



**Agenda**  
**City Council Regular Meeting**  
**February 26, 2026 | 7:00 PM**

Stanwood-Camano School District, Admin. Building Board Room  
26920 Pioneer Highway, Stanwood, WA 98292

Attend in-person or via Zoom ([join zoom](#))  
Webinar ID: 828 1720 4486, Passcode: 396305, or call: (253) 215-8782

- 1. Call to Order and Pledge of Allegiance**
- 2. Roll Call**
- 3. Approval of the Agenda**
- 4. Presentations**
  - a. Stanwood High School Student Representative Alexa Lay
  - b. Friends of Stanwood Parks and Trails will Present a Donation to the City
- 5. Public Comments**
  - Verbal comments may be provided in person.
  - Written comments must be provided to the Clerk by 12:00 p.m. the day of the meeting via this link: <https://stanwoodwa.org/FormCenter/City-Clerk-5/City-Council-Meeting-Remote-Public-Comme-61>
  - Remote (online or phone-in) comments can be received by reasonable accommodation only. Any requests for reasonable accommodation for remote participation, must be sent in writing to the City Clerk at [cityclerk@stanwood.wa.us](mailto:cityclerk@stanwood.wa.us) by 12:00 p.m. the day of the meeting
- 6. Staff/Department Reports**
- 7. Council Committee Reports**
  - a. Planning Commission Meeting Minutes - January 12, 2026
- 8. Consent Agenda**
  - a. Approve Vouchers and Payroll Checks
  - b. Approve City Council Meeting Minutes - February 12, 2026
  - c. Approve Resolution 2026-04 Surplus Property Authorization
  - d. Authorize the Mayor to Sign Cedarside Easement Termination Agreement with West Edge Development
- 9. Unfinished Business**
  - a. Approve Second Reading and Adopt Ordinance 1560 SMC Title 10 Truck Routes and Weight Restrictions
  - b. Approve Second Reading and Adopt Ordinance 1561 SMC Title 11 Brick Road Preservation
- 10. Public Hearing**
- 11. New Business**
- 12. Public Closing Comments**
- 13. Executive/Legislative Reports**
  - a. Mayor's Report
  - b. City Administrator's Report
  - c. Councilmember's Reports/Questions
- 14. Recess to Executive Session**

## **15. Adjourn**

### **Upcoming Meeting Dates**

Thursday, March 12, 2026, 7:00 pm - City Council Meeting

Thursday, March 26, 2026, 5:00 pm - City Council Workshop

Thursday, March 26, 2026, 7:00 pm - City Council Meeting



## City of Stanwood City Council Staff Report

**Item Number:** 7.a.  
**Date:** February 26, 2026  
**Subject:** Planning Commission Meeting Minutes - January 12, 2026  
**Contact Person:**  
**Attachments:** 1. Planning Commission Minutes 01.12.2026

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### **ISSUE**

The minutes from the January 12, 2026 Planning Commission meeting are attached to this staff report for Council's review.

**City of Stanwood**  
**Regular Meeting of the Planning Commission**  
**January 12, 2026 | 6:30 PM**

**Minutes**

**1. Call to Order**

Patrick Hosterman called the Planning Commission meeting to order at 6:30 pm.

**2. Roll Call**

Attendance:

Commissioners Present:

Richard Craig

Melissa Toner

Patrick Hosterman, Chair

Gabrielle Braley

Rachelle Pedersen

Staff Present:

Patricia Love, Community Development

Director

Tansy Schroeder, City Planner

Audrey Rotrock, Associate Planner

Absent: Eric Warnat

Also known to be present: Community Members Kristina Robinson, Darren Macomber, and Marilyn (online)

**3. Public Requests and Comments**

**4. Approval of Minutes**

The minutes of the November 17, 2025 Planning Commission meeting were approved unanimously with one correction to add Commissioner Craig to the roll call.

**a. November 17, 2025 Planning Commission Minutes**

**5. New Business**

**a. Election of Chair and Vice-Chair**

At the first meeting of the year, the Planning Commission elects a new Chair and Vice Chair.

Commissioner Toner made a motion to elect Patrick Hosterman as the Chair of the Commission. All were in favor.

Commissioner Toner made a motion to elect Richard Craig as the Vice Chair of the Commission. All were in favor.

**b. Introduction of New 2026 Planning Commission Members**

Two seats on the Planning Commission become vacant at the end of 2025 and were appointed by the City Council at their last meeting in December. The Mayor is responsible for reviewing applicants and recommending appointments to the City Council whenever vacancies occur or terms expire.

Candidates were evaluated on eligibility, professional background, community involvement, residency, and their interest in contributing to Stanwood's long-term vision.

Rachelle Pedersen - Seat Number 7, Expiring December 2029. Rachelle is a Stanwood resident and a veteran of the U.S. Air Force. She brings extensive experience in team development, training, and strategic planning. Her professional background includes roles that require strong communication skills, meticulous attention to detail, and thoughtful, solutions-oriented problem-solving.

## **6. Unfinished Business**

### **a. Stanwood Municipal Code Update: Permitted Uses**

The City of Stanwood is continuing its comprehensive update of the Municipal Code, with the next phase focused on revising the Permitted Use Matrix and the accompanying Use Standards. The Permitted Use Matrix defines the land uses permitted within each zoning district, while the Use Standards establish criteria to ensure that certain uses are designed and operated in a way that minimizes potential conflicts with neighboring properties.

The update involves:

- Reviewing all permitted uses across zones to ensure consistency with the City's Comprehensive Plan and community vision.
- Revising or consolidating use categories where appropriate for clarity and efficiency.
- Developing or refining specific use standards to mitigate potential impacts (e.g., noise, traffic, light, or compatibility issues).

The proposed approach to updating the Permitted Use Matrix includes a comprehensive review of both the Permitted Use Matrix and the associated Use Standards. Specifically, this work includes identifying uses that may be outdated or no longer reflective of current community needs and identifying potential new uses that should be considered or added consistent with the City's recently updated Comprehensive Plan and long-term vision.

Below is the list of existing allowed uses:

- Agricultural
- Animal Services
- Automotive Services
- Cultural and Entertainment
- Lodging
- Industrial
- Office
- Personal Services
- Public Facilities
- Quasi-Public
- Recreational Areas and Sports Facilities
- Residential
- Retail Trade Establishments
- Retail Food and Drink Establishments
- Schools
- Wholesale Storage / Distribution Facilities
- Utilities
- Wireless Communication Facilities
- Other

#### Types of Uses:

- Are the permitted, conditional, and prohibited uses reflective of modern development patterns?
- Are there outdated or redundant uses that should be removed or consolidated?
- Should emerging uses be added or clarified to better support housing, employment, and services?

#### Location of Uses:

- Are uses allowed in zoning districts that are appropriate given surrounding land uses and infrastructure?
- Are transitions between incompatible uses adequately addressed?

#### Uses That Should Not Be Allowed:

- Are there uses currently allowed that conflict with the community's long-term planning goals?
- Should certain uses be prohibited or more tightly limited in residential or mixed-use areas?

#### Quality of Life and Compatibility:

- Do the permitted uses adequately address livability such as noise, traffic, scale, and operating impacts?
- Are conditional use permits or development standards appropriately applied to higher-impact uses?
- Are there uses that have created recurring compatibility concerns?

Staff asked the Commissioners to consider the following categories to consolidate use categories into:

1. Agriculture
2. Residential
3. Office
4. Entertainment and Tourism
5. General Services

- 6. Industrial
- 7. Institutional
- 8. Retail
- 9. Utilities and Infrastructure

#### Commissioner Questions & Comments

- Commissioners agree that consolidating the use categories is an appropriate approach for moving forward with the zoning code update.
- Commissioners requested that Community Gardens be included as an allowed use within residential zoning districts.
- Commissioners discussed how to address proposals for uses that are not listed as either allowed or prohibited. Staff clarified that these are considered unclassified uses.
  - Staff explained that applicants may request a zoning code interpretation by the Hearing Examiner to determine whether an unclassified use may be permitted, permitted as an accessory use, permitted as a conditional use, or prohibited.
- As an example, staff noted that a microbrewery could potentially be considered an accessory use in instances where it is associated with a restaurant, rather than permitted as a standalone use.
- Staff encouraged Commissioners to engage with neighbors and community members to better understand community preferences regarding which uses should or should not be allowed.
- Commissioners requested additional information regarding options to make the unclassified use determination process less burdensome and less cost-prohibitive for applicants.

#### Public Comments & Questions

- The unclassified use process is cost prohibitive, time-consuming, and could still potentially end in a use being classified as prohibitive. Can the City provide an easier solution?

### **7. Miscellaneous Business**

#### **a. Year In Review**

Staff gave a brief summary of the work accomplished by the Community Development Department during 2025.

### **8. Recent Council Action on Commission Items**

#### **a. State Environmental Policy Act and Nonconforming Use Standards Code Amendments**

At their last meeting, City Council approved the State Environmental Policy

Act and Nonconforming Use Standards Code with no additional changes.

**9. Upcoming Items**

**10. Adjourn**



## City of Stanwood City Council Staff Report

**Item Number:** 8.a.  
**Date:** February 26, 2026  
**Subject:** Approve Vouchers and Payroll Checks  
**Contact Person:** Tim Niebruegge, Finance Manager  
**Attachments:** 1. Vouchers and Payroll Checks

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### **ISSUE**

Approve issuance of Washington Federal Bank checks 40243 through 40283, and electronic fund transfers in the amount of \$356,419.73 and approve issuance of Washington Federal payroll check and electronic fund transfers in the amount of \$440,362.42.

### **RECOMMENDED MOTION**

**“I MOVE TO APPROVE ISSUANCE OF WASHINGTON FEDERAL BANK CHECKS 40243 through 40283 AND ELECTRONIC FUND TRANSFERS IN THE AMOUNT OF \$356,419.73 AND APPROVE ISSUANCE OF WASHINGTON FEDERAL PAYROLL CHECK AND ELECTRONIC FUND TRANSFERS IN THE AMOUNT OF \$440,362.42.”**

