



Snohomish County
Planning Commission
Planning and Development Services

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201
Clerk Email: Taylor.Twiford@snoco.org

REGULAR (Hybrid) MEETING AGENDA
Snohomish County Planning Commission

January 24, 2023
5:30 PM

Snohomish County Administration Building-East
1st Floor, Public Meeting Room 2
3000 Rockefeller Avenue, Everett, WA 98201

Or

Join the Zoom Meeting: <https://us02web.zoom.us/j/81128102428>
or call (253) 215-8782
Webinar ID: 811 2810 2428

For access to supporting documents reviewed by the Planning Commission, visit the Snohomish County Planning Commission webpage at <https://snohomishcountywa.gov/164>

A. CALL TO ORDER AND ROLL CALL

B. CHAIRPERSON'S REPORT

C. PUBLIC COMMENT

D. APPROVAL OF MINUTES

- [December 13, 2022](#): Regular Meeting

E. STATUS OF FUTURE AGENDA ITEMS AND PAST RECOMMENDATIONS

- [Upcoming Planning Commission Meeting Topics](#)
- County Council Actions on Planning Commission Recommendations
- Increasing consecutive terms served

F. UNFINISHED BUSINESS

1. [Density Fringe: Hearing](#)

Hilary McGowan, Senior Planner, Hilary.McGowan@snoco.org

The Planning Commission will hold a hearing on proposed code amendments to Snohomish County Code Title 30 to allow existing and former buildings that were accounted for in the 1983



Flood Insurance Study to be eligible for a one-time credit exemption from the maximum allowable density and obstruction limitations of SCC 30.65.250 and 30.65.25.

For further information, please review the following:

- [Staff Report dated November 28, 2022](#)
- [Presentation dated December 13, 2022](#)
- [Staff Memo Dated January 10, 2023](#)

Please note that the staff memo dated 1-10-23 is the most up-to-date version of the proposed code.

2. Building Height: Hearing

Michael Saponaro, Senior Planner, Michael.Saponaro@snoco.org

The Planning Commission will hold a public hearing on proposed code amendments to Snohomish County Code Chapter 30.23.050 (Height requirements, exceptions, and measuring height) and 30.23.032 (Urban Residential Zone Categories Bulk Matrix). The proposed code amendments will address building height exemptions, clarify roof types used in building height measurements, and encourage daylight basements with a height bonus.

For further information, please review the following:

- [Staff Report dated November 21, 2022](#)
- [Presentation dated December 13, 2022](#)

3. Building Separation: Hearing

Michael Saponaro, Senior Planner, Michael.Saponaro@snoco.org

The Planning Commission will hold a public hearing on proposed code amendments to Snohomish County Code Chapter 30.23.300 relating to Building separation for single-family detached, single-family attached, and duplex structures constructed in the LDMR and MR zones. The proposed code amendments will ensure firefighter ladders remain at safe angles by clarifying separation requirements.

For further information, please review the following:

- [Staff Report dated October 7, 2022](#)
- [Presentation dated December 13, 2022](#)

G. NEW BUSINESS

4. Rural Village Housing Demonstration Program: Briefing

Ryan Countryman, Senior Legislative Analyst, Ryan.Countryman@snoco.org

The proposed Rural Village Housing Demonstration Program (RVHDP) would be a temporary mechanism that would allow new types of housing in a limited rural setting. The RVHDP would



apply to some areas with R-5 acre zoning that have farms or working forests. It seeks to preserve more of such resource-based uses in areas designated for conventional rural residential development than would normally happen. Instead of developing as 5-acre lots or as Rural Cluster Subdivisions (RCS), the RVHDP would allow attached housing in buildings with three or four units in exchange for the setting aside of large tracts of rural open space to preserve resource based land uses. The maximum number of units would be the same as what RCS provisions allow, but in the RVDHP those units would take up a smaller footprint. This compact type of housing help to address housing affordability in rural areas. The RVHDP also proposes new landscaping and architectural requirements to preserve visual aspects of rural character. An outcome of the program could be adoption of future code amendments, or the program could expire without making lasting changes.

For further information, please review the following:

- [Briefing Staff Report dated January 9, 2023](#)

5. Election of Chair and Vice Chair

H. ADJOURN

PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:

At the conclusion of its public hearing, the County Planning Commission will consider transmitting a formal recommendation to County Council concerning adoption of the proposal. The Commission may make a recommendation to adopt or to not adopt the proposal. The Commission's recommendation may also propose amendments to the proposal. The Planning Commission is an advisory body and the final decision rests with the County Council.

PARTY OF RECORD / PUBLIC TESTIMONY:

You may become a party of record for any specific topic that comes before the Planning Commission by submitting a written request or testimony to Taylor Twiford, Planning Commission Clerk, PDS, M/S 604, 3000 Rockefeller Avenue, Everett, WA 98201 or email at Taylor.Twiford@snoco.org.

WHERE TO GET COPIES OF DOCUMENTS AND WEBSITE ACCESS:

Please check www.snohomishcountywa.gov for additional information or the Snohomish County Department of Planning and Developmental Services, Reception Desk, 2nd Floor, County Administration Building East, 3000 Rockefeller Avenue, Everett, WA 98201 or email at Taylor.Twiford@snoco.org.

AMERICANS WITH DISABILITIES ACT NOTICE:

Snohomish County facilities are accessible. The county strives to provide access and services to all members of the public. Sign language interpreters and communication materials in alternate form will be provided upon request of one calendar week. Contact Angela Anderson at 425-262-2206 Voice, or 425-388-3700 TDD.



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Snohomish County Planning Commissioners:

Merle Ash, District 1

Mark James, District 1

Kimberly Busteed, District 2

Raymond Sheldon, Jr., District 2

Robert Larsen, District 3

Christine Eck, District 3

Tom Campbell, District 4

Neil Pedersen, District 4

Rosanna Brown, District 5

Leah Everett, District 5

Vacant, Executive Appointee

Commission Staff (from Planning and Development Services (PDS) Department):

Mike McCrary, Commission Secretary

Taylor Twiford, Commission Clerk