	4	Approved
EXPRESS ELECTRIC, INC	Electrical Contractor, Management Company.	N/A	3	Approved
QUICK DRY RESTORATION	Water Damage Restoration	N/A	4	Approved
GLOBAL DIVING & SALVAGE		N/A	3	Processing
AVM AUTO GLASS LLC	Auto Glass - Install, Repair, Auto Glass Sales.	N/A	1	Approved
ROBERTSON TEMPLATING LLC	Drafting, Draftsman.	N/A	1	Approved
WYATTS COLLECTIBLES LLC	Online Sales, Collectibles.	N/A	1	Approved
HARBOR LIGHT CARE LLC	Social Worker, Uncertified.	N/A	5	Approved
AMRIZE WEST CENTRAL INC.	Building Materials Company. EXTRACTING	N/A	0	
ASPEN PLUMBING SERVICES LLC	Plumbing - Install, Repair, Plumbing Fixtures, Parts and Supplies.	N/A	1	Approved
RESTORED KITCHENS LLC	Remodeling	N/A	1	Approved
COURT DEVELOPMENT, INC.	ATHLETIC COURT CONSTRUCTION	N/A	4	Approved
EVERBRITE HOME IMPROVEMENT	Building Repair, Contracting, General Business, Drywall - Install, Home Renovation, Painting - Construction. HOME RENOVATION. HOME REPAIR. PAINTING SE	N/A	1	Approved
ARLINGTON ELECTRIC, INC.	ELECTRICAL CONTRACTING SERVICES. GENERATORS, SOLAR, WIND ETC	N/A	2	Approved
MR. ROOTER PLUMBING & DRAIN	Plumbing - Install, Repair.	N/A	2	Approved
COWBOY COFFEE CO LLC	All Other Miscellaneous Retailers.	N/A	0	Pending Information
PACIFIC CREST POWER	Electrical Contractor.	N/A	2	Approved
NATURES WILD SIDE PHOTOGRAPHY	Photographer.	N/A	1	Approved
OMS BUILDINGS	Contractor, Construction, Construction.	N/A	1	Approved
4G PAINTING LLC	Painting - Construction, Remodeling.	N/A	2	Approved
B & B CONCRETE CONSTRUCTION LLC	CONCRETE CONSTRUCTION; FOUNDATIONS, FOOTINGS, SLABS, RETAINING WALLS.	N/A	3	Approved
PACIFIC CURRENT ELECTRIC LLC	Electrical Contractor.	N/A	1	Approved
SMITH, SERINA	Janitorial, Commercial, Janitorial, House Cleaning.	N/A	1	Approved
INDEV, LLC	Computer Consulting.	N/A	1	Approved
BRAT BROS LLC	Mobile Food Vendor.	N/A	2	Approved
DUANE HARTMAN & ASSOCIATES, INC.	PROFESSIONAL CONSULTING SERVICES IN SURVEYING & MOPPING AND CAD GRAPHICS & CARTOGRAPHY	N/A	2	Approved
WEST MECHANICAL OF BELLINGHAM INC.	MFR , SVCINSTALLATION AND SERVICE WORK ON HVAC & REFRIGERATION EQUIPMENT	N/A	2	Approved
OCEAN SAGE AVOCATION	Maids' and Butlers' Service.	N/A	1	Approved
FLOORING WITH SISCO LLC	FLOORING	N/A	2	Approved
BEAR CREEK TREE WORKS	TREE REMOVAL/TRIMMING, STUMP GRINDING	N/A	3	Approved
OHANA PLUMBING, LLC	Plumbing - Install, Repair, Contractor, Construction, Plumbing Fixtures, Parts and Supplies.	N/A	1	Approved
CEDAR & SUDS	LIFE COACHING, WORKSHOPS, SEMINARS, RETREATS	N/A	1	Approved
MEL'S CLEANING SERVICE	Janitorial, Commercial.	N/A	1	Approved
AWR, INC.	RTLINDUSTRIAL CONTRACTING WELDING EQUIPMENT REPAIR	N/A	2	Approved
ASHLEY GRIFFIN	Photographer.	N/A	1	Approved
ELAVON, INC.	PAYMENT CARD PROCESSING AND SALES OF RETLATED SUPPLIES	N/A	0	Approved
JAKE ESTRADA	INTERPERTING	N/A	1	Approved
LUCIA'S MOBILE DOG SALON LLC	Animal Groomer.	N/A	1	Approved
AUTOLOGIC CONSULTING LLC	Consulting Services.	N/A	1	Approved
WETHERHOLT AND ASSOCIATES, INC.	ROOFING AND WATERPROOFING CONSULTING, LEAK INVESTIGATIONS, INTERIOR MOISTURE INVESTIGATION, AND ALTERNATIVE DISPUTE RESOLUTION AS "EXPERT MEDIATORS".	N/A	2	Approved
BARNET CONSTRUCTION	Contracting, General Business, Contractor, Construction.	N/A	1	Approved
CHERRY R. SANTOS	Behavioral Health.	N/A	1	Approved

