



CITY OF STANWOOD NOTICE OF DECISION

Twin City Substation Administrative Modification

The City of Stanwood has issued a Notice of Decision for an Administrative Modification as required by Stanwood Municipal Code and RCW. The following project has been **APPROVED**, with the conditions listed in the permit decision.

Project Name: Twin City Substation Modification

Proponent: Public Utility District No. 1 of Snohomish County

Project Number: 21-0099

Description of Proposal: The applicant has submitted a minor modification application to address changes in the layout of the Twin City Substation project. The modification includes addition of a 5,000 square foot gravel pole yard to the Twin City Substation site to relocate utility poles from their Stanwood Community Office located at 9124 271st Street. This modification will allow for the future construction of Viking Way. Staff determined that the 5,000 square foot gravel pole yard was consistent with an administrative accessory use to the permitted electrical substation as it directly serves the use and operation of the electrical substation.

Location: The project is located at 7400 Pioneer Highway

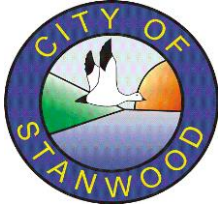
Administrative Modification Decision: Approved

Notice of Decision Date: Tuesday, October 26, 2021

End of Appeal Period: Tuesday, November 9, 2021

Appeals: This decision may be appealed pursuant to SMC 17.81B.710, which provides for an open record appeal of an administrative decision before the Hearing Examiner. Appeals may be submitted by the applicant or any person who submitted written comments prior to the date the decision was issued. The completed appeal must provide specific reasons set forth in SMC 17.81B.710 (2) (a-d). Appeals shall be filed in writing to the department of community development within 14 days of the notice of decision. Appeals shall be delivered to the City of Stanwood, at 10220 270th Street NW, Stanwood, WA 98292, by, **Tuesday, November 9, 2021 at 4:00 pm**. Appeals shall be accompanied by a \$500 non-refundable filing fee.

Staff Contact: Tansy Schroeder, City Planner, tansy.schroeder@stanwoodwa.org 360-454-5211



City of Stanwood
Community Development Department
10220 270th St NW
Stanwood, WA 98292
360-629-2181

MINOR MODIFICATION
STAFF REPORT AND PERMIT DECISION

GENERAL INFORMATION

File Number(s): 21-0099

Project Title: **Twin City Substation Modification**

Address: 7400 Pioneer Highway, Stanwood, WA 98292

Tax Account Number: 32042900201100 and 32042900300700

Owner: Public Utility District No. 1 of Snohomish County

Applicant: Public Utility District No. 1 of Snohomish County

Description: Minor Modification

Current Zoning: Single-Family Residential 5.0

Comprehensive Plan Designation: Medium Density Residential

Existing Land Use: Vacant

Water/Sewer Provider: City of Stanwood

Date of Decision: October 26, 2021

Decision: **APPROVED**

I. NATURE OF APPLICATION

A. Request

The applicant has submitted a minor modification application to address changes in the layout of the Twin City Substation project. The modification includes addition of a 5,000 square foot gravel pole yard to the Twin City Substation site to relocate utility poles from their Stanwood Community Office located at 9124 271st Street. This modification will allow for the future construction of Viking Way.

B. Project Chronology/Background

A formal application for the minor modification was submitted to the Community Development Department on September 30, 2021. Staff determined that the application provided sufficient submittal information and a Notice of Complete Application was issued on October 15, 2021. The original site plan was approved through the Twin City Substation Minor Site Development Permit 2020-0064 on June 4, 2020.

C. Site Location/Description

The project is located on two tax parcels within the southeastern portion of the city limits west of 72nd Avenue NW and south of Pioneer Highway.

The approximate total is 19.05 acres.



