



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**

**September 22, 2020
5:30 PM**

Join the Zoom Meeting using the following link:

<https://zoom.us/j/91693337381?pwd=NWJQZjI2SHpUYVBWVHQ3RXU2aTVNzZ09>

or call (253) 215-8782

Meeting ID: 916 9333 7381

Password: 895393

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

- [August 25, 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. Chapter 30.66B Road Impact Fees: Hearing

Darren Robb, DPW Transportation Specialist, 425-388-6297, Darren.Robb@snoco.org
Erik Olson, DPW Transportation Specialist, 425-262-2458, Erik.Olson@snoco.org

The Planning Commission was briefed on the Snohomish County Department of Public Works' proposal to amend Chapter 30.66B SCC, the County's Concurrency and Road Impact Mitigation chapter, concerning the collection, expenditure, and amount of the road system impact mitigation fees on August 25, 2020. The proposed amendments to SCC 30.66B.310 will ensure that the County's road system impact fees are calculated and assessed more accurately and fairly while remaining in compliance with the state provisions for impact fees in RCW 82.02.050 and RCW 82.02.060. The proposed amendments to the road system impact mitigation fees in SCC 30.66B.330 will bring the fees in line with the current costs of constructing the needed road projects.

DPW staff recommends that the Planning Commission forward the proposed code amendments to the Snohomish County Council with a recommendation to adopt the amendments in the form presented at the September 22, 2020 Planning Commission hearing.



For further information, please review the following:

- [Briefing Staff Report dated September 3, 2020](#)
- [Transportation Impact Fee Handout](#)
- [Presentation](#)

2. Accessory Agricultural Uses Code Amendments: Hearing

Steve Skorney, PDS Senior Planner, 425-262-2207, Steve.Skorney@snoco.org

The Planning Commission will hold public hearing on a Phase 1 batch of amendments to Title 30 of Snohomish County Code regarding Accessory Agricultural Uses and consisting of changes to the requirements for wedding facilities and farm worker dwellings.

For further information, please review the following:

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

3. Annual Capital Improvement Program: Hearing

Eileen Canola, PDS Senior Planner, 425-262-2253, Eileen.Canola@snoco.org

Debbi Mock, Finance Department, Senior Financial Consultant, 425-388-3450, 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 25, 2019 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, and the process for updating it so it can be considered by the County Council as part of the annual budget. At this September 22nd meeting, staff from the Finance Department will provide updated fiscal information as well as an updated draft of the 2021-2026 CIP.

For further information, please review the following:

- [Briefing Staff Report dated August 10, 2020](#)

4. 2020 Biennial Update to School Districts' Capital Facilities Plans: Hearing

Eileen Canola, PDS Senior Planner, 425-262-2253, Eileen.Canola@snoco.org

School districts must prepare and adopt a capital facilities plan (CFP) that meets state and local requirements in order to participate in Snohomish County's school impact fee program. (To view each CFP go to the website link below.) School impact fees provide mitigation for the impacts of new development on public school facilities and can only be spent on certain public facilities. Snohomish County Planning and Development Services (PDS) has reviewed eleven school district CFPs for consistency with the review criteria established in county code. PDS briefed the Planning Commission on August 25, 2020, on these CFPs. On September 22nd Planning Commission is scheduled to hold a hearing on this proposal and citizens and interested parties are encouraged to provide testimony. For further information, please review the following:

- [2020 Biennial Update to School District Capital Facilities Plans - Website](#)
- [Briefing Staff Report dated August 10, 2020](#)



E. NEW BUSINESS

5. Changes to Bed and Breakfast Regulations: Briefing

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 brief the Planning Commission on the proposal, with an eye towards a potential public hearing at the commission’s October 27 meeting.

For further information, please review the following:

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

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.

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

Vacant, 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