# CHECK REGISTER

City Of Stanwood

Time: 11:19:31 Date: 02/17/2026

02/03/2026 To: 02/16/2026

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| Trans | Date       | Type    | Acct # | Chk # | Claimant                   | Amount    | Memo                                                                                                                                                                                                                       |
|-------|------------|---------|--------|-------|----------------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 525   | 02/06/2026 | Payroll | 3      | EFT   |                            | 5,217.56  | January 2026 Payroll                                                                                                                                                                                                       |
| 526   | 02/06/2026 | Payroll | 3      | EFT   |                            | 5,532.19  | January 2026 Payroll                                                                                                                                                                                                       |
| 527   | 02/06/2026 | Payroll | 3      | EFT   |                            | 7,059.15  | January 2026 Payroll                                                                                                                                                                                                       |
| 528   | 02/06/2026 | Payroll | 3      | EFT   |                            | 3,448.78  | January 2026 Payroll                                                                                                                                                                                                       |
| 529   | 02/06/2026 | Payroll | 3      | EFT   |                            | 570.12    | January 2026 Payroll                                                                                                                                                                                                       |
| 530   | 02/06/2026 | Payroll | 3      | EFT   |                            | 5,050.66  | January 2026 Payroll                                                                                                                                                                                                       |
| 531   | 02/06/2026 | Payroll | 3      | EFT   |                            | 6,497.99  | January 2026 Payroll                                                                                                                                                                                                       |
| 532   | 02/06/2026 | Payroll | 3      | EFT   |                            | 1,976.51  | January 2026 Payroll                                                                                                                                                                                                       |
| 533   | 02/06/2026 | Payroll | 3      | EFT   |                            | 4,038.90  | January 2026 Payroll                                                                                                                                                                                                       |
| 534   | 02/06/2026 | Payroll | 3      | EFT   |                            |           | January 2026 Payroll                                                                                                                                                                                                       |
| 535   | 02/06/2026 | Payroll | 3      | EFT   |                            | 8,646.80  | January 2026 Payroll                                                                                                                                                                                                       |
| 536   | 02/06/2026 | Payroll | 3      | EFT   |                            | 4,939.78  | January 2026 Payroll                                                                                                                                                                                                       |
| 537   | 02/06/2026 | Payroll | 3      | EFT   |                            | 2,689.82  | January 2026 Payroll                                                                                                                                                                                                       |
| 538   | 02/06/2026 | Payroll | 3      | EFT   |                            | 3,986.90  | January 2026 Payroll                                                                                                                                                                                                       |
| 539   | 02/06/2026 | Payroll | 3      | EFT   |                            | 5,567.40  | January 2026 Payroll                                                                                                                                                                                                       |
| 540   | 02/06/2026 | Payroll | 3      | EFT   |                            | 590.34    | January 2026 Payroll                                                                                                                                                                                                       |
| 541   | 02/06/2026 | Payroll | 3      | EFT   |                            | 6,442.54  | January 2026 Payroll                                                                                                                                                                                                       |
| 542   | 02/06/2026 | Payroll | 3      | EFT   |                            | 4,100.76  | January 2026 Payroll                                                                                                                                                                                                       |
| 543   | 02/06/2026 | Payroll | 3      | EFT   |                            | 594.34    | January 2026 Payroll                                                                                                                                                                                                       |
| 544   | 02/06/2026 | Payroll | 3      | EFT   |                            | 3,839.84  | January 2026 Payroll                                                                                                                                                                                                       |
| 545   | 02/06/2026 | Payroll | 3      | EFT   |                            | 9,599.25  | January 2026 Payroll                                                                                                                                                                                                       |
| 546   | 02/06/2026 | Payroll | 3      | EFT   |                            | 5,900.84  | January 2026 Payroll                                                                                                                                                                                                       |
| 547   | 02/06/2026 | Payroll | 3      | EFT   |                            | 2,908.41  | January 2026 Payroll                                                                                                                                                                                                       |
| 548   | 02/06/2026 | Payroll | 3      | EFT   |                            | 8,132.19  | January 2026 Payroll                                                                                                                                                                                                       |
| 549   | 02/06/2026 | Payroll | 3      | EFT   |                            | 8,036.40  | January 2026 Payroll                                                                                                                                                                                                       |
| 550   | 02/06/2026 | Payroll | 3      | EFT   |                            | 4,988.36  | January 2026 Payroll                                                                                                                                                                                                       |
| 551   | 02/06/2026 | Payroll | 3      | EFT   |                            | 8,596.41  | January 2026 Payroll                                                                                                                                                                                                       |
| 552   | 02/06/2026 | Payroll | 3      | EFT   |                            | 5,458.50  | January 2026 Payroll                                                                                                                                                                                                       |
| 553   | 02/06/2026 | Payroll | 3      | EFT   |                            | 540.12    | January 2026 Payroll                                                                                                                                                                                                       |
| 554   | 02/06/2026 | Payroll | 3      | EFT   |                            | 2,934.86  | January 2026 Payroll                                                                                                                                                                                                       |
| 555   | 02/06/2026 | Payroll | 3      | EFT   |                            | 4,428.21  | January 2026 Payroll                                                                                                                                                                                                       |
| 556   | 02/06/2026 | Payroll | 3      | EFT   |                            | 3,758.67  | January 2026 Payroll                                                                                                                                                                                                       |
| 557   | 02/06/2026 | Payroll | 3      | EFT   |                            | 5,231.08  | January 2026 Payroll                                                                                                                                                                                                       |
| 558   | 02/06/2026 | Payroll | 3      | EFT   |                            | 3,687.45  | January 2026 Payroll                                                                                                                                                                                                       |
| 559   | 02/06/2026 | Payroll | 3      | EFT   |                            | 5,598.96  | January 2026 Payroll                                                                                                                                                                                                       |
| 560   | 02/06/2026 | Payroll | 3      | EFT   |                            | 590.34    | January 2026 Payroll                                                                                                                                                                                                       |
| 561   | 02/06/2026 | Payroll | 3      | EFT   |                            | 6,580.68  | January 2026 Payroll                                                                                                                                                                                                       |
| 562   | 02/06/2026 | Payroll | 3      | EFT   |                            | 4,937.11  | January 2026 Payroll                                                                                                                                                                                                       |
| 563   | 02/06/2026 | Payroll | 3      | EFT   |                            | 7,660.38  | January 2026 Payroll                                                                                                                                                                                                       |
| 564   | 02/06/2026 | Payroll | 3      | EFT   |                            | 5,765.44  | January 2026 Payroll                                                                                                                                                                                                       |
| 565   | 02/06/2026 | Payroll | 3      | EFT   |                            | 7,617.64  | January 2026 Payroll                                                                                                                                                                                                       |
| 566   | 02/06/2026 | Payroll | 3      | EFT   |                            | 5,495.00  | January 2026 Payroll                                                                                                                                                                                                       |
| 567   | 02/06/2026 | Payroll | 3      | EFT   |                            | 3,879.83  | January 2026 Payroll                                                                                                                                                                                                       |
| 568   | 02/06/2026 | Payroll | 3      | EFT   |                            | 6,189.84  | January 2026 Payroll                                                                                                                                                                                                       |
| 569   | 02/06/2026 | Payroll | 3      | EFT   |                            | 490.68    | January 2026 Payroll                                                                                                                                                                                                       |
| 594   | 02/03/2026 | Claims  | 3      | EFT   | Chase Paymentech           | 2,918.33  | January Fees                                                                                                                                                                                                               |
| 601   | 02/06/2026 | Payroll | 3      | EFT   | AFLAC                      | 314.10    | Pay Cycle(s) 02/06/2026 To<br>02/06/2026 - AFLAC, Pre-Tax; Pay<br>Cycle(s) 02/06/2026 To<br>02/06/2026 - AFLAC, Post-Tax                                                                                                   |
| 602   | 02/06/2026 | Payroll | 3      | EFT   | AWC Employee Benefit Trust | 31,087.32 | Pay Cycle(s) 02/06/2026 To<br>02/06/2026 - AWC - Health First<br>250; Pay Cycle(s) 02/06/2026 To<br>02/06/2026 - AWC - Dental J; Pay<br>Cycle(s) 02/06/2026 To<br>02/06/2026 - AWC - Vision; Pay<br>Cycle(s) 02/06/2026 To |
| 603   | 02/06/2026 | Payroll | 3      | EFT   | Colonial Life Insurance    | 66.75     | Pay Cycle(s) 02/06/2026 To<br>02/06/2026 - Colonial Life<br>Insurance                                                                                                                                                      |

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| Trans | Date       | Type    | Acct # | Chk # | Claimant                                      | Amount    | Memo                                                                                                                                                                                                     |
|-------|------------|---------|--------|-------|-----------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 604   | 02/06/2026 | Payroll | 3      | EFT   | Great-West Life & Annuity                     | 3,950.00  | Pay Cycle(s) 02/06/2026 To 02/06/2026 - 457 - Empower (Mass Mutual); Pay Cycle(s) 02/06/2026 To 02/06/2026 - Roth 457(b)Empower(MassMutual)                                                              |
| 605   | 02/06/2026 | Payroll | 3      | EFT   | HSA Bank                                      | 812.50    | Pay Cycle(s) 02/06/2026 To 02/06/2026 - HSA Contributions ER; Pay Cycle(s) 02/06/2026 To 02/06/2026 - HSA Contributions EE                                                                               |
| 606   | 02/06/2026 | Payroll | 3      | EFT   | Internal Revenue Service (941)                | 98,359.33 | 941 Deposit for Pay Cycle(s) 02/06/2026 - 02/06/2026                                                                                                                                                     |
| 607   | 02/06/2026 | Payroll | 3      | EFT   | Legal Shield                                  | 226.45    | Pay Cycle(s) 02/06/2026 To 02/06/2026 - Legal Shield                                                                                                                                                     |
| 608   | 02/06/2026 | Payroll | 3      | EFT   | Mission Square Retirement                     | 3,561.05  | Pay Cycle(s) 02/06/2026 To 02/06/2026 - 457 - Mission Square Ret(ICMA)                                                                                                                                   |
| 609   | 02/06/2026 | Payroll | 3      | EFT   | Navia Benefits                                | 283.33    | Pay Cycle(s) 02/06/2026 To 02/06/2026 - Navia Limited FSA                                                                                                                                                |
| 610   | 02/06/2026 | Payroll | 3      | EFT   | Western Conference of Teamsters Pension Trust | 2,715.26  | Pay Cycle(s) 02/06/2026 To 02/06/2026 - WCTPT Contributions                                                                                                                                              |
| 611   | 02/06/2026 | Payroll | 3      | EFT   | Teamsters Union Local 231                     | 2,037.00  | Pay Cycle(s) 02/06/2026 To 02/06/2026 - Teamsters Dues                                                                                                                                                   |
| 612   | 02/06/2026 | Payroll | 3      | EFT   | WA Divison of Child Support                   | 400.00    | Pay Cycle(s) 02/06/2026 To 02/06/2026 - WA Child Support                                                                                                                                                 |
| 613   | 02/06/2026 | Payroll | 3      | EFT   | WA St Department Of Retirement Systems        | 43,468.60 | Pay Cycle(s) 02/06/2026 To 02/06/2026 - PERS 2; Pay Cycle(s) 02/06/2026 To 02/06/2026 - PERS 3; Pay Cycle(s) 02/06/2026 To 02/06/2026 - 457 - DRS (DCP); Pay Cycle(s) 02/06/2026 To 02/06/2026 - Roth 45 |
| 614   | 02/06/2026 | Payroll | 3      | EFT   | Washington Teamsters Welfare Trust            | 43,283.70 | Pay Cycle(s) 02/06/2026 To 02/06/2026 - Teamsters Dental; Pay Cycle(s) 02/06/2026 To 02/06/2026 - Teamsters Medical                                                                                      |
| 636   | 02/05/2026 | Claims  | 3      | EFT   | Atwell, LLC                                   | 4,656.00  | City of Stanwood                                                                                                                                                                                         |
| 637   | 02/05/2026 | Claims  | 3      | EFT   | Scott A Black                                 | 1,732.51  | City of stawnood                                                                                                                                                                                         |
| 638   | 02/05/2026 | Claims  | 3      | EFT   | Dataquest, LLC                                | 63.94     | CITYSTA                                                                                                                                                                                                  |
| 639   | 02/05/2026 | Claims  | 3      | EFT   | Eurofins Environment Testing NW               | 130.00    | 4103221                                                                                                                                                                                                  |
| 640   | 02/05/2026 | Claims  | 3      | EFT   | Eurofins Environment Testing NW               | 488.00    | 4103221                                                                                                                                                                                                  |
| 641   | 02/05/2026 | Claims  | 3      | EFT   | Michael B Evans                               | 190.91    | City of Stanwood                                                                                                                                                                                         |
| 642   | 02/05/2026 | Claims  | 3      | EFT   | Kimley Horn & Associates, INC.                | 900.00    | City of Stanwood                                                                                                                                                                                         |
| 643   | 02/05/2026 | Claims  | 3      | EFT   | Lithtex NW Printing Solutions                 | 476.55    | CIOST001L                                                                                                                                                                                                |
| 644   | 02/05/2026 | Claims  | 3      | EFT   | Lithtex NW Printing Solutions                 | 120.23    | CIOST001L                                                                                                                                                                                                |
| 645   | 02/05/2026 | Claims  | 3      | EFT   | Lithtex NW Printing Solutions                 | 2,657.09  | CIOST001L                                                                                                                                                                                                |
| 646   | 02/05/2026 | Claims  | 3      | EFT   | Lithtex NW Printing Solutions                 | 1,110.97  | CIOST001L                                                                                                                                                                                                |
| 647   | 02/05/2026 | Claims  | 3      | EFT   | Owen Equipment Co.                            | 1,719.19  | 36577                                                                                                                                                                                                    |
| 648   | 02/05/2026 | Claims  | 3      | EFT   | Owen Equipment Co.                            | 1,653.88  | 36577                                                                                                                                                                                                    |
| 649   | 02/05/2026 | Claims  | 3      | EFT   | Pape' Machinery, Inc.                         | 696.92    | 314673                                                                                                                                                                                                   |
| 650   | 02/05/2026 | Claims  | 3      | EFT   | RH2 Engineering Inc                           | 65,662.51 | City of Stanwood                                                                                                                                                                                         |
| 651   | 02/05/2026 | Claims  | 3      | EFT   | Stanwood Auto Parts                           | 45.87     | 56100                                                                                                                                                                                                    |
| 652   | 02/05/2026 | Claims  | 3      | EFT   | Stanwood Auto Parts                           | 359.27    | 56100                                                                                                                                                                                                    |
| 653   | 02/05/2026 | Claims  | 3      | EFT   | Stanwood Auto Parts                           | 14.88     | 56100                                                                                                                                                                                                    |
| 654   | 02/05/2026 | Claims  | 3      | EFT   | TMG Services Inc                              | 1,097.78  | 1920010                                                                                                                                                                                                  |
| 655   | 02/05/2026 | Claims  | 3      | EFT   | Vestis                                        | 52.68     | 937963000                                                                                                                                                                                                |