II. PROJECT CONSISTENCY WITH TITLE 17 SMC, ZONING

A. Applicable Review Criteria and Process

Staff determined that the 5,000 square foot gravel pole yard was consistent with an administrative accessory use to the permitted electrical substation as it directly serves the use and operation of the electrical substation. The minor modification request is subject to review for conformity with the Stanwood Municipal Code (SMC), including but not limited to the following:

Chapter 17.80 – Administration

Chapter 17.30 SMC, Permitted Land Uses												
Land Use	SR12.4	SR9.6	SR7.0	SR5.0	MR	TN	MB-I ²⁹	MB-II	NB	GC	LI	GI
Electrical Substation	P	P8	P8	P8	P	P14	P	P	P	P	P	P
Accessory Uses – Gravel Pole Yard	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC
<ul style="list-style-type: none"> • P: Permitted Use • AC = Accessory Use • (8) Minimum land area of 10,000 square feet required. 												

Regulation	Analysis	Meets
Chapter 17.80.037 SMC, Permit Modifications		
(1) Minor Modification to an Approved Site Development Permit. Minor modifications to a site development plan may be permitted by administrative decision. To be considered a minor modification, the amendment must not:		
(a) Involve more than a 10 percent increase in area or scale of the development in the approved site development plan.	The minor modification increases the footprint of the project's lot coverage by less than one percent.	Yes
(b) Have a significantly greater impact on the environment and facilities than the approved plan.	The minor modification is located outside of all on-site critical areas and their buffers.	Yes
(c) Change the boundaries of the originally approved plan.	The minor modification does not change the boundaries of the original approved site plan. All improvements are within the same area.	Yes

III. CONCLUSIONS

1. The minor modification meets the above criteria set forth in Stanwood Municipal Code Chapter 17.80.037.
2. The minor modification does not change the scale or intent of the proposed project. The project remains in compliance with the regulations of Title 17 SMC, Zoning and the Twin City Substation Minor Site Development Permit 2020-0064 decision dated June 4, 2020.

IV. ADMINISTRATIVE DECISION

All changes made through the minor modification meet the minimum Stanwood Municipal Code zoning standards. The minor modification is hereby **APPROVED**, subject to the above conclusions.

V. APPEAL

This decision may be appealed pursuant to SMC 17.81B.710, which provides for an open record appeal of an administrative decision before the Hearing Examiner. Appeals may be submitted by the applicant or any person who submitted written comments prior to the date the decision was issued. The completed appeal must provide specific reasons set forth in SMC 17.81B.710 (2) (a-d). Appeals shall be filed in writing to the department of community development within 14 days of the notice of decision. Appeals shall be delivered to the City of Stanwood, at 10220 270th Street NW, Stanwood, WA 98292, by, **Tuesday, November 9, 2021 at 4:00 pm**. Appeals shall be accompanied by a \$500 non-refundable filing fee.