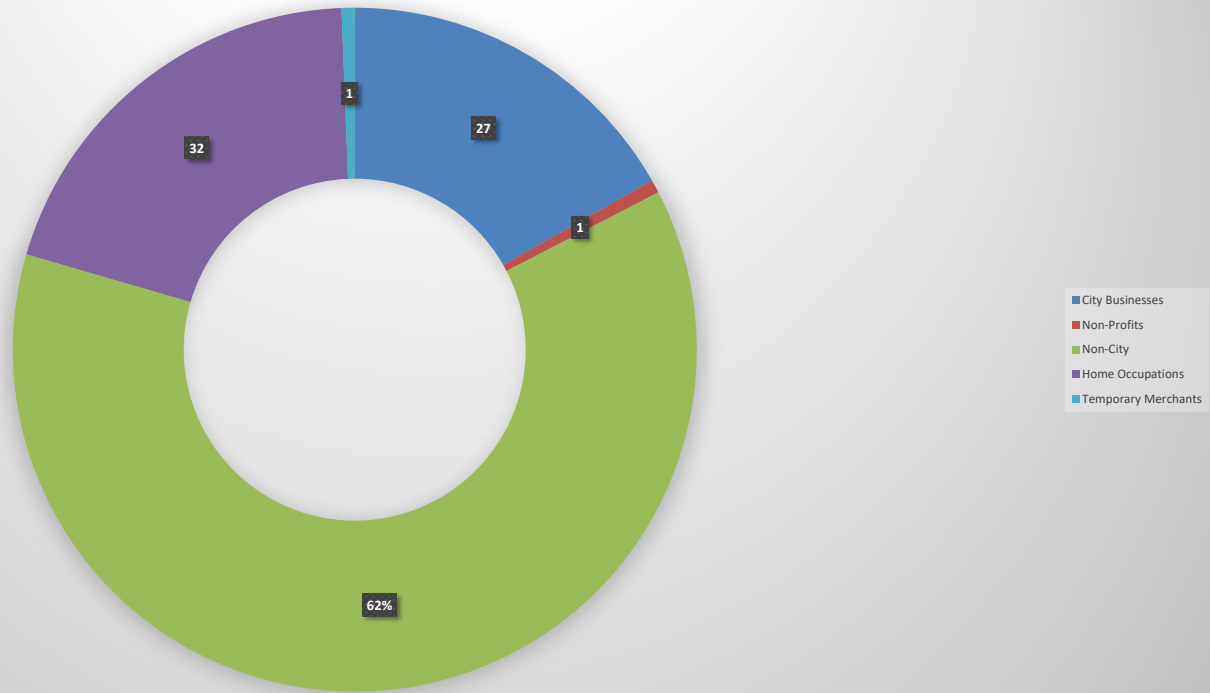
PERFORMANCE NINJA SERVICES CORP	Consulting Services. DIGITAL CONTENT, TRAINING CONTENT, SELF-HELP CONTENT WITH ONLINE DELIVERY	N/A	1	Approved
CB WELDING, LLC	Construction, Metals - Construction.	N/A	2	Approved
SUNERGY SOLAR LLC	Solar Equipment, Sales, Electrical Contractor, Contractor, Construction. WE WILL SELL AND INSTALL SOLAR PV SYSTEMS	N/A	0	Approved
HOOLIGANS HARVEST	Farming, Gardening.	N/A	1	Approved
HEATCOOLX SYSTEMS LLC	Construction.	N/A	1	Approved
ISLAND DECK AND RAIL LLC	BUILD AND REMODEL DECKS AND DECK RAILINGS	N/A	3	Approved
SIGN +	Banners and Signs, Marketing, Advertising.	N/A	2	Approved
FIRST-CITIZENS BANK & TRUST COMPANY	RETAIL AND COMMERCIAL BANKING	N/A	1	Approved
GLASGOW CONSTRUCTION GROUP, LLC	Construction, Remodeling.	N/A	1	Approved
RENEGADE ELECTRIC, LLC	Electrical Contractor, Electrician, Journeyman Electrician.	N/A	1	Approved
THE ROOF WIZARD	Contractor, Construction.	N/A	8	Approved
SYSTEMS SEITEL LLC	TECHNOLOGY CONSULTING SERVICES	N/A	0	Approved
BOWEN CONTRACTORS INC.	CONSTRUCTION CONTRACTING, REMODELS, CARPENTRY	N/A	10	Approved
LEAFFILTER BY LEAF HOME	Gutter - Install, Repair, Gutter Cleaning.	N/A	5	Approved
MAKERS AND FINDERS MARKET	All Other General Merchandise Retailers, All Other Miscellaneous Retailers, Antiques, Sales. I AM CURRENTLY LOOKING FOR A RETAIL STOREFRONT. I WILL RE	N/A	0	Approved
WESTERN CONCRETE & CONSTRUCTION	Contractor, Construction, Construction, Concrete - Install, Concrete Breaking, Cutting, Sawing, Etc.	N/A	1	Approved
LIV CLEAN, LLC	RESIDENTIAL HOUSE CLEANING	N/A	1	Approved
FRONTIER GENERAL CONTRACTOR L.L.C.	GENERAL CONTRACTOR CONSTRUCTION	N/A	2	Approved
REBELS OUTPOST	Trading Cards.	N/A	1	Approved
CARVANA, LLC	Online used vehicle sales	N/A	1	Approved
STITCHES AND STORIES	Artisan, Craft / Art Sales, Art Instructor, Fair Vendor, Merchandise. I WILL BE CREATING PATTERNS FOR THE FIBER ARTS COMMUNITY, PHYSICAL ITEMS (FIBER	N/A	1	Approved
CASCADE CONSTRUCTION COMPANY, INC.	COMMERCIAL MASONRY CONTRACTOR	N/A	5	Approved
VONAGE BUSINESS INC.	TELECOMMUNICATION	N/A	0	Approved
ATF CONSTRUCTION LLC	Siding - Install, Repair, Window Installation, Garage Door - Install, Repair, Construction.	N/A	1	Approved
SOUTHWEST STONE L.L.C.	Construction.	N/A	1	Approved
POLISH PROS HQ LLC	TRUCK WASHING	N/A	1	Approved
ALL THINGS NEW AUTO DETAILING SERVICES	Contracting, General Business.	N/A	1	Approved
MULCAHY MEADOWS	Cutting Flowers, Essential Oils/Lotions, Gardening, Florist.	N/A	2	Approved
BAY ALARM COMPANY	INSTALLATION, SERVICE AND INSPECTION FOR COMMERCIAL AND RESIDENTIAL BURGLAR AND FIRE SYSTEMS.	N/A	1	Approved
BLUE LAKE CONSTRUCTION, LLC	CONSTRUCTION AND REMODELING SERVICES.	N/A	3	Approved
MR. HANDYMAN OF EVERETT	Handyman.	N/A	2	Approved
BEAM TEAM CONSTRUCTION, INC.	General Contractor CONSTRUCTION	N/A	2	Approved
SNYDER GREEN	Heating Oil Sales	N/A	1	Approved
PRO SALES INCORPORATED	FOOD PROCESSING EQUIPMENT	N/A	2	Approved
CORE CONTRACTORS LLC	Construction, Contractor, Construction, Construction Estimates, Demolition - Construction, Remodeling.	N/A	1	Approved
TRACKLINE EARTHWORKS	Excavating - Construction, Excavating Equipment.	N/A	2	Approved
CMS/NEXTECH	commercial hvac installation, repair, and maintenance	N/A	1	Approved
PICASSO PAVING	ASPHALT PAVING - ROADS, PARKING LOTS, DRIVEWAYS, ETC. - COMMERCIAL & RESIDENTIAL	N/A	9	Approved
PYE-BARKER FIRE & SAFETY, LLC	Fire Protection System, Install, Fire Protection System, Repair, Fire Protection Sprinklers, Fire Alarm Inspection, Fire Alarm System.	N/A	2	Approved
PROCOAT PLUS LLC	Painting - Construction.	N/A	1	Approved
STICKS AND STEMS LLC	FLOWERS, CRAFTS, CLOTHING, TUBERS	N/A	1	Approved
KPG PSOMAS	Information Services.	N/A	1	Approved
REAL ASSIST PRO	I HELP AND PROVIDE SERVICES TO REAL ESTATE AGENTS.	N/A	1	Approved
EVERGREEN BUILDING MAINTENANCE INC.	Janitorial, Commercial.	N/A	8	Approved

