



Planning Commission
Meeting Minutes
September 13, 2021

Call to Order 6:00 pm

Roll Call

Present: Cody Davis
Larry Sather
Eric Warnat
Patrick Hosterman
Marcus Metz
Monea Birkhofer
Justin Burns
Eric Warnat

Staff Present: Patricia Love
Sara Robinson
Tansy Schroeder

Also known to be present: Peggy Wendell

Public Requests and Comments: N/A

Approval of Minutes:

The Minutes of July 12, 2021 were approved as written.

New Business: None

Old Business:

- **Permitted Use Matrix Code and Permitting Processes Amendment**

Previous discussions with the Commission centered on how to simplify the permitted use matrix, how to make it more user friendly, and how to potentially tie the use back to the permitting process. To address these concepts, staff has proposed the following:

- The Permitted Use Matrix is divided by land use categories: Residential, Commercial, Industrial, Public Facilities and Special Uses.
- Permit types are identified next to the use: P-I – Administrative; P-II – Administrative with Public Notice; P-III – Public Hearing Required; and C – Conditional Use Permit.
- A condensed version of the definition is included in the matrix.

A new section has been added to the permitted use chapter. This section specifically identifies those uses that are not allowed in the city, in any zone. The proposed list of prohibited uses includes:

- Aggregate extraction
- The disassembly, dismantling, or storage of more than five (5) wrecked vehicles as defined in RCW 46.80.010(6) at any one time unless completely contained within an enclosed building
- Manufacture of explosives
- Stockyards, slaughterhouses, or rendering plants; with the exception of existing legal nonconforming uses or those established prior to November 8, 2018
- Petroleum refineries
- Fertilizer manufacture
- Sanitary landfills
- Waste to energy facilities



- i. Casinos and Card Rooms
- j. Homeless Shelters unless otherwise allowed by the State of Washington
- k. New Enhanced Service Facilities
- l. Recovery Homes
- m. Orphanage
- n. Manufactured / Mobile Home Parks
- o. Sale of livestock, poultry or similar animals
- p. Storage, manufacturing or sales of highly volatile or otherwise extremely hazardous substances or materials
- q. Incineration or reduction of garbage, sewage, dead animals or refuse
- r. Crematoriums
- s. Septage treatment plants
- t. Uses that cannot meet and/or exceed the performance standards listed in SMC 17.50.020 Light industrial and general industrial district performance standards
- u. Use of a travel trailer, motor home, or other recreational vehicle for living purposes for more than two consecutive weeks at a time and more than four weeks per year
- v. Temporary or permanent Homeless Encampments except as allowed by RCW 35A.21.360.

- **Enhanced Service Facilities**

The City Council adopted interim Enhanced Service Facilities (ESF) regulations in October of 2020 and then extended the interim regulations until October. An additional extension may be needed to if the proposed code amendment is not adopted by mid-October.

- **Residential Uses on 102nd Avenue**

Property fronting 102nd Avenue is zoned Main Street Business I with Historic Overlay. According to the zoning code zones are intended to be a combination of historic downtown business and mixed-use development.

It appears sometime after 2009 changes were made to the permitted use matrix that restricts single family and multifamily housing in the Mainstreet Business I district; only mixed-use developments area allowed. This restriction makes perfect sense as it applies to the commercial areas, however north of 272nd on 102nd Avenue the majority of the properties are detached single family residential with the exception of the North Sound Physical therapy building. The City's Comprehensive Plan encourages the preservation and reuse of historic and older homes in the downtown area. These policies appear to conflict with the zoning restriction of not allowing residential uses in the MBI zone where appropriate.

In July the Planning Commission reviewed this issue and recommended that the area north of 272nd Street on 102nd Avenue be allowed to be built out with Single Family, Duplex and Triplex's, but not Multi-Family homes.



- **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.

It is unclear if Stanwood's permitted use matrix would allow the pole yard and storage area as part of their substation. To clarify that these uses would be allowed when located in conjunction with a substation, staff is proposing that the permitted use matrix to amended to allow "electrical equipment and pole storage yard" as a permitted use in all zoning districts with existing and new footnotes.

- Existing Footnote 8: Minimum land area of 10,000 square feet required.
- Existing Footnote 14: Minimum land area of 10,000 square feet required.
- Proposed New Footnote: Pole yards and storage areas shall be screened from adjacent residential or commercial uses. Chain link fences with slats are not allowed.

These procedures are currently being reviewed by the City's Hearing Examiner for clarification, consistency, ease of use, conflicts or gaps. As such, suggested changes to the code may to presented to the Planning Commission at their next meeting.

Miscellaneous Business:

NA

Recent Council Action on Commission Items:

NA

Upcoming Items:

Public Hearing September 27, 2021

Workplan item – Park impact fee ordinance will be brought to the Board in October and November for a Public Hearing in January or February 2022.

A motion to adjourn was made by Larry Sather and seconded by Patrick Hosterman.

Adjourn: 7:35 pm