Prepared by: Tansy Schroeder, City Planner

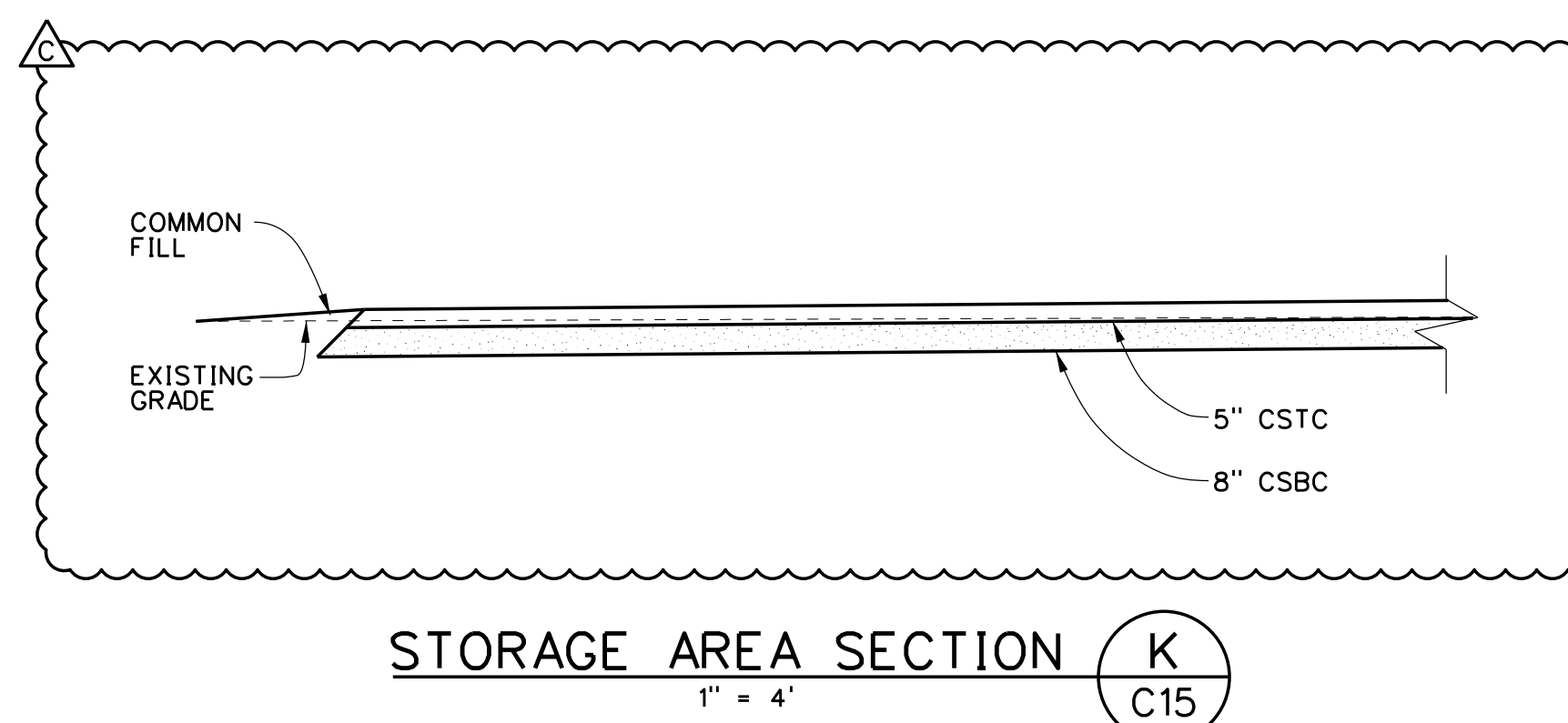
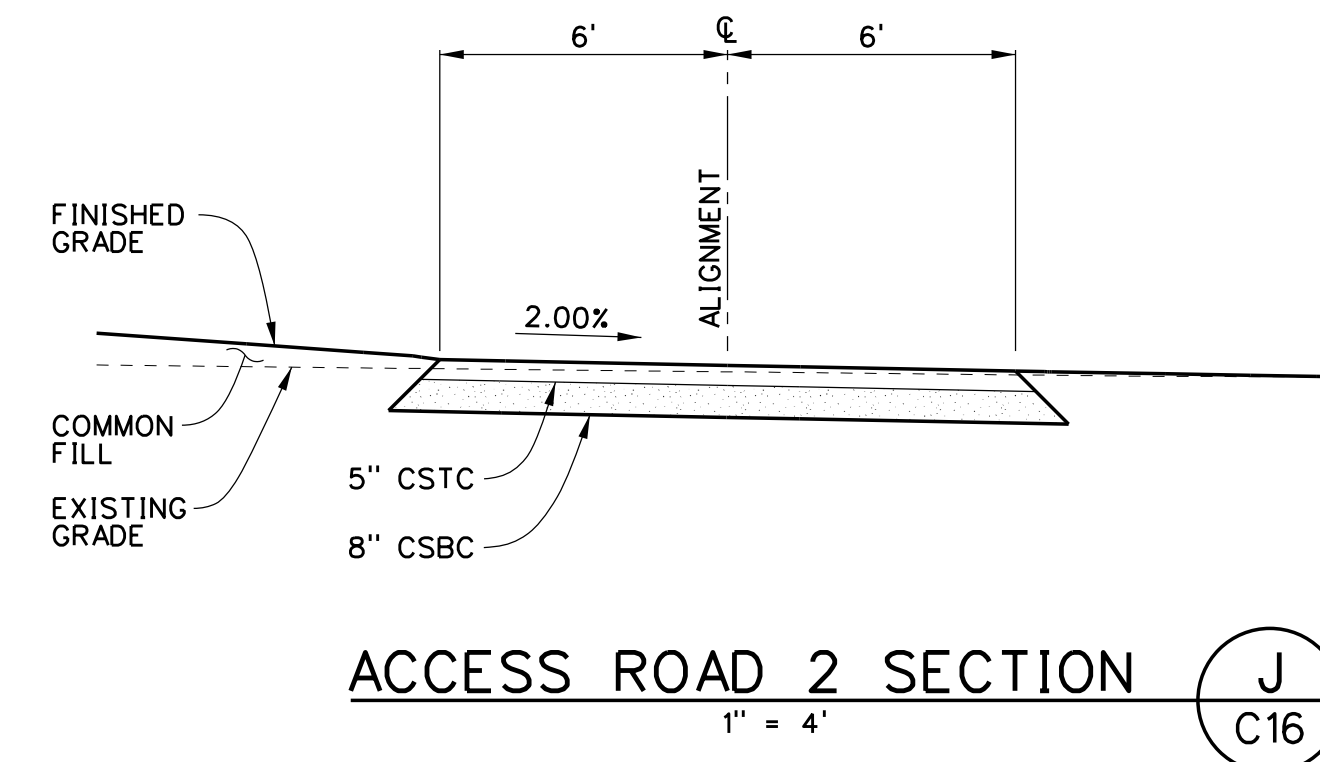