# CHECK REGISTER

City Of Stanwood

Time: 11:19:31 Date: 02/17/2026

02/03/2026 To: 02/16/2026

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| Trans | Date       | Type   | Acct # | Chk # | Claimant                                    | Amount     | Memo                                                                                 |
|-------|------------|--------|--------|-------|---------------------------------------------|------------|--------------------------------------------------------------------------------------|
| 656   | 02/05/2026 | Claims | 3      | EFT   | Vestis                                      | 52.68      | 937963000                                                                            |
| 745   | 02/09/2026 | Claims | 3      | EFT   | Navia Benefits                              | 100.00     | January Fee                                                                          |
| 657   | 02/05/2026 | Claims | 3      | 40243 | APSCO, LLC A DXP Company                    | 2,289.00   | City of Stanwood                                                                     |
| 658   | 02/05/2026 | Claims | 3      | 40244 | Birch Equipment                             | 153.60     | 5194                                                                                 |
| 659   | 02/05/2026 | Claims | 3      | 40245 | Cascade Natural Gas Corp                    | 1,879.52   | 931 607 9072 6; 839 440 0000 5;<br>953 540 0000 2; 498 440 0000 7;<br>608 440 0000 4 |
| 660   | 02/05/2026 | Claims | 3      | 40246 | Community Resources Foundation              | 1,495.71   | City of Stanwood                                                                     |
| 661   | 02/05/2026 | Claims | 3      | 40247 | The Daily Herald                            | 265.92     | DH-12120787                                                                          |
| 662   | 02/05/2026 | Claims | 3      | 40248 | Environment Control of North<br>Seattle Inc | 2,154.24   | 257778                                                                               |
| 663   | 02/05/2026 | Claims | 3      | 40249 | Evergreen Safety Council                    | 1,740.32   | City of Stanwood                                                                     |
| 664   | 02/05/2026 | Claims | 3      | 40250 | Gray & Osborne Inc                          | 118.44     | City of Stanwood                                                                     |
| 665   | 02/05/2026 | Claims | 3      | 40251 | Hamilton Lumber & Rentals                   | 148.75     | 66; 66                                                                               |
| 666   | 02/05/2026 | Claims | 3      | 40252 | Keller Supply Company                       | 90.99      | 22832                                                                                |
| 667   | 02/05/2026 | Claims | 3      | 40253 | Kitsap Tractor & Equipment                  | 1,433.13   | CTY0031                                                                              |
| 668   | 02/05/2026 | Claims | 3      | 40254 | Lenz Enterprises, Inc.                      | 349.67     | City of stanwood; City of<br>Stanwood; City of Stanwood                              |
| 669   | 02/05/2026 | Claims | 3      | 40255 | Lopez Nursery & Landscaping LLC             | 1,049.28   | City of Stanwood                                                                     |
| 670   | 02/05/2026 | Claims | 3      | 40256 | National Barricade Co LLC                   | 545.94     | City of Stanwood; 4231                                                               |
| 671   | 02/05/2026 | Claims | 3      | 40257 | North County Regional Fire<br>Authority     | 5,678.05   | 166                                                                                  |
| 672   | 02/05/2026 | Claims | 3      | 40258 | PUD Of Snohomish County *                   | 11,725.50  | 200592889; 200128742;<br>224650291; 202423729;<br>200208858; 224533513;<br>200794063 |
| 673   | 02/05/2026 | Claims | 3      | 40259 | Pitney Bowes Inc- Purchase Power            | 1,009.75   | 8000-9090-0519-5677                                                                  |
| 674   | 02/05/2026 | Claims | 3      | 40260 | RTC Manufacturing, Inc.                     | 2,202.68   | STANWOODW                                                                            |
| 675   | 02/05/2026 | Claims | 3      | 40261 | Ricoh USA, Inc-Maint                        | 815.79     | 4250811; 4250811; 4250811;<br>4250811                                                |
| 676   | 02/05/2026 | Claims | 3      | 40262 | Ricoh USA, Inc.                             | 857.42     | 1316669-3887627;<br>1316669-3800642; 1316669-<br>comnined inv                        |
| 677   | 02/05/2026 | Claims | 3      | 40263 | Safeway                                     | 42.92      | 191483                                                                               |
| 678   | 02/05/2026 | Claims | 3      | 40264 | Shred-it US JV LLC                          | 1,121.02   | 1000283524                                                                           |
| 679   | 02/05/2026 | Claims | 3      | 40265 | Skagit Farmers Supply                       | 2,069.78   | 135052; 135052; 135052; 135052                                                       |
| 680   | 02/05/2026 | Claims | 3      | 40266 | Skagit Valley Publishing                    | 703.56     | 48893; 48893; 48893; 48893;<br>48893; 48893; 48893; 48893;<br>48893                  |
| 681   | 02/05/2026 | Claims | 3      | 40267 | Sno Co Auditor's Office                     | 2,175.51   | City of Stanwood                                                                     |
| 682   | 02/05/2026 | Claims | 3      | 40268 | Sno Co Corrections                          | 2,080.37   | TIN 91-6001368                                                                       |
| 683   | 02/05/2026 | Claims | 3      | 40269 | Sno Co Human Services Dept<br>*             | 668.37     | HSALC021                                                                             |
| 684   | 02/05/2026 | Claims | 3      | 40270 | Sno Co Office Of Public Defense<br>*        | 264.00     | City of Stanwood                                                                     |
| 685   | 02/05/2026 | Claims | 3      | 40271 | Sno Co Planning & Development<br>SvcS       | 2,757.00   | PDS00006                                                                             |
| 686   | 02/05/2026 | Claims | 3      | 40272 | Sno Co Prosecuting Attorney *               | 667.18     | City of Stanwood                                                                     |
| 687   | 02/05/2026 | Claims | 3      | 40273 | Sno Co Sheriff's Office *                   | 198,355.00 | SSH00001                                                                             |
| 688   | 02/05/2026 | Claims | 3      | 40274 | Snohomish County 911                        | 10,307.03  | City of Stanwood                                                                     |
| 689   | 02/05/2026 | Claims | 3      | 40275 | Stanwood Ace Hardware #14901                | 209.24     | 20013; 20013; 20013; 20013;<br>20013; 20013                                          |
| 690   | 02/05/2026 | Claims | 3      | 40276 | Stanwood Camano Arts Advocacy<br>Commission | 1,000.00   | City of Stanwood                                                                     |
| 691   | 02/05/2026 | Claims | 3      | 40277 | US Bank St. Paul                            | 200.00     | STAWSREV22                                                                           |
| 692   | 02/05/2026 | Claims | 3      | 40278 | Unum Life Insurance                         | 262.40     | 0220603-036 2                                                                        |
| 693   | 02/05/2026 | Claims | 3      | 40279 | Utilities Underground Loc                   | 182.25     | 134200                                                                               |
| 694   | 02/05/2026 | Claims | 3      | 40280 | WA St Auditor's Office                      | 9,597.90   | 0695 City of Stanwood                                                                |

# CHECK REGISTER

City Of Stanwood

Time: 11:19:31 Date: 02/17/2026

02/03/2026 To: 02/16/2026

Page: 4

| Trans | Date       | Type   | Acct # | Chk # | Claimant                     | Amount | Memo             |
|-------|------------|--------|--------|-------|------------------------------|--------|------------------|
| 695   | 02/05/2026 | Claims | 3      | 40281 | Wave Broadband               | 163.54 | 3201-0316545-01  |
| 696   | 02/05/2026 | Claims | 3      | 40282 | Western Exterminator Company | 278.89 | 683591; 683591   |
| 697   | 02/05/2026 | Claims | 3      | 40283 | WinterSky Inc.               | 409.88 | City of Stanwood |

|                              |            |
|------------------------------|------------|
| 001 General Fund             | 432,968.88 |
| 101 Street Fund              | 47,532.12  |
| 103 Street Construction Fund | 2,495.22   |
| 115 Tourism And Marketing    | 19,423.62  |
| 401 Sewer Fund               | 107,459.53 |
| 403 Sewer Construction Fund  | 65,662.51  |
| 410 Drainage Fund            | 30,954.33  |
| 421 Water Fund               | 85,629.94  |
| 422 Water Construction Fund  | 4,656.00   |

|                     |            |
|---------------------|------------|
| Claims:             | 356,419.73 |
| 796,782.15 Payroll: | 440,362.42 |

CERTIFICATION: I, the undersigned do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered or the labor performed as described herein and that the claim is a just, due and unpaid obligation against the City of Stanwood, and that I am authorized to authenticate and certify to said claim.

( ) Finance Director ( ) Auditing Officer Tim Niebruegge Date: 2-17-2026  
 ( ) Deputy Finance Director



## City of Stanwood City Council Staff Report

**Item Number:** 8.b.  
**Date:** February 26, 2026  
**Subject:** Approve City Council Meeting Minutes - February 12, 2026  
**Contact Person:** Lisa Sokolik, City Clerk  
**Attachments:** 1. Council Meeting Minutes 2.12.2026

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### **ISSUE**

The City Council meeting minutes for February 12, 2026, are attached to this staff report for Council's approval.

### **RECOMMENDED MOTION**

**"I MOVE TO APPROVE THE FEBRUARY 12, 2026, CITY COUNCIL MEETING MINUTES AS PRESENTED."**

**City of Stanwood  
Regular Meeting of the City Council  
February 12, 2026 | 7:00 PM**

**Minutes**

**1. Call to Order and Pledge of Allegiance**

Mayor Sid Roberts called the meeting to order at 7:00 PM. Councilmember Bergman led the Pledge of Allegiance.

**2. Roll Call**

City Clerk Lisa Sokolik called the roll with the following Councilmembers present: Dani Gaumond, Earl Cowan, Robert Hicks, Steve Shepro, Andreena Bergman, and Jeff Wheatley. The meeting was quorate.

*Motion by Councilmember Gaumond, second by Councilmember Bergman, to excuse Councilmember Darren Robb. **Motion carried unanimously.***

Also present: City Administrator Shawn Smith, Community Development Director Patricia Love, City Engineer Alan Lytton, City Attorney Nikki Thompson, Fire Chief Dave Kraski, Police Chief Glenn DeWitt, and City Clerk Lisa Sokolik. Public Works Director Kevin Hushagen and Utilities Supervisor Leigh Danielson attended via Zoom.

**3. Approval of the Agenda**

*Motion by Councilmember Bergman, second by Councilmember Hicks to approve the agenda as published. **Motion carried unanimously.***

**4. Presentations**

No presentations.