WEST COAST CRYOGENIC SOLUTIONS	VACUUM JACKETED PIPE	N/A	6	Approved
SARBER CONSTRUCTION LLC	Construction. CONSTRUCTING TINY HOMES AT BUSINESS LOCATION THAT ARE TRANSPORTED AFTER PURCHASE.	N/A	1	Approved
JNR FLOORING, KITCHEN AND BATH	Contractor, Construction.	N/A	2	Approved
SISADMIN LLC	COMPUTER CONSULTATION & WEB DESIGN	N/A	1	Approved
PACIFIC BLISS CLEANING SERVICE L.L.C.	Cleaning Service.	N/A	1	Approved
FISCHER HEATING & AIR CONDITIONING, INC.	SALES, INSTALLATION, AND REPAIR OF HEATING AND AIR CONDITIONING EQUIPMENT IN RESIDENTIAL AND COMMERCIAL STRUCTURES	N/A	2	Approved
EPIC PLUMBING LLC	Journeyman Plumber, Plumbing Fixtures, Parts and Supplies, Specialty Plumber, Plumbing - Install, Repair.	N/A	4	Approved
GRAFFIX	DESIGN AND PRODUCTION OF VINYL GRAPHICS(BOTH COMPUTER CUT AND/OR PRINTED) FOR VEHICLES, DISPLAYS, BANNERS, ARCHITECTURAL SIGNAGE AND THEIR RELATED ITE	N/A	1	Approved
HARMONIOUS HUES - ACRYLIC ARTS	Painting - Artist.	N/A	1	Approved
CITY WIDE FENCE COMPANY	WHOLESALE,RETAILFENCEMATERIALSANDFENCINGINSTALLATION	N/A	2	Approved
T4 CONSTRUCTION AND CONSULTING SERVICES LLC	Provide construction and consulting services specializing in Insurance claim restoration	N/A	0	Approved
Total Non-City: 100		Total Employees:	186	