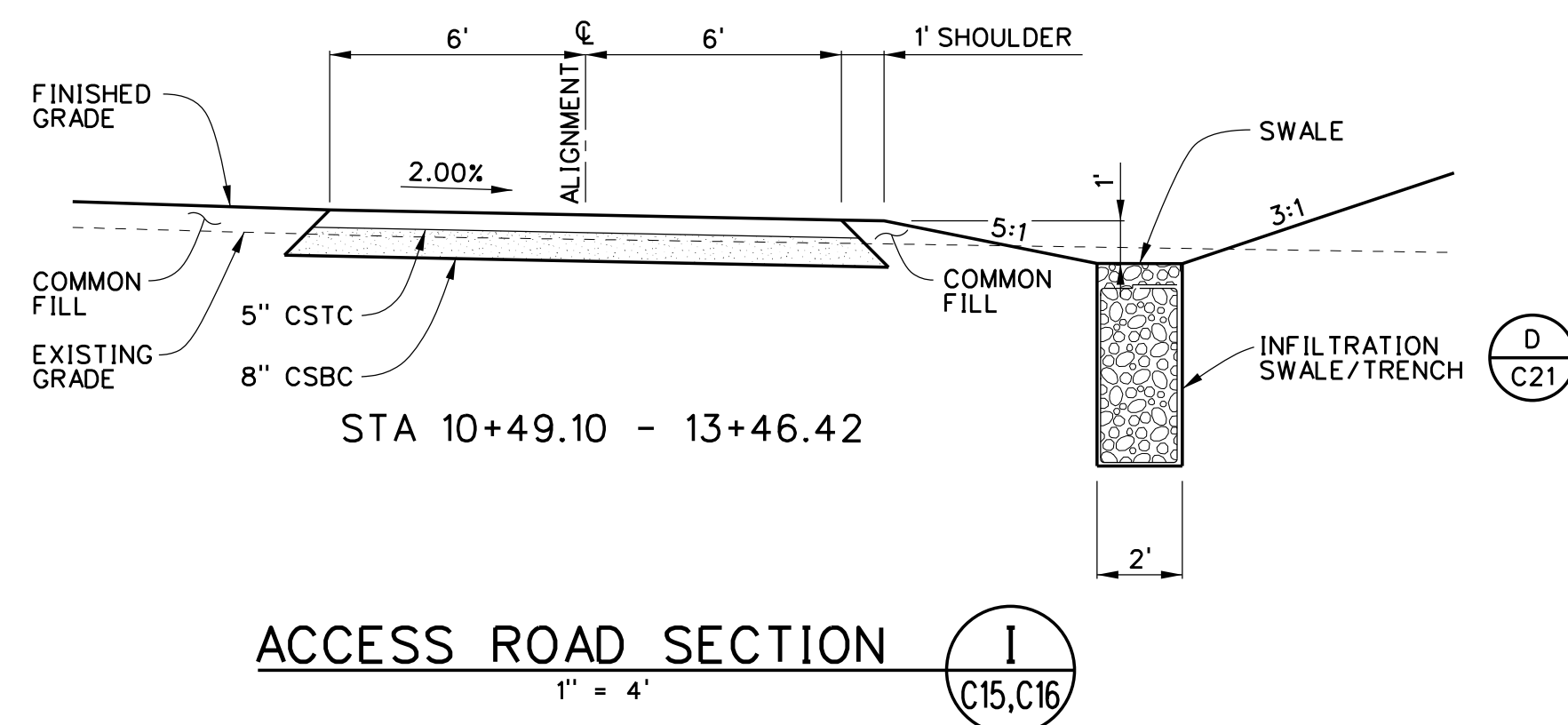
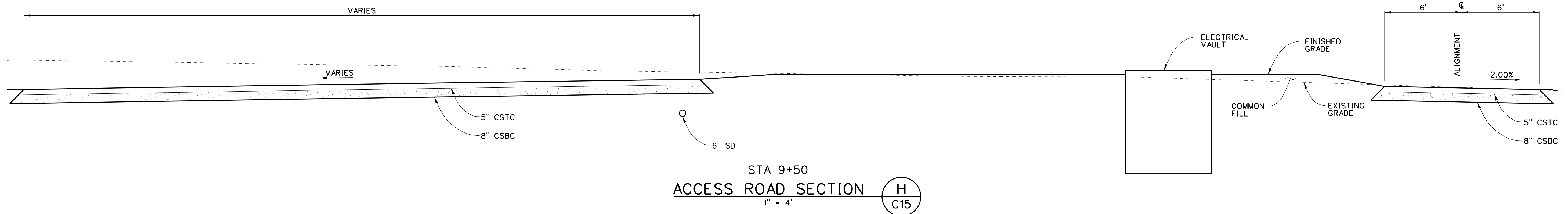
Date: October 26, 2021

