



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

February 28, 2023
5:30 PM

Join the Zoom Meeting: <https://us02web.zoom.us/j/89320700716>

or call (253) 215-8782
Webinar ID: 893 2070 0716

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

- [January 24, 2022](#): Regular Meeting

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. Density Fringe: Continued Hearing

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

The Planning Commission will hold a second hearing on proposed code amendments to Snohomish County Code Title 30 for certain development to be exempt from the maximum allowable density and obstruction limitations of SCC 30.65.250 and 30.65.255 if the square footage and width of the development is offset by development on the site that was accounted for in the 'Flood Insurance Study (FIS) for Snohomish County, Washington Unincorporated Areas' dated September 15, 1983.



Please note that the third staff memo, dated 2-13-23 is the most up to date version of the proposed code and supersedes all previous versions.

For further information, please review the following:

- [Staff Report dated November 28, 2022](#)
- [Presentation dated December 13, 2022](#)
- [Staff Memo Dated January 10, 2023](#)
- [Presentation dated January 24, 2023](#)
- [Staff Memo Dated February 13, 2023](#)

2. Rural Village Housing Demonstration Program Hearing

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

The Planning Commission will hold a public hearing on a proposed Rural Village Housing Demonstration Program (RVHDP). This 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 the 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](#)
- [Presentation dated January 24, 2023](#)
- [Staff Memo dated February 10, 2023](#)

G. NEW BUSINESS

3. County Initiated Areawide Rezones: Briefing

David Killingstad, Long Range Planning Manager, David.Killingstad@snoco.org

The Planning Commission will be briefed on proposed county-initiated areawide rezones to correct the zoning of eight properties that were incorrectly rezoned in 2021 and are now inconsistent with the County's Growth Management Act (GMA) Comprehensive Plan.

For further information, please review the following:

- [Briefing Staff Report dated February 10, 2023](#)



- [Attachment A – Maps Reflecting the Eight \(8\) County-Initiated Areawide Rezones](#)

4. Sound Transit: Informational Briefing

Erik Ashlie-Vinke, Government & Community Relations Director – North Corridor,
erik.ashlie-vinke@soundtransit.org

The Planning Commission will hold an informational briefing where Sound Transit will give an update on the Everett Link Extension to discuss the station alignments and alternatives being evaluated in the first phase of this project.

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.

Snohomish County Planning Commissioners:

<i>Merle Ash, District 1</i>	<i>Tom Campbell, District 4</i>
<i>Mark James, District 1</i>	<i>Neil Pedersen, District 4</i>
<i>Kimberly Busteed, District 2</i>	<i>Rosanna Brown, District 5</i>
<i>Raymond Sheldon, Jr., District 2</i>	<i>Leah Everett, District 5</i>
<i>Robert Larsen, District 3</i>	<i>Vacant, Executive Appointee</i>
<i>Christine Eck, District 3</i>	

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

<i>Mike McCrary, Commission Secretary</i>	<i>Taylor Twiford, Commission Clerk</i>
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