**5. Public Comments**

| <u>Name</u>  | <u>City</u> | <u>Topic</u>                                                                                           |
|--------------|-------------|--------------------------------------------------------------------------------------------------------|
| Al Schreiber | Stanwood    | Thanked City Council and Stanwood citizens for supporting kids and schools by passing the school levy. |

**6. Staff/Department Reports**

a. **Police Compstat Report - January**

**7. Council Committee Reports**

- a. **Community Development Meeting Minutes - January 15, 2026**
- b. **Economic Development Board Meeting Minutes - January 16, 2026**
- c. **Parks and Trails Advisory Committee Meeting Minutes - January 26, 2026**
- d. **Public Works Committee Meeting Minutes - February 2, 2026**

**8. Consent Agenda**

- a. Approve Vouchers and Payroll Checks**
- b. Approve City Council Regular Meeting Minutes – January 22, 2026**
- c. Approve City Council Workshop Minutes – January 22, 2026**

*Motion by Councilmember Gaumond, second by Councilmember Wheatley to approve consent agenda items A. approve vouchers and payroll checks, B. approve January 22, 2026, City Council Regular Meeting minutes and C. approve January 22, 2026, City Council Workshop minutes. **Motion carried unanimously.***

**9. Unfinished Business**

No unfinished business.

**10. Public Hearing**

No public hearing.

**11. New Business**

- a. Approve First Reading of Ordinance 1560 SMC Title 10 Truck Routes and Weight Restrictions**

*Motion by Councilmember Wheatley, second by Councilmember Shepro to approve first reading of Ordinance 1560 Truck Route and Weight Restrictions. **Motion carried unanimously.***

- b. Approve First Reading of Ordinance 1561 SMC Title 11 Brick Road Preservation**

*Motion by Councilmember Bergman, second by Councilmember Hicks to approve first reading of Ordinance 1561 SMC Title 11 Brick Road Preservation Standards. **Motion carried unanimously.***

- c. Authorize the Mayor to Sign the Climate Change Planning Grant from Department of Commerce**

*Motion by Councilmember Hicks, second by Councilmember Shepro, to accept the Washington State Department of Commerce Climate Change grant in the amount of \$283,120.00. **Motion carried unanimously.***

*Motion by Councilmember Cowan, second by Councilmember Shepro, to authorize the Mayor to sign the Task Order with Maul Foster and Alongi to carry out the Department of Commerce grant requirements. **Motion carried unanimously.***

## **12. Public Closing Comments**

## **13. Executive/Legislative Reports**

### **a. Mayor's Report**

- Went to Olympia with Shawn Smith to speak with legislative representatives and talked about Flock Cameras legislation; Senate passed, waiting for the House to vote. Also talked about the need to protect the Public Works Trust Fund.
- A huge shout-out to the Finance staff for their professionalism on the transition to monthly billing.
- Still waiting on permits for the Dike repair project.
- Reminded council to file their F1 report to the PDC by April 15<sup>th</sup>.
- Had a good time attending the North County Regional Fire Authority banquet.

### **b. City Administrator's Report**

- Glass Quest starts tomorrow, Friday, 13, 2026, it's one of the most popular events held in town.
- Snow Goose Festival is happening on February 28<sup>th</sup> at the Floyd.
- The very first Stanwood sponsored Easter Egg Hunt will be held at Heritage Park on April 4<sup>th</sup>.
- Just in case you hadn't heard – the SEAHAWKS won the Super Bowl last Sunday.

### **c. Councilmember's Reports/Questions**

- Wheatley and Cowan said they appreciate the staff's work on all the different projects that are going on.
- Shepro reminded everyone that Valentine's Day is almost here, so remember to tell all the important people in your life that you love them.

## **14. Recess to Executive Session**

## **15. Adjourn**

There being no further business before the Council, and hearing no objection to adjournment, Mayor Roberts adjourned the meeting at 7:42 p.m.

City of Stanwood

Attest:

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Sid Roberts, Mayor

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Lisa Sokolik, City Clerk



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

**ITEM NUMBER:** 8.c.  
**DATE:** February 26, 2026  
**SUBJECT:** Resolution 2026-04 - Surplus of City Property  
**CONTACT PERSON:** Tim Niebruegge, Finance Manager  
**ATTACHMENTS:** A – Resolution 2026-04

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### **ISSUE**

Request City Council Authorization to surplus assets that are missing or no longer of use to the City.

### **RECOMMENDATION**

Staff requests council approval of Resolution 2026-04 declaring certain property to be surplus to the needs of the city and authorizing the Finance Director to arrange for and to execute the sale and/or disposal of said property for the common benefit.

### **SUMMARY STATEMENT**

City staff has identified equipment that is missing, or no longer has value to the city for providing municipal services. Staff is requesting that council approve Resolution 2026-04 authorizing the Finance Director to dispose of applicable items and remove them from the asset listing.

### **DISCUSSION**

In performance of routine accounting and physical inventory, staff has identified equipment items that were replace, stolen, are obsolete, or in poor working condition, and should be removed from the asset listing.

Declaring these assets surplus helps alleviate space issues and removes broken items from the premises. Resolution 2026-04 (Attachment A) lists the items that were identified as surplus and why they are no longer of use.

RCW 35.94.040 requires that "...any lands, property, or equipment originally acquired for public utility purposes is surplus to the city's needs and is not required for providing continued public utility service with an estimated value of \$50,000, then such legislative authority by resolution and after a public hearing may cause such lands, property, or equipment to be leased, sold or conveyed." Since equipment and software on the surplus list acquired for public utility purposes does not have value greater than \$50,000 a public hearing is not scheduled for tonight's City Council meeting.

### **FINANCIAL IMPACT**

Estimated residual value for these items is approximately \$20,000-30,000.

### **CITY COUNCIL OPTIONS**

1. Adopt Resolution 2026-04 declaring certain property to be surplus to the needs of the city and authorizing the Finance Director to arrange for and to execute the disposal of said property for the common benefit.
2. Do not adopt Resolution 2026-04 and direct staff to areas of concern. This option implies Council has questions or concerns regarding the proposal to surplus the property identified in Attachment A.

### **RECOMMENDED MOTION**

**"I MOVE TO ADOPT RESOLUTION 2026-04 SURPLUS OF CITY PROPERTY LISTED IN EXHIBIT A AND AUTHORIZE THE FINANCE DIRECTOR TO EXECUTE THE DISPOSAL OF SAID PROPERTY."**

**CITY OF STANWOOD, WASHINGTON**

**RESOLUTION 2026-04**

**A RESOLUTION OF THE CITY OF STANWOOD, WASHINGTON  
DECLARING CERTAIN ITEMS OF PERSONAL PROPERTY TO  
BE SURPLUS TO THE NEEDS OF THE CITY AND  
AUTHORIZING THE FINANCE DIRECTOR TO ARRANGE FOR  
AND TO EXECUTE THE SALE AND/OR DISPOSAL OF SAID  
PROPERTY FOR THE COMMON BENEFIT.**

**WHEREAS**, the City of Stanwood owns certain used equipment, rolling stock and tools which are surplus to the needs of the City and are not required for providing continued municipal services; and

**WHEREAS**, some of the items the City plans to surplus were purchased and/or used for utility purposes, however the estimated value of these items is less than \$50,000; and

**WHEREAS**, RCW 39.94.040 requires that a public hearing be held if property (real estate or personal property) originally purchased for utility purposes with estimated value greater than \$50,000, is no longer needed for that use; and

**WHEREAS**, the City Council desires to declare certain personal property surplus and to authorize the Finance Director to arrange for and to execute the sale and/or disposal of said property to realize the greatest return by the most efficient means;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STANWOOD DOES  
HEREBY RESOLVE AS FOLLOWS:**

**Section 1.** The City Council hereby determines and finds that certain property described in Exhibit A and attached hereto is surplus to the needs of the City and is not required for providing continued municipal service.

**Section 2.** The Finance Director is authorized to arrange for and to execute the sale and/or disposal of said property to realize the greatest return by the most efficient means.

**PASSED AND APPROVED** by the City Council of the City of Stanwood this 26<sup>th</sup> day of February 2026.

CITY OF STANWOOD

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Sid Roberts, Mayor

ATTEST:

---

Lisa Sokolik, City Clerk

APPROVED AS TO FORM:

---

Dan Curtis, City Attorney

## EXHIBIT A

| Make/Model                | Description                    | Purchase/Check Date | Cost      | Notes                                         |
|---------------------------|--------------------------------|---------------------|-----------|-----------------------------------------------|
| Panasonic Toughbook CF-31 | laptop/receiver/transceiver    | 10/12/2015          | 9,683.20  | Sent back to Badger, March 2025               |
| Campeell-Hausfeld MAXUS   | Compressor                     | N/A                 | N/A       | End of useful life, replaced                  |
| WECI/2150<br>WECI/2191    | Flow Module and Battery Module | 4/25/2018           | 5,735.12  | installed in collection system for monitoring |
| Isco 2150                 | Area Velocity Flow Module      | 10/1/2008           | N/A       | End of useful life, replaced                  |
| Isco 2150                 | Area Velocity Flow Module      | 10/1/2008           | N/A       | End of useful life, replaced                  |
| Isco 2150                 | Area Velocity Flow Module      | 12/9/2019           | 6,027.84  | End of useful life, replaced                  |
| Isco 2150                 | Area Velocity Flow Module      | 12/9/2019           | 6,027.84  | End of useful life, replaced                  |
| 1998 John Deere 1200A     | Field Drag                     | 4/1/1999            | 9,673.24  | End of useful life, replaced                  |
| 2008 Ford F250            | Pickup Truck #58               | 10/24/2008          | 24,392.48 | End of useful life, replaced                  |
| Redi-Hail Trailer         | Trailer                        | N/A                 | N/A       | End of useful life, replaced                  |
| 2004 Ford F-350           | Pickup Truck #23               | 4/1/2004            | 21,874.68 | End of useful life, replaced                  |
| Ipad Pro 64GBB Rose Gold  | Ipad Pro                       | 8/31/2020           | 713.56    | End of useful life, replaced                  |
| Kanteck KT-300            | Alarm System                   | N/A                 | >\$500.00 | Old Alarm System                              |
| Stihl Blower / BR600      | Backpack Blower                | 12/28/2018          | 594.52    | Not found in physical inventory count         |
| MPH PYTHON III            | Radar Gun - Mounted K-Band     | 3/1/2005            | 1400.00?  | Not found in physical inventory count         |
| 2014 Ford F150            | Pickup Truck #25               | 8/12/2014           | 31,997.90 | End of useful life, replaced                  |



## City of Stanwood City Council Staff Report

**Item Number:** 8.d.  
**Date:** February 26, 2026  
**Subject:** Authorize the Mayor to Sign Cedarside Easement Termination Agreement with West Edge Development  
**Contact Person:** Alan Lytton, City Engineer  
**Attachments:** 1. WED3 Cedarside - Water Easement Termination 2-18-26

---

### **ISSUE**

Agreement and Declaration of Covenants – Termination of 1948 Water Pipe Easements (Cedarside Property)

### **STAFF RECOMMENDATION**

Staff recommends that the City Council authorize the Mayor to execute the Agreement and Declaration of Covenants regarding termination of certain 1948 water pipe easements located on Parcels A–D associated with City of Stanwood BLA No. LBLA 2018-0360.

### **BACKGROUND**

The City is the successor in interest to the former Stanwood Water Company and holds beneficiary rights to water pipeline easements recorded March 9, 1948, under Auditor File Numbers 872728, 872726, and 872725 (collectively referred to as the “1948 water pipe easements”).

These easements encumber properties now owned by West Edge Development-Three, LLC, legally described as Parcels A, B, C, and D (see Exhibit A of the Agreement). The properties are associated with City of Stanwood Boundary Line Adjustment No. LBLA 2018-0360 and include tax parcels:

320429-002-003-00    320420-003-021-00    320420-003-019-00    320420-003-020-00

The City has no recorded documentation confirming the existence or condition of water pipelines within the easement areas. To the extent any facilities exist, they are presumed abandoned and are not included in the City's current Water System Plan. The easements are no longer necessary for public utility purposes.