Home Occupations	Business Description	Location	Number of Employees	Status
REPLICATOR PRODUCTIONS LLC	All Other Miscellaneous Retailers, All Other General Merchandise Retailers.	Stanwood	1	Approved
KINDRED THERAPY PLLC	Marriage & Family Therapy, Therapy, Counseling.	Stanwood	0	Processing
DAN HOUSE		Stanwood	1	Approved
PNT CONSTRUCTION LLC	CONSTRUCTION REMODELING, INSTALATION, PAINTING,	Stanwood	2	Approved
GREENE BROTHER'S CONSTRUCTION LLC		Stanwood	0	Processing
POSH AUTO DETAILING LLC	AUTO DETAILING	Stanwood	1	Approved
MERRITT CONSOLIDATION SERVICES	Legal Consultant.	Stanwood	0	Pending Information
GLASS SLIPPER EVENTS LLC	Event Planner.	Stanwood	1	Approved
SALVUSWORKS	Software Development, Software SAAS, Software Sales, Engine Parts - Sales, Repair, Engineering Consultant.	Stanwood	0	Pending Information
GRAYCIE'S BOUTIQUE	Gift Shop, Copywriting Service.	Stanwood	1	Approved
NORTH SOUND EARTHWORKS LLC	EARTHWORKS, GRADING, LANDSCAPING, JUNK REMOVAL	Stanwood	1	Approved
KUKIZ KRYSTAL KOVE	Jewelry Retailers.	Stanwood	2	Approved
STRETCH PNW	Personal Trainer.	Stanwood	0	Approved
ELEVATED ELECTRIC	Electrical Contractor.	Stanwood	1	Approved
BAYES, DEBRA J	Provide training in intercultural competence through group and individual mentoring.	Stanwood	1	Approved
RED PANDA ARTS	Video Game Manufacturing, Computer Game Manufacturing, Freelance Illustrating.	Stanwood	1	Approved
FTF COUNSELING, PLLC	Mental Health Counselor, Substance Abuse Counselor.	Stanwood	0	Approved
LOTUS SPA	SKIN CARE SERVICE	Stanwood	1	Approved
A+AUTO CARE MAINTENANCE	Auto Repair. MY BUSINESS WILL ONLY BE UTILIZING ONE STALL OF MY GARAGE TO ASSIST THE COUMUNITY OF STANWOOD WITH LIGHT REPAIR AND MAINTANCE OF THERE AU	Stanwood	0	Approved
614 DIGITAL PHOTOGRAPHY	PHOTOGRAPHY ONLINE SALES	Stanwood	1	Approved
G. A. POWELL CONSTRUCTION, INC.	LABOR CONSTRUCTION CONTRACTOR RESIDENTIALHOUSING	Stanwood	3	Approved
SALT AND LIGHT FILMS	Photographer.	Stanwood	1	Approved
AMAZING CARPET AND TILE CLEANING, LLC	CARPET, FURNITURE, TILE, CONCRETE, OR OTHER HARD SURFACE CLEANING.	Stanwood	1	Approved
KASS HOMES	Remodeling.	Stanwood	1	Approved
THE JOY CO PLAY CAFE LLC	Coffee Shop.	Stanwood	0	Pending Information
PEACE LOVE FAITH HOMECARE	IN HOME CAREGIVING SERVICES	Stanwood	1	Approved
IRON KINGDOM WOMEN	Personal Trainer.	Stanwood	1	Approved
PETAL + VINE	Florist, Equipment Rental, Event Planner.	Stanwood	1	Approved
LUXTERRA	Watch, Sales, Watch - Service and Repair, Online Sales, Clothing and Clothing Accessories Retailers. SELLS WATCHES, ACCESSORIES, AND LIFESTYLE GOODS O	Stanwood	1	Approved
ELEMENTAL PLUMBING & FIRE PROTECTION LLC	Plumbing - Install, Repair, Fire Sprinkler System Contractor, Fire Protection Sprinklers.	Stanwood	2	Approved
NICK BARKER'S FLOWER DELIVERY	Delivery Service.	Stanwood	0	Pending Information
THOUGHTFULLY YOURS	CUSTOM GIFT BASKETS	Stanwood	1	Approved
Total Home Occupations: 32		Total Employees:	28	

