



Snohomish County

**PLANNING COMMISSION
PLANNING & DEVELOPMENT SERVICES**

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201
(425) 388-3224

Clerk Email: Brandi.Spores@snoco.org

**REGULAR (Remote) MEETING AGENDA
Snohomish County Planning Commission**

**October 27, 2020
5:30 PM**

Join the Zoom Meeting using the following link:

<https://zoom.us/j/91558114927?pwd=VXc1Q2ZmZXR2QTlxT2crQk5naEN1dz09>

or call (253) 215-8782

Meeting ID: 915 5811 4927

Password: 543946

For access to supporting documents reviewed by the Planning Commission, visit our website at <http://www.snohomishcountywa.gov> and enter "Planning Commission" in the search box.

A. CALL TO ORDER, ROLL CALL, AND AGENDA REVIEW

B. APPROVAL OF MINUTES

- [September 22, 2020](#): Regular Meeting

C. STATUS OF PAST RECOMMENDATIONS AND FUTURE AGENDA ITEMS

- [Report on Recent Snohomish County Planning Commission Activities](#)
- [Upcoming Planning Commission Meeting Topics](#)

D. UNFINISHED BUSINESS

1. Changes to Bed and Breakfast Regulations: Hearing

Yorik Stevens-Wajda, Snohomish County Council, Senior Legislative Analyst, 425-388-3209, Yorik.Stevens-Wajda@snoco.org

The County Council has referred proposed code amendments (via motion 20-273) to the Planning Commission for consideration and a recommendation back to the Council. The proposed code amendments would remove the existing 10-day limitation on the number of consecutive nights a guest is allowed stay at a Bed and Breakfast (Inn or Guesthouse) and would also change the permit type for Bed and Breakfasts from a conditional use permit to an administrative conditional use permit in a number of zones. Council staff will be available at the October 27 meeting to support the Planning Commission in its continued discussions, public hearing, and deliberations on the proposal.

For further information, please review the following:

- [Briefing Staff Report dated September 8, 2020](#)



E. NEW BUSINESS

1. Proposed Code Amendment to Lot Coverage: Briefing

Janet Wright, PDS Planner, 425-388-3835, Janet.Wright@snoco.org

The proposed code amendment is to raise lot coverage ratios in the following three urban residential zones within Urban Growth Areas in unincorporated Snohomish County: Townhouse (T), Low Density Multiple Residential (LDMR) and Multiple Residential (MR). The land use regulations already include exceptions to the standard lot coverage, so the proposed amendment seeks to provide greater flexibility for building design, reduce a potential barrier to achieve allowed density, and provide greater consistency and simplicity within the County's lot coverage regulations for applicants and permitting staff.

The proposed change to lot coverage for these three urban residential zones would not change other required regulations which seek to mitigate the impacts of development. Applicants would still be required to meet tree canopy and stormwater regulations and any other regulations which apply to their projects, including landscaping and open space regulations.

For further information, please review the following:

- [Briefing Staff Report dated October 5, 2020](#)
- [Presentation](#)

2. Light Rail Communities: Informational Briefing

David Killingstad, PDS Principal Planner, 425-262-2215, David.Killingstad@snoco.org

PDS staff will brief the Planning Commission on the results of two public engagement events held this past spring and summer for the Light Rail Communities project.

For further information, please review the following:

- [Presentation](#)
- <https://www.snohomishcountywa.gov/4068/Light-Rail-Communities> - Website

F. 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 Brandi Spores, Planning Commission Clerk, PDS, M/S 604, 3000 Rockefeller Avenue, Everett, WA 98201 or via email at Brandi.Spores@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 Development Services, Reception Desk, 2nd Floor, County Administration Building-East, 3000 Rockefeller Avenue, Everett. For more information, call Brandi Spores, Planning Commission Clerk, at 425-388-3224.



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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 advance request of one calendar week. Contact Angela Anderson at 425-262-2206 Voice, or 425-388-3700 TDD

Snohomish County Planning Commissioners:

Merle Ash, District 1

Mark James, District 1

Tom Norcott, District 2

Raymond Sheldon, Jr., District 2

Robert Larsen, District 3

Loren Simmonds, District 3

Benjamin Briles, District 4

Neil Pedersen, District 4

James Kamp, District 5

Leah Everett, District 5

Keri Moore, Executive Appointee

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

Barb Mock, Commission Secretary

Brandi Spores, Commission Clerk