**RECOMMENDED MOTION**

**"I MOVE TO AUTHORIZE THE MAYOR TO SIGN THE AGREEMENT AND DECLARATION OF COVENANTS TERMINATING THE 1948 WATER PIPE EASEMENTS ON PARCELS A–D ASSOCIATED WITH BLA NO. LBLA 2018-0360."**

WHEN RECORDED RETURN TO:

City of Stanwood  
10220 270<sup>th</sup> St. NW  
Stanwood, WA 98292

Reference Number of Related Document: 872728, 872726, 872725

Grantor: City of Stanwood, a municipal corporation

Grantee: West Edge Development-Three, LLC, a Washington limited liability company

Abbreviated Legal Description: Parcels A & B, City of Stanwood BLA No. LBLA 2018-0360  
Auditor's File No. 201811155006; SE ¼ SE ¼ SW ¼ S20 T 32N  
R4E, W.M.; NE ¼ NE ¼ NW ¼ S29, T32N, R4E, W.M.;

Full Legal description attached as Exhibit A

Tax Parcel Nos. 320429-002-003-00, 320420-003-021-00, 320420-003-019-00  
and 320420-003-020-00

**AGREEMENT AND DECLARATION OF COVENANTS REGARDING  
TERMINATION OF EASEMENTS**

THIS AGREEMENT AND DECLARATION OF COVENANTS, made this \_\_\_\_ day of \_\_\_\_\_, 2026, by WEST EDGE DEVELOPMENT-THREE, a Washington limited liability company, hereinafter called "CURRENT FEE HOLDER ("CFH"), and accepted by the CITY OF STANWOOD, a Washington municipal corporation, hereafter referred to as "CURRENT EASEMENT BENEFICIARY ("CEB")".

**W I T N E S S E T H:**

WHEREAS, CFH is the owner of parcels of land more particularly described in Exhibit A, located in Stanwood, Washington, hereof, hereinafter sometimes referred to as the "subject properties," and,

WHEREAS, CEB is the beneficiary, as the successor in interest to Stanwood Water Company, of an easement for a water pipeline located on the subject properties, dating back to March 9, 1948, recorded under auditor file numbers (AFN) 872728, 872726, and 872725, referred to collectively as the "1948 water pipe easements"; and

WHEREAS, CEB has no recorded information regarding the existence or non-existence of water pipes within the easement area. To the extent they may exist, CEB has abandoned the pipes in place and no longer has a use under the current water system plan for the easements. Therefore the "1948 water pipe easements" are no longer needed by the CEB; and

Page 1 of 7

Cedarside Easement Termination

WHEREAS, the parties are aware that pipelines within “the 1948 water pipe easements” may be nonfriable asbestos cement pipe, which, if not handled properly, could become an air pollutant that is known to cause cancer in humans; and

WHEREAS, the parties understand asbestos cement pipe is considered nonfriable when the pipe is kept intact; therefore the CEB wishes to abandon any pipes that may exist in place and terminate the easements;

NOW, THEREFORE, in consideration of the foregoing, and for other good and valuable consideration, the mutual receipt of which is hereby acknowledged, the CFH and CEB hereby declare, on behalf of their selves, agents, successors, beneficiaries and assigns, that said easement for water utilities is hereby terminated, extinguished and nullified and shall be held, transferred, sold, conveyed and occupied subject to the conditions, covenants and restrictions hereinafter set forth.

1. The CFH, on behalf of itself and its heirs, agents, executors, successors and assigns hereby fully and finally releases and forever discharges the CEB, its officers, officials, employees, volunteers and its successors and assigns (“Released Parties”), from any and all claims, demands, causes of action, liabilities, losses, damages, costs and expenses of any kind or nature whatsoever, whether known or unknown, suspected or unsuspected, that arise out of or relate to the CEB abandoning any existing pipes in place in the location of the 1948 water pipe easements, and/or the CFH removing, filling sections, or not filling sections of the existing pipeline. Following relinquishment, the CEB has no further obligation related to the pipe.

These covenants may not be amended in whole or in part in the future except by agreement in writing and properly recorded of the CFH and the CEB, their agents, heirs, executors, successors and assigns.

[signatures follow on next page]

IN WITNESS WHEREOF, the parties hereto have signed, sealed and delivered these as their own free act and deed as of the day and year first hereinabove written.

Signed:  \_\_\_\_\_  
Governor, West Edge Development                      Sid Roberts  
Mayor, City of Stanwood

State of Washington  
County of Snohomish

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this \_\_\_\_ day of \_\_\_\_\_, 2026, personally appeared before me, Sid Roberts, to me known to be the Mayor of Stanwood and who executed the within instrument on behalf of the City of Stanwood, Washington, and acknowledge that he signed and sealed the same as free and voluntary act and deed of the City of Stanwood, for the users and purposes wherein mentioned.

GIVEN under my hand and official seal the day and year last above written:

\_\_\_\_\_  
Notary Public in and for the State of Washington  
residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

WEST EDGE DEVELOPMENT-THREE LLC

By: \_\_\_\_\_

Name: Andrew McKinley

Its: Governor

State of Washington  
County of Snohomish

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 18 day of February, 2026, personally appeared before me, Andrew McKinley, to me known to be the governor of West Edge Development-Three LLC and who executed the within instrument on behalf of the West Edge Development-Three LLC, and acknowledge that he signed and sealed the same as free and voluntary act and deed of the West Edge Development-Three LLC, for the users and purposes wherein mentioned.

GIVEN under my hand and official seal the day and year last above written:

\_\_\_\_\_  
Notary Public in and for the State of Washington

residing at Lake Stevens

My commission expires 8-19-29



EXHIBIT A

Legal Description of Property

**PARCEL A:**

PARCEL A, CITY OF STANWOOD BOUNDARY LINE ADJUSTMENT NO. LBLA 2018-0360, RECORDED UNDER [AUDITOR'S FILE NO. 201811155006](#), RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH 495.00 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE SOUTH 88°30'55" EAST, ALONG THE SOUTH LINE OF SAID NORTH 495.00 FEET, A DISTANCE OF 23.50 FEET TO A POINT ON THE EASTERLY MARGIN OF 72ND AVENUE NW, AS CONVEYED TO SNOHOMISH COUNTY BY DEEDS RECORDED UNDER RECORDING NOS. [166497](#) AND [501556](#), THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°39'59" WEST, ALONG SAID EASTERLY MARGIN, A DISTANCE OF 258.89 FEET;

THENCE SOUTH 89°20'01" EAST A DISTANCE OF 6.50 FEET TO A POINT ON A CURVE AT WHICH POINT THE RADIAL BEARING OF SAID CURVE IS NORTH 89°20'01" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 89°28'07" AN ARC DISTANCE OF 46.85 FEET;

THENCE SOUTH 88°48'08" EAST A DISTANCE OF 154.08 FEET;

THENCE NORTH 0°41'13" EAST A DISTANCE OF 287.59 FEET TO A POINT ON SAID SOUTH LINE OF SAID NORTH

495.00 FEET;

THENCE NORTH 88°30'55" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 190.41 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**PARCEL B:**

PARCEL B, CITY OF STANWOOD BOUNDARY LINE ADJUSTMENT NO. LBLA 2018-0360, RECORDED UNDER [AUDITOR'S FILE NO. 201811155006](#), RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M. SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE NORTH 495.00 FEET THEREOF;

AND EXCEPT THE SOUTH 208.7 FEET OF THE EAST 208.7 FEET THEREOF;

AND EXCEPT THE SOUTH 20 FEET THEREOF CONVEYED TO SNOHOMISH COUNTY FOR ROAD BY DEED RECORDED UNDER [RECORDING NO. 250901](#);

[AND](#) EXCEPT THEREFROM THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEEDS RECORDED UNDER RECORDING NOS. [1338950](#), [1906778](#) AND [1993450](#);

AND EXCEPT THAT PORTION OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH 495.00 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE SOUTH 88°30'55" EAST, ALONG THE SOUTH LINE OF SAID NORTH 495.00 FEET, A DISTANCE OF 23.50 FEET TO A POINT ON THE EASTERLY MARGIN OF 72ND AVENUE NW, AS CONVEYED TO SNOHOMISH COUNTY BY DEEDS RECORDED UNDER RECORDING NO. [166497](#) AND [501556](#), THE TRUE POINT OF BEGINNING;

THENCE SOUTH 0°39'59" WEST, ALONG SAID EASTERLY MARGIN A DISTANCE OF 258.89 FEET;

THENCE SOUTH 89°20'01" EAST A DISTANCE OF 6.50 FEET TO A POINT ON A CURVE AT WHICH POINT THE RADIAL BEARING OF SAID CURVE IS NORTH 89°20'01" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 89°28'07", AN ARC DISTANCE OF 46.85 FEET;

THENCE SOUTH 88°48'08" EAST A DISTANCE OF 154.08 FEET;

THENCE NORTH 0°41'13" EAST A DISTANCE OF 287.59 FEET TO A POINT ON SAID SOUTH LINE OF SAID NORTH

495.00 FEET;

THENCE NORTH 88°30'55" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 190.41 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**PARCEL C:**

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON;

THENCE NORTH 208.7 FEET; THENCE WEST 208.7 FEET; THENCE SOUTH 208.7 FEET;

THENCE EAST 208.7 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT 268TH STREET NW.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**PARCEL D:**

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M.;

THENCE WEST ALONG THE NORTH BOUNDARY OF SAID NORTHEAST QUARTER TO THE EASTERLY BOUNDARY OF SSH 1-Y;

THENCE SOUTHEASTERLY ALONG SAID BOUNDARY TO THE EAST BOUNDARY OF SAID NORTHEAST QUARTER;

THENCE NORTH TO THE POINT OF BEGINNING AND BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 29;

THENCE EAST ALONG SECTION LINE TO THE POINT WHERE SAID LINE INTERSECTS STANWOOD-BRYANT COUNTY ROAD;

THENCE IN SOUTHWESTERLY DIRECTION ALONG THE NORTHERLY SIDE OF SAID COUNTY ROAD TO THE POINT WHERE SAID NORTH BOUNDARY LINE INTERSECTS WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M.;

THENCE NORTH ALONG SAID LINE TO THE POINT OF BEGINNING. EXCEPT COUNTY ROAD.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



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

**ITEM NUMBER:** 9.a.  
**DATE:** February 26, 2026  
**SUBJECT:** Haul Route and Vehicle Weight Limits  
**CONTACT PERSON:** Patricia Love, Community Development Director  
**ATTACHMENTS:** 1. Ordinance 1560

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**PURPOSE**

The purpose of this agenda item is for Council acceptance of the second and final reading of Ordinance 1560, Haul Route and Weight Limits, adopting a citywide commercial truck haul route.

**BACKGROUND**

At the November 13, 2025, Council Workshop, the City Council met with local business owners to discuss roadway design alternatives for 270th Street, commonly referred to as the "Brick Road." One outcome of that meeting resulted in the development of a phased action plan to guide future efforts:

- Immediate (0-3 Months): Actions that can be implemented with minimal cost and no construction.
- Near Term (4-12 Months): Actions that improve safety, manage traffic, and enhance visibility in the West End.
- Mid-Term (1-2 Years): Finalize engineering design and prepare the corridor for construction.
- Construction (3-5+ Years): Construction of the brick road.

This item addresses one of the Immediate Action items: adoption of a commercial truck weight limit on city roads, with the goal of preserving and protecting the City's historic brick roadways from damage. Adoption of a roadway weight limit also requires consideration of how commercial vehicles access and supply local businesses. To that end, the attached draft ordinance addresses truck haul routes and vehicle weight limits on city roads.

## **ANALYSIS**

Attached for Council's consideration is an ordinance that establishes a citywide commercial truck route. The intent of the ordinance is to manage commercial truck traffic while balancing the operational needs of local businesses.