Temporary Merchant	Business Description	Location	Number of Employees	Status
Edward Jones - Daya Aglugub	Door to Door Financial Advising for Saving/Investing	26231 72nd Ave NW, STE 202	1	Approved
Total Temporary Merchants: 1		Total Employees:	1	

Business Licenses July - December, 2025





City of Stanwood Economic Development Board Staff Report

Item Number: 7.g.
Date: January 16, 2026
Subject: Year-In-Review
Contact Person: Aaron Weinberg, Business & Community Relations
Attachments: 1. 2025 YEAR IN REVIEW

ISSUE

At the beginning of each year, staff presents to the Economic Development Board a year-in-review summary of the work accomplished in the Community Development Department. Attached is the 2025 Year-In-Review Report.



COMMUNITY DEVELOPMENT DEPARTMENT 2025 YEAR IN REVIEW

At the beginning of each year, staff prepares a year in review summary of the work accomplished. During 2025 the Community Development Department workload included:

Long Range Planning:

- Staffed the Planning Commission
- Adopted the following amendments to the Stanwood Municipal Code:
 - Permit Procedures
 - Critical Areas Code Amendment and Associated Clarification Code
 - Missing Middle Housing Code
 - Land Division and Adjustments (Subdivision Code)
 - Street & Utility Standards Update
 - SEPA Rules
 - Nonconforming Regulations
- Adopted 2025 Comprehensive Emergency Management Plan
 - Continuity of Operations Plan
 - Continuity of Government Plan
- Intent to Annex Resolution (Woodland Commons Annexation)
- Processed 80 boxes of old land use files for archives.
- Prepared a Permit Procedures Manual outlining step-by-step procedures for reviewing permits in the City.
- Initiated a *Climate Change Roadmap* strategy to identify needed changes to the Comprehensive Plan in response to state law. Document will be completed in 2026.

Economic Development / City Beautification / Twin City Mile Programs:

- Staffed the Economic Development Board
- Hired the Business & Community Relations Coordination Position.
- Continued Implementation of the Storefront Improvement Program
- Finalized concept plans for the Cedarhome Triangle, 102nd Avenue and Camano Street. Public Works managed the construction of the 88th Avenue intersection improvements the mid-block crossing project.
- Continued to work on the concept design for the Brick Road.
- Initiated the Downtown District Initiative to evaluate the creation of an Arts District / Main Street Program / Historic Preservation Program.
- Prepared 60% Plans for Depot Park.
- Purchased holiday decorations and trees for main street events.
- Initiated three art projects: Depot Park, Downtown Mural Project and the Skateboard Park Graffiti Art Project.
- Staffed, processed, and/or participated in approximately 23 special events such as: Summer Concert Series, Movies in the Park, National Night Out, Touch-A-Truck, parades, Car Show, Ghouls Night Out, Holiday Ornament Event, Light Up Your Holidays, Glass Quest, 5-K runs, the Snow Goose Festival and the Studio Tours.
- Coordinated business ribbon cutting events.
- Published five community newsletters.

Current Planning:

- Subdivisions
 - Issued final plat for Bakerview, Phase 2 and Meadow Hawk for a total of 237 lots
 - Continued planning support for Stock Bridge Meadows and August Landing.
- Site Development
 - Issued Notice of Decision for Viking Way Mixed-Use project.
 - Continued planning work and support on Viking Village and Cedarside projects.
- The City issued 59 new single-family homes, 86 townhouses, and 87 multifamily units this year (as of December 19, 2025).
- Issued the IS4 Phase 2 permit.
- Issued and RFQ and selected a firm to prepare an AI permit review model for the City. Implementation to occur in 2026.

Permit Activity Review:

The number of permits submitted per year reflects the Community Development Departments workload: each permit submitted is processed and reviewed by city planners, the building official and / or the City engineering team. The numbers reflected in the data below are as of December 19, 2025.

The data reveals a consistent volume of permit activity in Stanwood over the last four years, reflecting steady development trends. Below are key highlights from the analysis:

Permit Volume Trends:

- 2022: 429 permit applications
- 2023: 489 permit applications
- 2024: 475 permit applications
- 2025: 481 permit applications

Building Permits:

- The majority of building permits submitted included new single-family/townhouse units (90), residential remodels (36), mechanical permits (77), plumbing permits (28), and fire permits(45).
- The 2025 building permit activity continues to indicate a focus on residential development and upgrades.