Approved by:

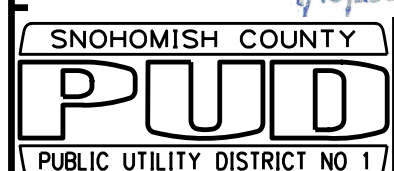
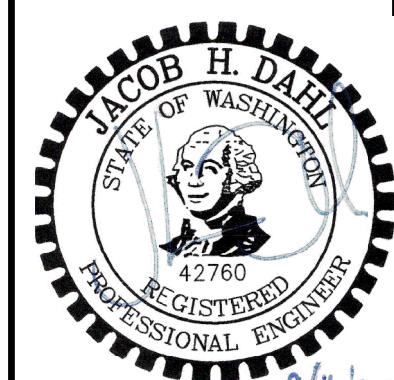
Signature: Patricia Love Date: October 26, 2021

Patricia Love
Community Development Director

Revised Approved Site Plan dated October 26, 2021



NO.	DATE	BY	DESCRIPTION	ENGR	CHKR	APVD	NO.	DATE	BY	DESCRIPTION	ENGR	CHKR	APVD
C	9/16/21	CMC	SITE DEVELOPMENT PERMIT MINOR MODIFICATION WO 100079208	JHD	DMH	JHD							
B	4/28/20	JCS	REVISED PER CITY OF STANWOOD COMMENTS WO 100009422	JHD	DMH	WAB							
A	2/5/20	JCS	ISSUED FOR CITY OF STANWOOD PERMITS WO 100009422	JHD	DMH	WAB							



ORDER	100079208
OPERATION	
SCALE	NOTED
DFTR	JCS
CHKR	DMH
ENGR	JHD
APVD	WAB
DATE	2/5/20

CITY OF STANWOOD
APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
PUBLIC WORKS DIRECTOR

BY: *[Signature]* DATE: 10/26/21
COMMUNITY DEVELOPMENT DIRECTOR

PERMIT NO. 210099

4 2 0 4
1" = 4' SCALE IN FEET

REV	DRAWING
C	S-128-C18

FILE: W:\SUB\2021\WIP-100079208\PERMITS\S-128-C18.dwg
DATE: 16-Sep-21 05:22