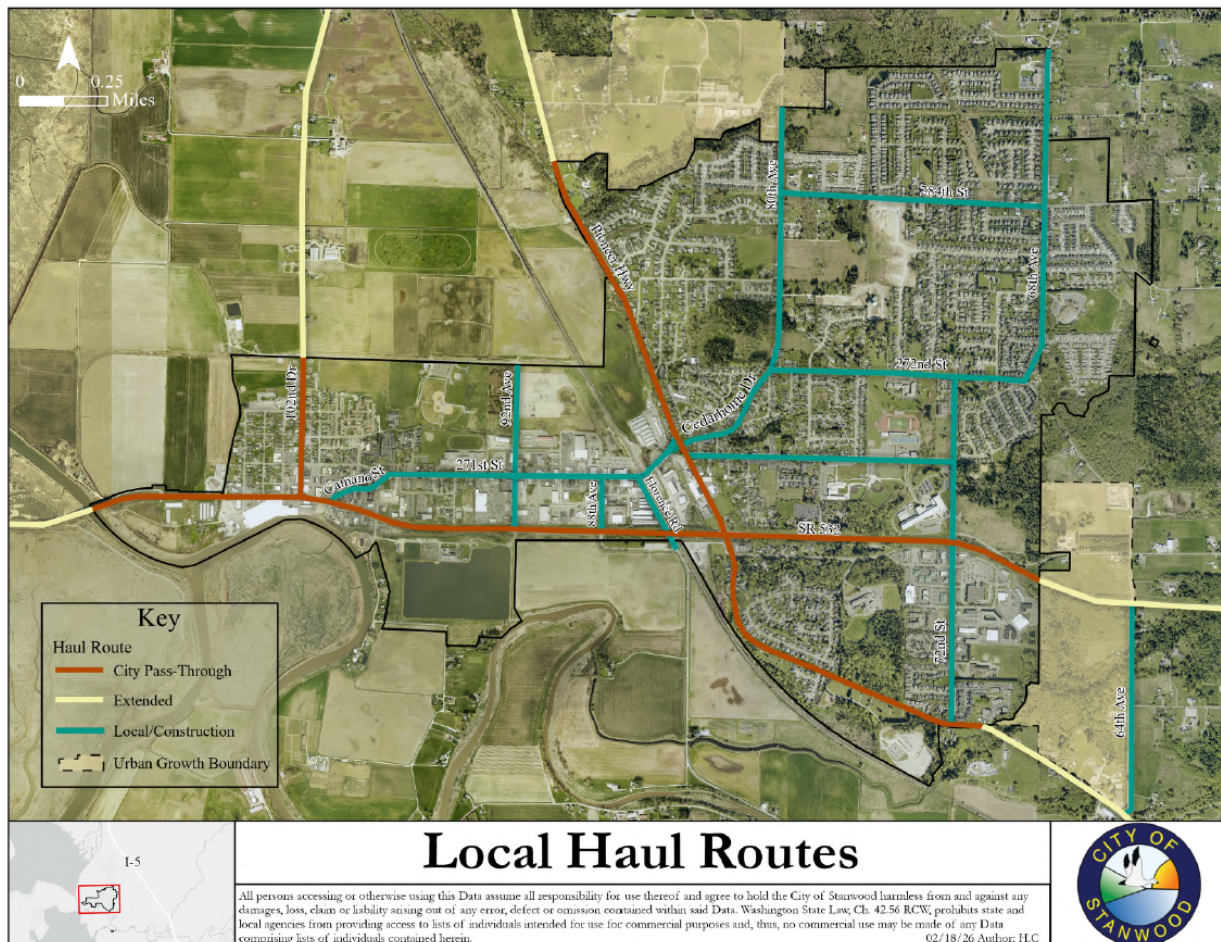
### ***Truck Route Provisions:***

Two types of truck routes are being proposed: Commercial Through Truck Route and Local Heavy Vehicle Routes.

- Commercial routes are limited to SR 532, 102nd Avenue and Pioneer Highway.
- Local Heavy Vehicles are limited to the City's collector and arterial roadways.

When destinations are not immediately adjacent to the designated truck route, drivers will be required to use the most direct route once leaving the designated truck route. No cut-through traffic on local streets would be allowed.

Exceptions are provided for local deliveries, garbage collection, postal service, police, fire, EMS, local and regional transit services and residents.



Map Prepared by City GIS Staff

### **Weight Limits on City Streets:**

Except for transit vehicles, emergency service vehicles, public utilities, and solid waste collection vehicles, the proposed ordinance establishes a maximum gross vehicle weight of 16,000 pounds (Class 4 Vehicle) on streets that are not designated as arterial or collector streets. In addition, a more restrictive gross vehicle weight limit of 14,000 pounds (Class 3 Vehicle) is proposed for the City's brick roads, unless prior approval is granted by the Public Works Director.

The recommended weight limits are based on a review of similar regulations adopted by other Washington cities, including Lake Stevens and Monroe. For comparison, the City of Lake Stevens allows a maximum gross vehicle weight of 20,000 pounds, while the City of Monroe has adopted a 15,000-pound gross vehicle weight limit on applicable roadways.



Google Vehicle Weight Limit Graphic

### **Revisions Following First Reading – Farm Vehicle Exemptions**

Following the first reading of the Haul Route Ordinance, a local resident contacted staff regarding the proposed weight restrictions and the applicability of exemptions for farm-related activities. The resident indicated that his heavy truck and trailer combination would exceed the 16,000-pound weight limit established in the draft ordinance. He expressed concern about potential enforcement by local law enforcement when he needed to stock up on supplies at the Country Store in downtown Stanwood.

Although Section 6 of the draft ordinance provides certain exemptions for residents, staff determined that additional clarification was warranted to avoid ambiguity regarding farm vehicles and agricultural operations. In addition, Carlson Trucking utilizes 271st Street NW for milk truck access.

In response, staff revised the ordinance to:

- Add a new definition of “Farm Vehicle” to clearly establish eligibility for exemption;
- Designate 271st Street NW and 84th Avenue NW as local haul routes;

- Exempt farm vehicles, trailers, and equipment not exceeding forty (40) feet in overall length from the 16,000-pound gross vehicle weight limit; and
- Provide an exemption for vehicles serving local businesses, including those that have no other reasonable means of ingress or egress except via a restricted street.

These revisions are intended to provide clearer direction to the public and law enforcement, accommodate agricultural and locally based commercial/industrial businesses, and ensure that businesses lacking alternative access are not inadvertently restricted, while maintaining the overall intent of protecting residential streets from heavy vehicle impacts and preserving pavement life.

## **FINANCIAL IMPACT**

The proposed Haul Route Ordinance will have minimal direct and indirect financial impacts on the City.

- **Direct Costs:** The primary direct expenses include the purchase and installation of haul route signage. These costs are one-time and will be absorbed within the Public Works budget.
- **Indirect Costs:** Enforcement of haul route restrictions will be incorporated into the Police Department's general traffic enforcement duties. No additional staffing or overtime is expected.
- **Education and Outreach:** Public education efforts will consist of social media postings and community outreach. These activities will be managed within existing Community Development staff resources.

Overall, the ordinance is expected to be implemented with minimal fiscal impact, utilizing existing budgets and resources.

## **RECOMMENDATIONS**

### **Council Action:**

The City Council held the first reading on Ordinance 1650, Haul Routes and Weight Limit on February 12, 2026. The Council unanimously accepted the ordinance without changes and motioned proceed with the second and final reading.

### **Staff Recommendation:**

The attached draft ordinance has been prepared based on Council feedback regarding priorities for brick road preservation and reconstruction.

Staff recommend adoption of the ordinance to protect local infrastructure and enhance public safety. Designating specific routes for heavy truck traffic will reduce pavement damage on city streets, minimize noise impacts, and keep large vehicles away neighborhood roads. This ordinance supports the City's goals for infrastructure preservation and community livability with minimal financial impact.

## **Committee Recommendation:**

### Public Works:

The Public Works Committee reviewed the draft Haul Route and Weight Limit ordinance at its January 5, 2026, meeting and expressed support for the proposed amendments. The Committee recommends forwarding the ordinance to the full City Council for consideration. Their one comment has been included in the ordinance as presented.

- Relocate the haul route off the brick road in the uptown area.

### Community Development Committee:

The Community Development Committee reviewed the draft ordinance on January 15, 2026. They were also supportive of the Ordinance and recommended forwarding it to the full Council for consideration. Their comments included:

- Ensure Terms in the Local Haul Route map key need updating for consistency. *Staff response: the ordinance has been reconciled to ensure the map and ordinance text are consistent.*
- They prefer that the same color is used for all haul routes to avoid confusion. *Staff response: Originally staff supported this request to simplify the ordinance but reconsidered it as a single route type would give permission to larger trucks use the uptown roads as a “pass-through” route where we want to discourage that type of activity.*
- Add 92nd Avenue as a commercial haul route as it connects to QFC, Petco, and Grocery Outlet. *Staff response: amendment made.*
- Request signage be posted on the haul routes requiring muffled compression brakes. *Staff Response: Signage will be installed if the ordinance is adopted.*

## **COUNCIL OPTIONS**

1. Accept the second and final reading of Ordinance 1560 adopting the haul route and vehicle weight limits regulations.
2. Send Ordinance 1560 back through the Committee process for further consideration.

## **PROPOSED MOTION**

**“I MOVE TO APPROVE SECOND READING AND ADOPT ORDINANCE 1560 HAUL ROUTE AND WEIGHT LIMITS.”**

**CITY OF STANWOOD  
WASHINGTON**

**ORDINANCE NO. 1560**

**AN ORDINANCE OF THE CITY OF STANWOOD, WASHINGTON, REPEALING STANWOOD MUNICIPAL CODE, SECTION 10.10.100, TRUCK ROUTES AND ADOPTING A NEW SECTION 10.10.100, TRUCK ROUTES AND WEIGHT RESTRICTIONS, AND ESTABLISHING SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the City is authorized to adopt ordinances and regulations to manage and protect its public rights-of-way and to preserve City transportation assets for current and future users; and

**WHEREAS**, establishing designated truck haul routes and street weight limits is a reasonable and necessary means to reduce heavy-haul impacts on the City infrastructure by directing heavy vehicles to streets designed and maintained for such loads where feasible; and

**WHEREAS**, the City seeks to safeguard the health, safety, and quality of life of residents, by establishing a haul route for truck traffic to reduce noise and vibration impacts within residential neighborhoods; and

**WHEREAS**, designating specific haul routes promotes public safety and economic activity while reducing adverse impacts; and

**WHEREAS**, the City Council finds that a haul-route designation system is necessary to ensure that heavy-haul activity occurs in a manner that is safe, coordinated, and consistent with the City's infrastructure capacity; and

**WHEREAS**, the City of Stanwood SEPA Responsible Official has reviewed the proposed amendments to the Stanwood Municipal Code, determined that the amendments are categorically exempt from SEPA, and memorialized those conclusions under file number 260004; and

**WHEREAS**, the Public Works Committee reviewed the ordinance at their January 5, 2026 meeting and Stanwood Community Development Committee reviewed the draft ordinance at their January 15, 2026 and; and

**WHEREAS**, all persons desiring to either provide written testimony or speak for or against the ordinance were given the opportunity to do so before City Council; and

**WHEREAS**, the City Council held a public meeting on the draft code amendment on February 26, 2026, and accepted public comment; and

**WHEREAS**, the City Council of Stanwood has authority under RCW 36.70A to adopt plans and regulations related to development and operations within the City of Stanwood; and

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

**Section 1. Truck Routes.** Stanwood Municipal Code Section 10.10.100, Truck Routes is hereby repealed in its entirety and replaced with new truck route and weight limits provisions as provided in Exhibit A attached to this ordinance and incorporated herein by reference as if set forth in full.

**Section 2. Citation Corrections.** The Codifiers of this ordinance are hereby instructed to make any and all appropriate code citation references, cross-references, and formatting adjustments necessary to ensure consistency with the amendments and revisions adopted by this ordinance.

**Section 3. Authority to Make Necessary Corrections.** The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener's clerical errors, references, ordinance numbers, section/subsection numbers and any references thereto.

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

PASSED and APPROVED this \_\_\_\_ day of February, 2026.

CITY OF STANWOOD:

( ) Approve  
( ) Veto

\_\_\_\_\_  
Sid Roberts, Mayor

Attest:

\_\_\_\_\_  
Lisa Sokolik, City Clerk

Approved as to Form:

\_\_\_\_\_  
Dan Curtis, City Attorney

Date of Publication: \_\_\_\_\_

Effective Date: \_\_\_\_\_

# EXHIBIT A

## Title 10 – Vehicles and Traffic

### Section 10.10.100 - Truck Routes and Vehicle Weight Limits

#### 10.10.100 Truck routes and vehicle weight limits

- (1) The purpose of this section is to regulate commercial truck vehicle traffic on City streets to promote the safe and efficient movement of vehicles while preserving the integrity of the City's transportation network.