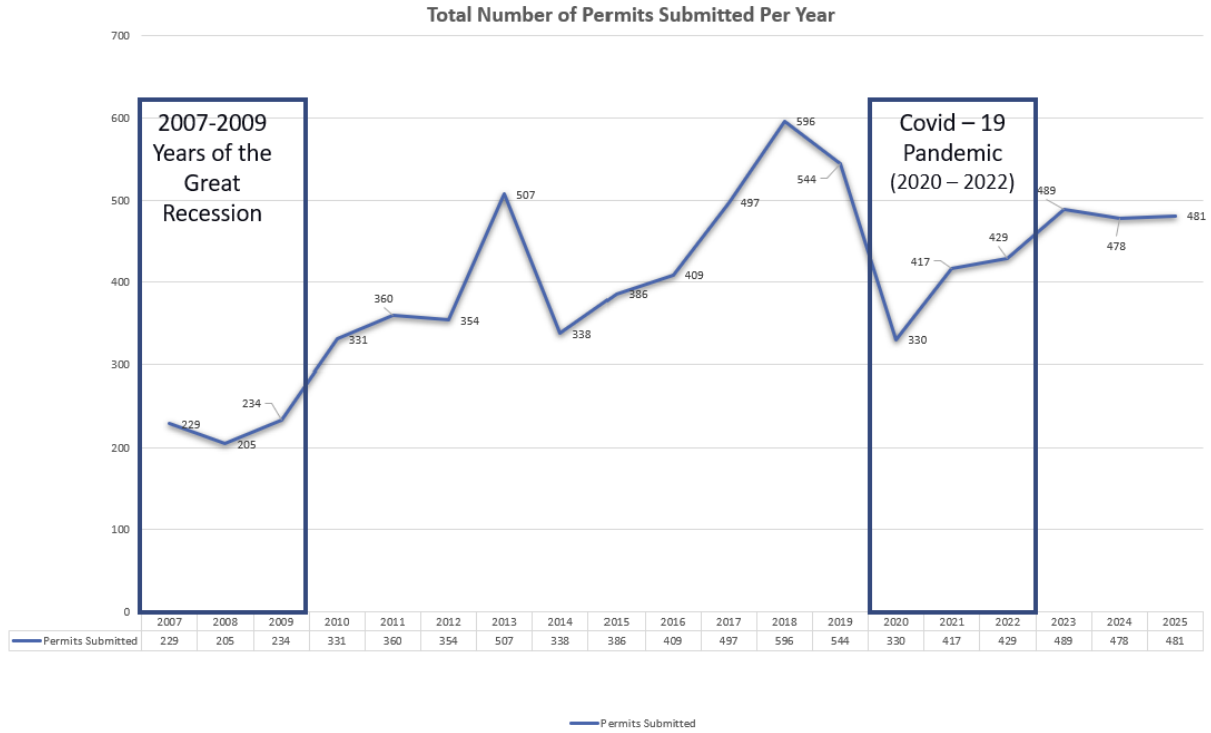
Land Use Applications:

- No major land use applications were submitted in 2025. As land use applications are the precursor to future building permit submissions, the number of residential units being built in Stanwood is predicted to slow down after the current backlot of residential units is built out.
- The majority of land use permits in 2025 were for flood plain permits (48), followed by sign permits (21), code amendments (7) and final plats (4). Only the final plats will generate future residential units.

Engineering Permits:

- Right-of-Way (42) Permits continue to be the most common permits issued by the Engineering Department, indicating continued infrastructure work and utility-related activities. Work included 4 civil plan review projects and 3 site development permits.

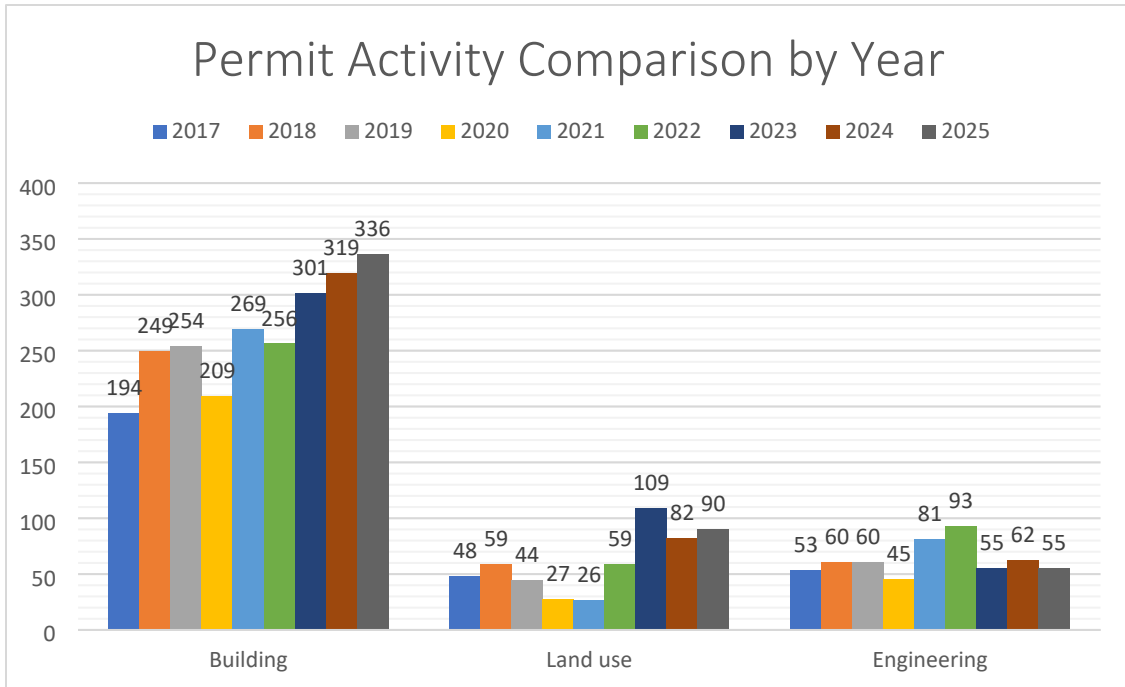
Permits by the Numbers:



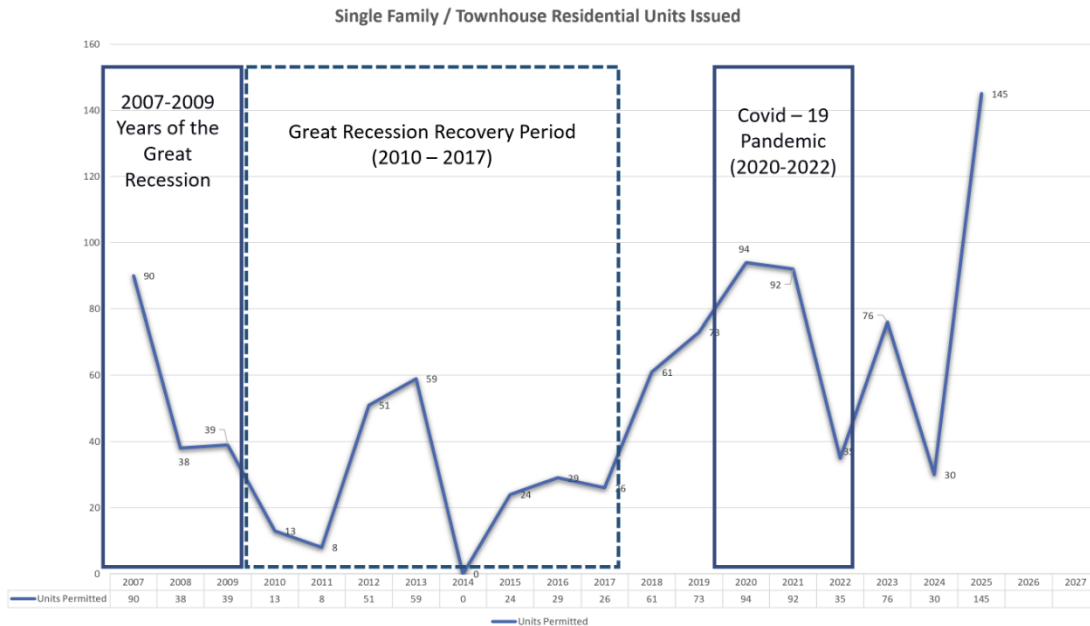
The chart shows that permit activity is closely tied to broader economic conditions but demonstrates strong long-term resilience. During the Great Recession (2007–2009), permit submissions remained relatively low and flat, reflecting reduced development and investment. Following this period, permits steadily increased, with some year-to-year volatility, culminating in a peak just before the COVID-19 pandemic.

The onset of COVID-19 (2020) led to a sharp and immediate decline in permit submissions, highlighting the disruption caused by economic uncertainty and shutdowns. However, this downturn was short-lived. Permit activity rebounded quickly in 2021 and 2022 and has remained stable through the most recent years.

With buildout of the backlog of vacant residential lots, this trend may decline over the next few years.

