



Planning Commission
Meeting Minutes
July 12, 2021

Call to Order 6:00 pm

Roll Call

Present: Cody Davis

Larry Sather

Eric Warnat

Patrick Hosterman

Marcus Metz

Staff Present: Patricia Love

Amy Bergemeier

Absent: Monae Birkhofer, Justin Burns

Also known to be present: Peggy Wendell

Public Requests and Comments: N/A

Approval of Minutes:

The Minutes of June 14th, 2021 were approved as written.

New Business:

Residential Uses on 102nd Ave

The City has received many requests to allow residential development on the vacant lots along 272nd, but because of the permitted use matrix restricts all residential except mixed-use development, these lots have not developed. In addition, due to the limited size of the vacant lots, building financially viable mixed-use developments on these lots has proven to be unmarketable. In order to make mixed-use development viable in this area, lots would need to be consolidated and existing housing uses demolished for new incoming development.

Options to Consider:

- Maintain existing allowed uses as is and only allow new-mixed use developments
 - Allow existing residential structures to convert to a mix of commercial / home office / retail and residential uses without the requirement that the residential portion of the building be accessory to the commercial use. Building codes could potentially limit development options.
 - Allow single family residential homes north of 272nd Street with footnote in permitted use matrix.
 - Allow “missing middle” housing north of 272nd Street with footnote in permitted use matrix.
 - Allow both single family and missing middle housing north of 272nd Avenue with footnote in permitted use matrix.
- The Commission discussed the request in detail and are supportive of the option to allow single family residential homes north of 272nd Street with footnotes.



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PUD Pole and Storage Yard:

Snohomish County PUD is in the process of constructing several infrastructure upgrades to support future growth and reliability of PUD's electrical service to North Stanwood and Camano Island. Part of that work included building a new substation off Pioneer Highway next to the cemetery. This project has been approved and is currently under construction. Another component of their long-range plans is to surplus their pole yard in downtown Stanwood. They need a larger, new location to store poles and construction supplies; preferably with easy and timely access to Stanwood and Camano Island. They have proposed to use a portion of the Pioneer Highway site for this use.

- The Planning Commission is supportive of this.

Old Business:

Permitted Use Matrix Code Amendments

Director Love will finish up the changes to the Permitted Use Matrix and present it as revised to the Commission during the September meeting.

Miscellaneous Business:

Recent Council Action on Commission Items:

Upcoming Items:

A motion to adjourn was made by Larry Sather and seconded by Cody Davis.
Adjourn: 7:35 pm