- (2) For the purposes of this chapter, the following definitions shall apply:

**"Through Truck Traffic"** means commercial truck traffic that does not originate or terminate in Stanwood.

**"Truck"** for the purpose of this chapter truck means any motor vehicle designated or used for the transportation of commodities, merchandise, produce, hazardous cargo, freight or animals.

**"Commercial Through-Truck Route"** means a designated route intended for freight trucks traveling through the area, providing a continuous, efficient connection between major highways and regional destinations.

**"Local Heavy Vehicle / Construction Route"** means a designated roadway corridor intended for heavy vehicles with a local origin or destination such as construction or agricultural vehicles.

**"Farm Vehicle"** means any motor vehicle, including large or heavy-duty pickup trucks, trailers, or combinations thereof, that is used in the course of agricultural production to transport farm products, livestock, equipment, or supplies to or from a farm or agricultural operation. The term does not include vehicles used primarily for commercial hauling for hire or for general residential or non-agricultural purposes.

- (3) City Pass-Through Route: The following streets shall be designated as an approved City Pass Through Truck Route.

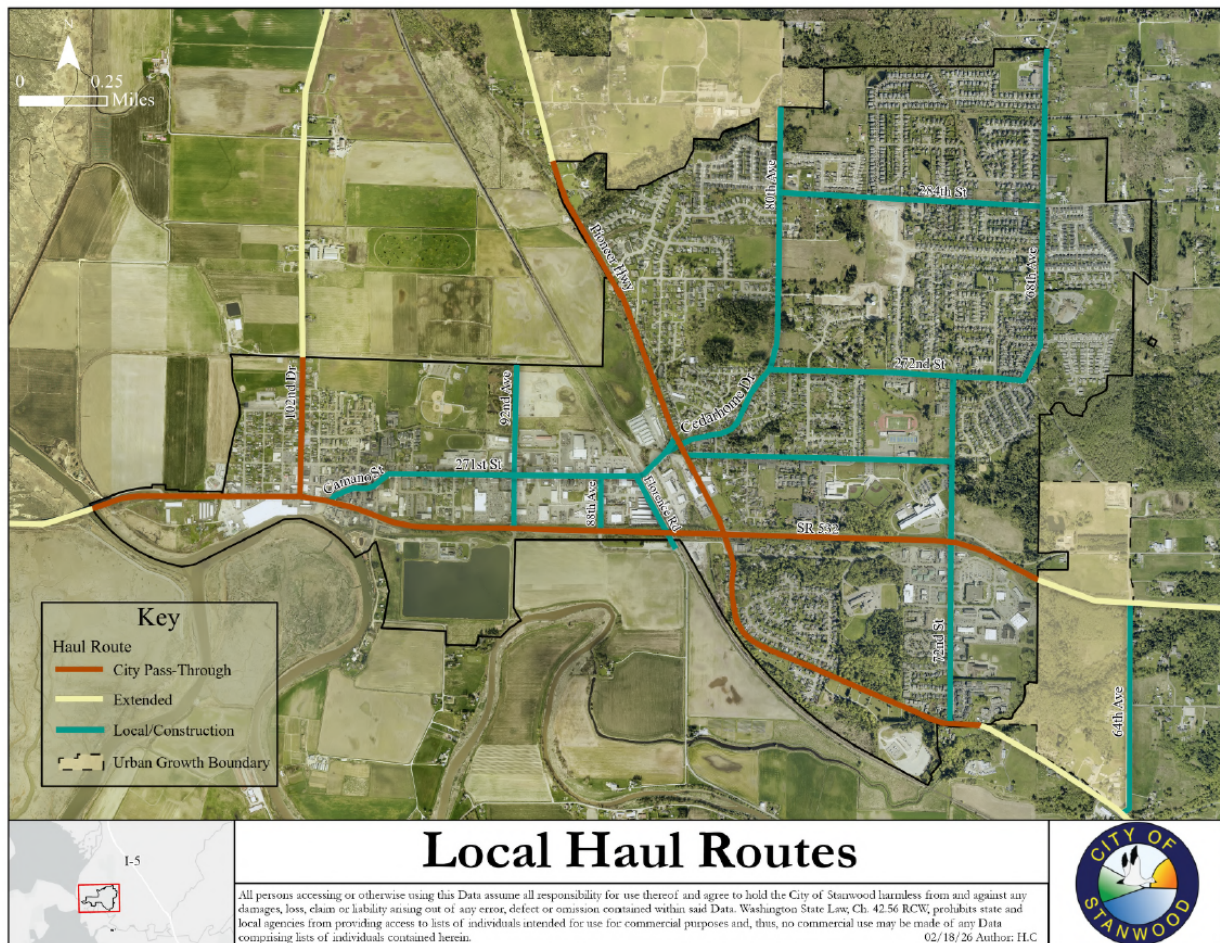
- (a) SR 532
- (b) 102<sup>nd</sup> Avenue NW north of SR 532
- (c) Pioneer Highway

- (4) Local and Construction Truck Route: The following streets shall be designated as an approved Local Traffic and Construction Route.

- (a) 92<sup>nd</sup> Avenue
- (b) 80<sup>th</sup> Avenue NW
- (c) 84<sup>th</sup> Avenue between 271<sup>st</sup> Street and 267<sup>th</sup> NW (Stanwood Park and Ride Lot)

- (d) 72<sup>nd</sup> Avenue NW
  - (e) 68<sup>th</sup> Avenue NW
  - (f) 284<sup>th</sup> Street NW
  - (g) 276<sup>th</sup> Avenue NW
  - (h) 271<sup>st</sup> Street NW from 84<sup>th</sup> Avenue From 84<sup>th</sup> Avenue to Camano Street NW
  - (i) Camano Street from 99<sup>th</sup> Avenue to SR 532
  - (j) 272<sup>nd</sup> Avenue NW
  - (k) Cedarhome Road
- (5) Destinations: When destinations are not immediately adjacent to the designated truck route, drivers shall use the most direct route once leaving the designated truck route. No cut-through traffic is allowed on local streets.
- (6) Local Access Exemption:
- (a) Local deliveries, garbage collection, postal service, and residents are exempt from through-truck restrictions but must meet posted weight limits.
  - (b) Police, fire, and EMS
  - (c) Local and regional transit services

**Figure 10.10.100-1 Designated Truck Route Map**



- (7) Weight limit:, No person may operate a vehicle exceeding 16,000 pounds gross weight (Class 4 Vehicle) on any street that is not designated an arterial street or collector per the City's Comprehensive Plan, except for:
  - (a) Transit, emergency services, public utility, and solid waste disposal vehicles, and
  - (b) Farm vehicles, trailers, and equipment not exceeding forty (40) feet in overall length, as defined in this chapter, even if such vehicles exceed 16,000 pounds GVW.
  - (c) Heavy commercial vehicles (Class 5 or greater) may access a restricted street when directly serving a local business or residential property for delivery, pickup, service, or construction when the property has no other reasonable means of ingress or egress.
- (8) Weight Limit on Brick Roads: No person shall operate a vehicle in excess of 14,000 pounds gross weight (Class 3 Vehicle) on the City's historic brick roads without approval from the Public Works Director.
  - (a) 270<sup>th</sup> Street Between 102<sup>nd</sup> Avenue and Camano Street
  - (b) Cedarhome Drive NW

- (9) Overweight Permit: Except as provided in section 10.10.100(6), no person may operate or move any vehicle or load upon a City right-of-way that exceeds applicable vehicle weight limits unless the driver first obtains a right-of-way permit for use of an overweight vehicle on City Streets. Operation in violation of this requirement, or contrary to permit conditions, is unlawful.
- (10) Signage: Notice of the weight restriction under this section shall be posted on the roadway by placing a sign at each end of that section of road on which the allowable weight limit is reduced, as deemed necessary by the Public Works Director
- (11) Liability: Anyone who travels or drives a vehicle on a City street, or moves an object on a City street, is liable for any damage they cause to the street or related structures if:
- (a) They operate the vehicle illegally, or
  - (b) They move or park a vehicle that is over the allowed weight limits, or
  - (c) They drive or move illegally, negligently, or without authorization by the City.
  - (d) Anyone driving a vehicle, but is not the owner of the vehicle, is also liable for any damage caused by negligent driving.
- (12) Enforcement: Violations of this chapter, including unauthorized operation of vehicles in excess of posted limits, shall be civil infractions enforceable under SMC 1.12, General Penalty and other applicable provisions of the Stanwood Municipal Code.



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

**ITEM NUMBER:** 9.b.  
**DATE:** February 26, 2026  
**SUBJECT:** Brick Road Preservation Ordinance  
**CONTACT PERSON:** Patricia Love, Community Development Director  
**ATTACHMENTS:** 1. Ordinance 1561

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**PURPOSE**

The purpose of this agenda item is for Council adoption of the second and final reading of Ordinance 1561, Brick Road Preservation, adopting a citywide standard for preserving the City's historic and new brick road segments.

**BACKGROUND**

At the November 13, 2025, Council Workshop, the City Council met with local business owners to discuss roadway design alternatives for 270th Street, commonly referred to as the "Brick Road." One outcome of that meeting resulted in the development of a phased action plan to guide future efforts:

- Immediate (0-3 Months): Actions that can be implemented with minimal cost and no construction.
- Near Term (4-12 Months): Actions that improve safety, manage traffic, and enhance visibility in the West End.
- Mid-Term (1-2 Years): Finalize engineering design and prepare the corridor for construction.
- Construction (3-5+ Years): Construction of the brick road.

This item addresses one of the Immediate Action items: protecting the City's historic brick and new roadways being constructed as part of the Twin City Mile project from being paved over and lost to history.

**ANALYSIS**

Preservation of the City's brick roads is important to the community because they reflect the City's historic character. Over time, portions of these brick roads have been paved

over, cut, and patched to accommodate utility installations and routine street maintenance. To protect the remaining brick roadway segments, a new Brick Road Preservation Standard is being proposed. These standards would limit construction-related impacts and require that any unavoidable damage be repaired using comparable brick materials, rather than asphalt or concrete.

The proposed standards would apply not only to the City's historic brick roads, but also to new brick roadway segments constructed as part of the City Beautification and Twin City Mile initiatives. The following standards are being proposed:

- Brick streets must remain exposed and may not be paved over with asphalt or concrete.
- Any street or utility work affecting brick roads must minimize impacts, salvage and reuse existing bricks whenever possible, and ensure that replacement materials closely match the original bricks in size, color, texture, and pattern.
- Restored areas must match the surrounding brick layout, and utility cuts are required to avoid brick streets to the greatest extent practicable.
- In emergency situations, temporary repairs may be made to protect public safety or restore essential services; however, permanent restoration of the brick roadway must occur within six months.

## **FINANCIAL IMPACT**

Adoption of the Brick Road Preservation Ordinance will likely increase construction costs for both City-led and developer-led projects due to feasibility assessments, specialized design, and labor-intensive construction methods associated with brick road preservation.

The City and future developers should anticipate that preserving the existing brick or integrating new brick segments could elevate project costs by at least 30% or more (per Google search) compared to standard asphalt resurfacing. Actual amounts will vary by project specifics and site conditions.

To comply with the ordinance, future capital budgeting must include these potential cost in feasibility analyses, design scopes, and construction budgets to ensure projects remain viable while preserving Stanwood's historic brick road character.

## **RECOMMENDATIONS**

### **City Council Action:**

The City Council held the first reading on Ordinance 1651, Brick Road Preservation on February 12, 2026. The Council unanimously accepted the ordinance without changes and motioned proceed with the second and final reading.

**Staff Recommendation:**

The attached draft ordinance has been prepared based on Council feedback regarding priorities for brick road preservation and reconstruction.

Staff recommends adoption of the Brick Road Preservation Ordinance to safeguard Stanwood's remaining historic brick streets and ensure that newly restored segments are not paved over in the future. Historic brick roads are one of the City's defining features and serve as a tangible link to the city's past.