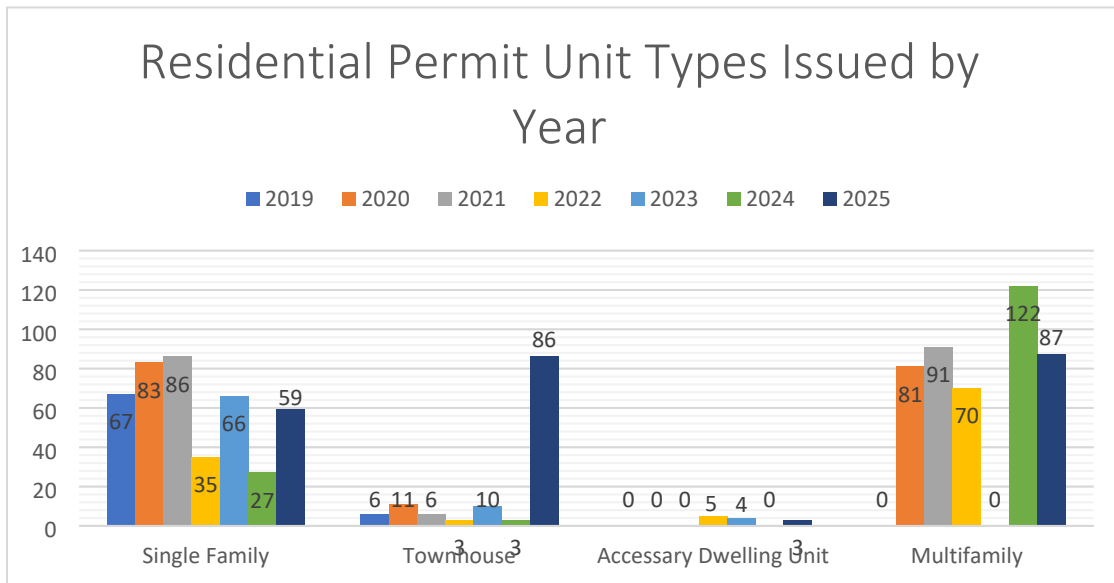


Building permits consistently make up the largest share of permit activity each year, with an upward trend from 2017 through 2025. Land Use permits display greater variability over time and are generally tied to regional economic trends. Engineering permits remain the smallest category but are generally stable from year to year.

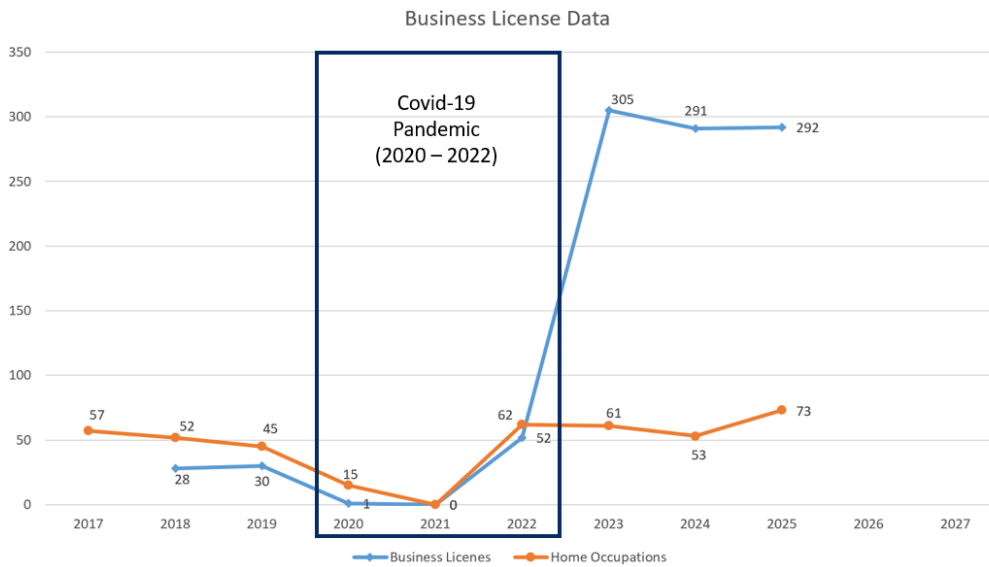


Single-family and townhouse residential construction is highly sensitive to regional economic cycles, market demand, and the availability of buildable land. The fluctuations shown in the chart reflect the timing and scale of subdivision activity, where periods of higher unit issuance correspond to years when new lots become available, followed by slower periods when lots are in the land development phase and not yet available.

The pronounced ups and downs in recent years highlight how residential development often occurs in waves rather than at a steady pace. The sharp increase in the most recent year represents the highest level of unit issuance across the entire timeframe and is a direct result of vacant lots created through recent subdivision approvals beginning to be actively developed. This surge suggests that prior planning and land development efforts are now translating into housing construction.



Over the past several years, the mix of residential unit types issued has shifted, reflecting changing development patterns and housing demand. While single-family homes continue to be a stable and significant component of Stanwood’s housing supply, there has been a noticeable increase in townhouse and multifamily development. This trend suggests a gradual move toward higher-density housing options. With the adoption of the City’s missing middle housing ordinance, it will be important to monitor future permit activity to see whether this shift continues and further diversifies the local housing supply.



Note: 2021 data is missing

Business activity remains steady in Stanwood post pandemic. Overall, the pandemic caused a short-term decline in business activity, both traditional business licensing and home occupations have recovered, with business licenses demonstrating strong post-pandemic growth.