



Snohomish County

Planning Commission

Planning and Development Services

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201

Clerk Email: Taylor.Twiford@snoco.org

REGULAR (Remote) MEETING AGENDA
Snohomish County Planning Commission

September 26, 2023
5:30 PM

Join the Zoom Meeting: <https://us02web.zoom.us/j/84713485549>
or call (253) 215-8782
Webinar ID: 847 1348 5549

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

- [August 22, 2023](#): Regular Meeting
- [September 12, 2023](#): Special Planning Commission Open House

E. STATUS OF FUTURE AGENDA ITEMS AND PAST RECOMMENDATIONS

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

F. UNFINISHED BUSINESS

1. Accessory Dwelling Units GMHB Remand: Hearing
Ryan Countryman, Sr. Legislative Analysis, Ryan.Countryman@snoco.org

On March 9, 2022, the Snohomish County Council adopted Amended Ordinance 22-006 (Ord 22-006). Among other changes, Ord 22-006 allowed expanded use of detached ADUs outside of Urban Growth Areas. Prior to Ord 22-006, code prohibited detached ADUs on lots that did not meet the standard lot size minimum in rural and resource zones. Ord 22-006 changed that by allowing detached ADUs on substandard lots in rural and resource zones. Futurewise filed a petition for review with the GMHB challenging Ord 22-006. In its June 30, 2023, Order, the GMHB remanded Ord 22-006 to Snohomish County to bring it into compliance with the Growth



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Management Act (GMA), RCW 36.70A. The County Council referred an ordinance that would bring county code into compliance to the Planning Commission by Motion 23-342 on August 15, 2023. The County Council requests the Planning Commission to hold a public hearing and make a recommendation on the ordinance by October 16, 2023. The council staff briefing to the Planning Commission briefing was on August 22, 2023.

For further information, please review the following:

- [Briefing Staff Report Dated August 15, 2023](#)
- [GMHB Order Futurewise v Snoco June 20 2023](#)
- [Motion 23-342](#)
- [Ord 23- Proposed ADU Ordinance](#)

2. 2024-2029 Capital Improvement Plan (CIP): Hearing

Matthew Siddons, PDS Senior Planner, Matthew.Siddons@snoco.org

Debbi Mock, Finance Dept, Senior Financial Consultant, Debbi.Mock@co.snohomish.wa.us

Planning and Development Services (PDS) along with the Finance Department coordinates an annual Capital Improvement (CIP) Program that the County Charter requires to be adopted with the County budget each year. At the August 22, 2023 Planning Commission meeting, County departments provided the Commission with a high-level overview of the County's annual CIP including how it satisfies state and local requirements.

At the September 26, 2023 meeting, staff from the Finance Department will provide updated fiscal information. At the conclusion of the hearing, the Planning Commission will be asked to make a recommendation to the County on the 2024-2029 CIP.

For further information, please review the following:

- [Staff Report- PC Hearing- 08.31.23](#)
- [Preliminary 2024 CIP Book August 2024 Mtg 082123c](#)
- [CIP Briefing PP Presentation- 08.22.23](#)

G. NEW BUSINESS

3. Comprehensive Plan Update: Wrap-Up: Briefing

PDS staff will provide a final wrap-up briefing on the 2024 Update proposed amendments including highlighting changes to the narrative, goals, objectives, policies, and maps since each individual element was briefed at the Planning Commission. A summary of these final amendments is contained in a memo linked to this agenda.

For further information, please review the following:

- [Staff Memo](#)
- [2013 Tulalip MOU](#)
- [Housing Needs Analysis dated 09 08 2023](#)
- Docket application final staff reports



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- [Final Docket XXI DR1 Town of Darrington PC hearing staff rec 090723](#)
 - [Final Docket XXI LS2 City of Lake Stevens PC hearing staff rec 090723](#)
 - [Final Docket XXI MALT1 John Vangemert PC hearing staff rec 090723](#)
 - [Final Docket XXI MON2 Davis-Johnson PC hearing staff rec 090723](#)
 - [Final Docket XXI MV2 Northpoint Development PC hearing staff rec 090823](#)
 - [Final Docket XXI SW10 CS Real Estate Development PC hearing staff rec 090723](#)
 - [Final Docket XXI SW12 Mike Mietzner PC hearing staff rec 090723](#)
 - [Final Docket XXI SW14 Janice Petrie PC hearing staff rec 090723](#)
 - [Final Docket XXI SW17 Town of Woodway PC hearing staff rec 090723](#)
 - [Future Land Use and Zoning Map Amendments Staff Report](#)
4. Roadmap to Recommendations
David Killingstad, Long Range Planning Manager, David.Killingstad@snoco.org

PDS staff will provide an overview of the upcoming Planning Commission public hearings including logistics for accepting written and oral testimony and the parameters for deliberations and making recommendations.

H. Roundtable Topics (time permitting)

I. 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

Karl Niemela, District 5

Angie Sievers, Executive Appointee

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

Mike McCrary, Commission Secretary

Taylor Twiford, Commission Clerk