Preserving these streets aligns with community priorities and reflects strong public support for maintaining historic infrastructure. Adoption of this ordinance will establish clear standards and requirements for protection.

**Committee Recommendation:****Public Works:**

The Public Works Committee reviewed the draft ordinance at its January 5, 2026, meeting and expressed support for the proposed amendments. The Committee recommends forwarding the ordinance to the full City Council for consideration. Their one comment has been included in the ordinance as presented.

- Remove all exceptions allowing the paving over of brick roadways. *Staff response: See section 11.14.040(2).*
- Add a new section requiring restoration of brick surfaces in previously patched areas when those areas undergo maintenance or other work. *Staff response: See section 11.14.040(3).*
- Clarify that the code applies only to roadway segments where brick is currently exposed, and not to road sections where brick has been previously buried. *Staff Response: See section 11.14.050.*

**Community Development Committee:**

The Community Development Committee reviewed the draft ordinance on January 15, 2026. They were also supportive of the Ordinance and recommended forwarding it to the full Council for consideration. Their comments included:

- Provide an explanation on who would be responsible for repair of the new brickwork such as the new sections of 92<sup>nd</sup> Avenue and 88<sup>th</sup> Avenue intersections. *Staff response: Developers and contractors who obtain right-of-way permits are required to restore damaged streets and infrastructure per City standards and/or through bonding. If they fail to do so, the City can use the bond to cover repairs. For non-projects liability for street damage caused by a vehicle accident or negligent operation would be handled through state traffic laws outlined in the RCW's. Insurance claims against the responsible party/driver (not the City directly) is another option.*

## **COUNCIL OPTIONS**

1. Accept the second and final reading of Ordinance 1561 adopting the brick road preservation standards.
2. Send Ordinance 1561 back through the Committee process for further consideration.

## **PROPOSED MOTION**

**“I MOVE TO APPROVE SECOND READING AND ADOPT ORDINANCE 1561 BRICK ROAD PRESERVATION.”**

**CITY OF STANWOOD  
WASHINGTON**

**ORDINANCE NO. 1561**

**AN ORDINANCE OF THE CITY OF STANWOOD, WASHINGTON, ADOPT  
A NEW CHAPTER OF THE STANWOOD MUNICIPAL CODE, CHAPTER  
11.14, HISTORIC BRICK STREETS PRESERVATION, AND  
ESTABLISHING SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Stanwood's brick streets are historic public assets that contribute to the community's character and identity; and

**WHEREAS**, the City desires that the brick roads be preserved and maintained in a manner consistent with their historic character; and

**WHEREAS**, brick roads differ from modern asphalt or concrete pavements in structure, load response, and repair methods; and

**WHEREAS**, brick roads are more susceptible to displacement, settlement, damage, and vibration-related impacts when subjected to frequent heavy truck traffic, repeated turning movements, braking, or acceleration; and

**WHEREAS**, adoption of brick road preservation standards is necessary to ensure maintenance, repair, and restoration work is conducted in a manner consistent with the City's Comprehensive Plan historic preservation goals; and

**WHEREAS**, the City is authorized to adopt ordinances and regulations to manage and protect its public rights-of-way and to preserve City transportation assets for current and future users; and

**WHEREAS**, the City of Stanwood SEPA Responsible Official has reviewed the proposed amendments to the Stanwood Municipal Code, determined that the amendments are categorically exempt from SEPA, and memorialized those conclusions under file number 260005; and

**WHEREAS**, the Stanwood Public Works Committee reviewed the ordinance on January 5, 2025 and the Community Development Committee reviewed the draft ordinance on January 15, 2026; and

**WHEREAS**, all persons desiring to either provide written testimony or speak for or against the ordinance were given the opportunity to do so before City Council; and

**WHEREAS**, the City Council held a public meeting on the draft code amendment on February 26, 2026, and accepted public comment; and

**WHEREAS**, the City Council of Stanwood has authority under RCW 36.70A to adopt plans and regulations related to development and operations within the City of Stanwood; and

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

**Section 1. Historic Brick Street Preservation.** New Stanwood Municipal Code Chapter 11.14, Historic Brick Streets Preservation, is hereby adopted to read as follows as provided in Exhibit A attached to this ordinance and incorporated herein by reference as if set forth in full.

**Section 2. Authority to Make Necessary Corrections.** The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener's clerical errors, references, ordinance numbers, section/subsection numbers and any references thereto.

**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 five days after its passage and publication as required by law.

PASSED and APPROVED this \_\_\_\_ day of February. 2026.

CITY OF STANWOOD:

( ) Approve  
( ) Veto

\_\_\_\_\_  
Sid Roberts, Mayor

Attest:

\_\_\_\_\_  
Lisa Sokolik, City Clerk

Approved as to Form:

\_\_\_\_\_  
Dan Curtis, City Attorney

Date of Publication: \_\_\_\_\_

Effective Date: \_\_\_\_\_

# EXHIBIT A

## Title 11 Streets and Public Rights-of-Way New Chapter 11.14 - Brick Road Preservation Standards.

### Chapter 11.14 Historic Brick Road Preservation Standards

#### Sections:

|                  |                                            |
|------------------|--------------------------------------------|
| <b>11.14.010</b> | <b>Purpose</b>                             |
| <b>11.14.020</b> | <b>Definitions</b>                         |
| <b>11.14.030</b> | <b>Designated Brick Streets</b>            |
| <b>11.14.040</b> | <b>Preservation Requirements</b>           |
| <b>11.14.050</b> | <b>Design and Streetscape Improvements</b> |

#### **11.14.010 Purpose**

- (1) The purpose of this chapter is:
  - (a) To preserve Stanwood's brick road segments as unique public assets;
  - (b) Protect the structural integrity of the brick surface;
  - (c) Regulate construction and utility work within the right-of-way; and
  - (d) Authorize the Public Works Director to establish vehicle operational restrictions necessary to prevent long-term damage.

#### **11.14.020 Definitions.**

For the purposes of this chapter, the following definitions shall apply:

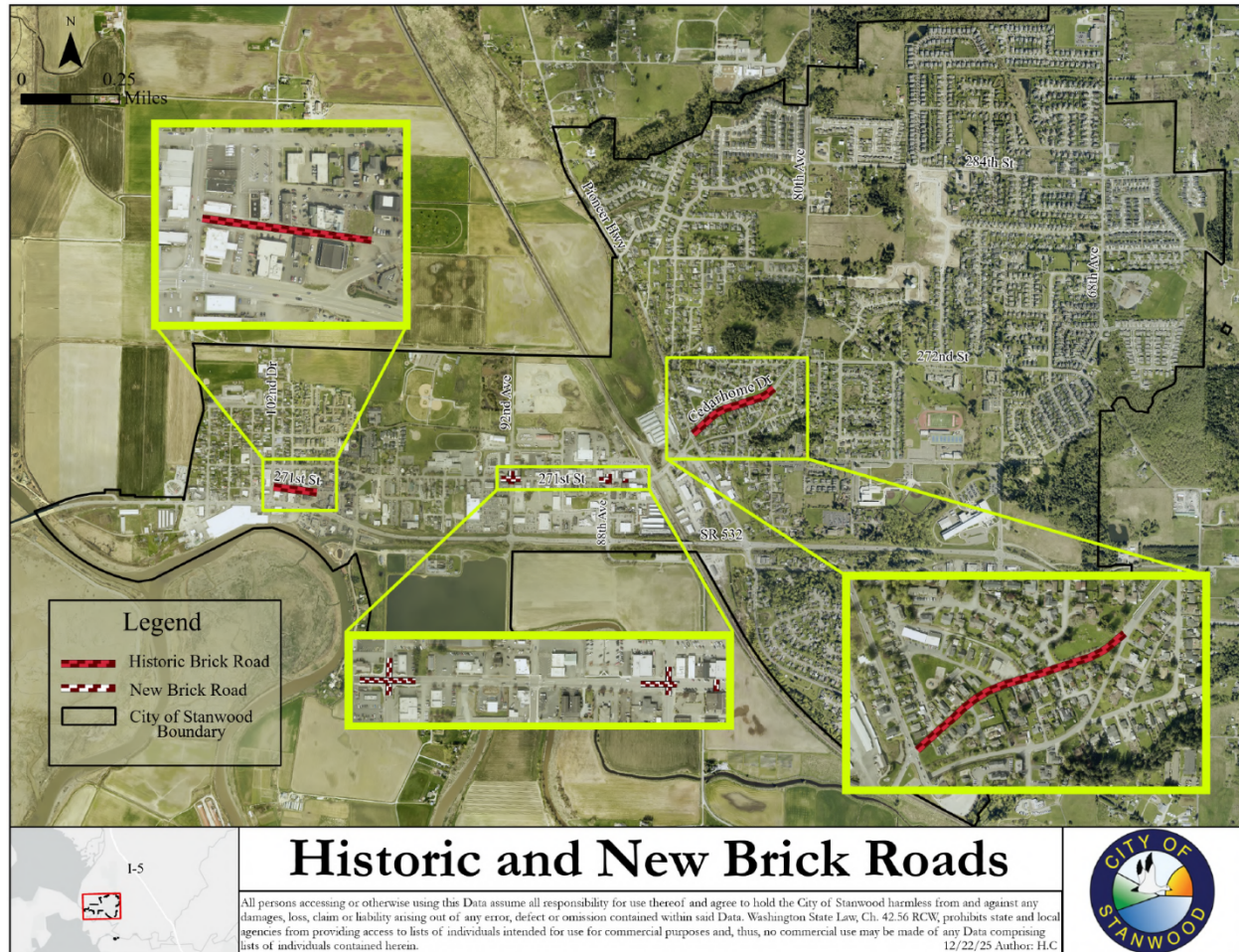
**"Brick Road or Street"** means those portions of city streets which are paved, or partially paved, with exposed brick.

#### **11.14.030 Designated Brick Roads**

- (1) The following road segments are designated as Historic Brick Roads:
  - (a) 270th Street NW between 102nd Avenue NW and Camano Street.
  - (b) Cedarhome Drive NW between Pioneer Highway and Cedarhome Drive NW (brick-paved segment).
- (2) The following road segments are designed as new or future Brick Roads:

- (a) 271<sup>st</sup> Street NW between 98<sup>th</sup> Drive NW and 84<sup>th</sup> Avenue NW (Florence Road).
- (b) 270<sup>th</sup> Street and SR 532 Intersection.
- (3) Additional brick street segments may be added to or removed from the list of Brick Streets by ordinance of the City Council.

**Figure 11.14.303-1 Brick Road Street Map**



#### 11.14.040 Preservation Requirements

- (1) Brick Streets shall be preserved and maintained in a manner that retains their appearance, alignment, and pattern, while providing a safe and functional surface for vehicular, bicycle, and pedestrian use.
- (2) Existing exposed brick must be preserved. Paving over brick with asphalt or concrete is prohibited.
- (3) Repair and Replacement Standards. All street and utility maintenance, repair or replacement work shall comply with the following standards:

- (a) When brick pavement is disturbed or damaged, brick units shall be salvaged, cleaned, and re-used to the maximum extent practicable.
  - (b) If existing bricks are damaged and cannot be salvaged, they must be replaced to match the existing bricks in size, color range, texture, and pattern to the extent reasonably practicable, as approved by the Public Works Director.
  - (c) Restored areas must match the adjacent brick pattern (e.g., running bond, herringbone).
  - (d) Utility cuts shall use alternative routes to the maximum extent possible to avoid disturbance to Brick Roads. The Public Works Director may require trenching or alternate alignments to protect brick pavement.
- (4) Emergency Work. In the event of an emergency, repairs necessary to protect public health and safety or restore critical utility service, temporary measures may be taken without full compliance with this chapter; provided that permanent restoration of the brick shall occur within 6 months or as soon as practicable thereafter. The estimated cost of permanent repairs shall be bonded for at the time of the emergency repair.

#### **11.14.050 Design and Streetscape Improvements**

Any capital improvement project, streetscape enhancement, or major reconstruction on a brick road shall be designed to preserve the existing exposed brick pavement.