



REGULAR SESSION
JANUARY 24, 2023
MINUTES

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

Commissioner Robert Larsen, Planning Commission Chair, called the meeting to order at 5:33 p.m.

Of the ten (10) currently appointed commissioners, eight (8) were in attendance (a quorum being six (6) members and a majority being six (6) members:

Commissioners Present	Commissioners Absent
Merle Ash	Mark James
Rosanna Brown	Leah Everett
Kimberly Busted	
Tom Campbell	
Christine Eck	
Robert Larsen	
Neil Pedersen	
Ray Sheldon @ 5:38 pm	

David Killingstad, Planning and Development Services Director served as the Planning Commission Secretary for this meeting.

B. CHAIRPERSON'S REPORT

No report was given.

C. PUBLIC COMMENT

No public comment was given.

D. APPROVAL OF MINUTES

The minutes of [December 13, 2022](#): were unanimously approved after Commissioner Busted noted her name missing from page four (4) and it was corrected.

E. STATUS OF FUTURE AGENDA ITEMS AND PAST RECOMMENDATIONS

- [Upcoming Planning Commission Meeting Topics](#)
The March meeting will begin monthly series of briefings on County Comprehensive



Plan Update through August and in September there will be a special meeting. Deliberations will begin in October. Additional special meetings may be requested to accommodate other topics not related to the Comprehensive Plan update.

- County Council Actions on Planning Commission Recommendations
- Increasing consecutive terms served
Council is considering allowing three (3) consecutive four (4) years. No date for the change to happen just yet and it would require a by-law change.

F. UNFINISHED BUSINESS

1. Density Fringe: Hearing

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

The Planning Commission held 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.

The Commission received some public comments regarding the proposal that staff hasn't had enough time to fully consider. The Commission was given the option to keep the hearing open as staff consider the comments given and may make changes to the proposal and bring the proposal back at the meeting in February or the Commission could proceed with deliberations.

Before the hearing commissioners had questions regarding the proposed amendment. Questions included what the exemptions allow you to do, the effects on floodways, if developers could come back in a second time if they don't use the entire footprint the first time, and if a hydraulic analysis was done.

Commissioner Larsen opened the **Public Hearing at 6:02 p.m.** for the proposed to code amendments.

Two (2) written comments were received by the Planning Commission from the public before the public hearing. No members of the public commented at the public hearing.

The Public Hearing was closed at 6:03 p.m.

Following the summary and public hearing, there were additional questions and discussions from the commissioners. Topics included grandfathering rights and the ability to build toward the credit instead of only having one-time use.

A **Motion** was made by Commissioner Campbell and seconded by Commissioner Sheldon recommending **DEFERRED** of code amendments to staff for further review.

VOTE (Motion):

8 in favor (*Ash, Brown, Busteded, Campbell, Eck, Larsen, Sheldon, Pedersen*)



0 opposed

0 abstention

Motion PASSED

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](#)

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 held 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.

Commissioner Larsen opened the **Public Hearing at 6:19 p.m.** for the proposed to code amendments.

One (1) written comment was received by the Planning Commission from the public before the public hearing. No members of the public commented at the public hearing.

The Public Hearing was closed at 6:20 p.m.

A **Motion** was made by Commissioner Ashe and seconded by Commissioner Brown recommending **APPROVAL** of code amendments to building height as submitted by staff.

VOTE (Motion):

7 in favor (*Ash, Brown, Busteed, Campbell, Eck, Larsen, Sheldon*)

0 opposed

1 abstention Pedersen

Motion PASSED

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 held 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.

Before the hearing commissioners had questions regarding the proposed amendment. Questions included whether sprinklers should be an assumed requirement and how this reduces building separation and if there is better technology to address these issues instead of creating new code around old technology.

Commissioner Larsen opened the **Public Hearing at 6:38 p.m.** for the proposed to code amendments.

No members of the public commented at the public hearing.

The Public Hearing was closed at 6:39 p.m.

A **Motion** was made by Commissioner Campbell and seconded by Commissioner Sheldon recommending **APPROVAL** of code amendments to building separation as submitted by staff.

VOTE (Motion):

7 in favor (*Ash, Brown, Busteded, Campbell, Eck, Larsen, Sheldon*)

0 opposed

1 abstention Pedersen

Motion PASSED

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

Ryan Countryman gave a briefing on the proposed Rural Village Housing Demonstration Program (RVHDP). The 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.

Following the briefing, commissioners asked questions about why it was 100 acres and not a different number of acres, where did these changes come from, and there was discussion regarding the 65% open area requirements and the commercials that have been airing for the last month.

For further information, please review the following:

- [Briefing Staff Report dated January 9, 2023](#)
- [Presentation dated January 24, 2023](#)

5. Election of Chair and Vice Chair

A **Motion** was made by Commissioner Campbell and seconded by Commissioner Eck recommending **ROBERT LARSEN** for Commission Chair.

VOTE (Motion):

8 in favor (*Ash, Brown, Busted, Campbell, Eck, Larsen, Pedersen, Sheldon*)

0 opposed

0 abstention

Motion PASSED

A **Motion** was made by Commissioner Ashe and seconded by Commissioner Brown recommending **TOM CAMPBELL** for Commission Vice Chair.

VOTE (Motion):

8 in favor (*Ash, Brown, Busted, Campbell, Eck, Larsen, Pedersen, Sheldon*)

0 opposed

0 abstention

Motion PASSED

H. ADJOURN

The meeting adjourned at 7:53 pm.



Snohomish County
Planning Commission
Planning and Development Services

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 Busteded, 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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