



Snohomish County

PLANNING COMMISSION

PLANNING & DEVELOPMENT SERVICES

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

Clerk Contact: megan.moore@snoco.org; (425) 262-2891

REGULAR SESSION MAY 25, 2021 MINUTES

A. CALL TO ORDER, ROLL CALL, AND ANNOUNCEMENT OF THE AGENDA

Commissioner Robert Larsen, Planning Commission Chair, called the meeting to order at 5:31 p.m. Of the nine (9) currently appointed commissioners, eight (8) were in attendance (a quorum being six (6) members and a majority being six (6) members):

Merle Ash	James Kamp	Tom Norcott
Leah Everett @ 5:33 pm	Robert Larsen	Neil Pedersen
Mark James		Raymond Sheldon @ 5:34 pm

Keri Moore was absent from this meeting.

Mike McCrary Planning and Development Services (PDS), Director, served as Planning Commission Secretary for this meeting.

B. APPROVAL OF MEETING MINUTES

The minutes of [April 27, 2021](#) regular meeting were approved unanimously.

C. STATUS OF PAST RECOMMENDATIONS AND FUTURE AGENDA ITEMS

Mike McCrary reviewed anticipated topics for upcoming Planning Commission meetings and the status of past recommendations.

- [Status of Past Recommendations](#)
- [Upcoming Planning Commission Meeting Topics](#)

D. UNFINISHED BUSINESS

1. Historic & Archaeology Resources: Deliberation

Amber Piona, PDS Planner, 425-262-2375, amber.piona@snoco.org

Gretchen Kaehler, DCNR County Archeologist, 425-388-343, gretchen.kaeler@snoco.org

Amber briefed the commission on the Staff Recommended Amendment Sheet. The proposed code amendments to chapter 30.32D SCC address archaeological resources. The purpose of the proposed amendments is to revise land use regulations associated with archaeological resources to reflect current law, clarify terminology, and increase the protection of archaeological resources in unincorporated Snohomish County.

After a summary of the proposed amendments Chair Larsen asked for questions from the commissioner. There were no comments or questions from commissioners.

A **Motion** was made by Commissioner Pedersen and seconded by Commissioner Norcott recommending **approval** on the proposed code amendments to chapter 30.32D.

VOTE (Motion):

8 in favor (*Ash, Everett, James, Kamp, Larsen, Norcott, Pederson, and Sheldon*)

0 opposed

0 abstention

Motion PASSED

For further information, please review the following:

- [Hearing Memo dated May 7, 2021](#)
- [Hearing Memo dated April 9, 2021](#)
- [Briefing Staff Report dated March 5, 2021](#)
- [Staff Recommended Amendment Sheet](#)

E. NEW BUSINESS

1. County Council Referred Amendments to Mineral Lands Comprehensive Plan Policies and Code Provisions: Briefing

Mitchell Brouse, PDS Senior Planner, 425-388-5127, mitchell.brouse@snoco.org

Staff briefed the Planning Commission on a County Council referred proposal to amend the portions of the Snohomish County Growth Management Act (GMA) Comprehensive Plan General Policy Plan (GPP) and Snohomish County Code (SCC) Title 30 related to the designation and exhaustion of mineral lands. The proposal was referred by Motion No. 21-124 and includes: (1) amendments to the GPP related to the transition of mine sites to post extractive uses; (2) amendments to the Mineral Resource Lands Map (Map 2); (3) amendments to SCC related to mineral lands and the exhaustion of mining operations; and (4) site specific rezones.

After the briefing Chair Larsen asked for questions from the commissioners. Key discussion points included definitions of mineral exhaustion, category of extractions, organizations responsible for code enforcement regarding mineral land use, permitting types, and public notices for the hearing next month.

For further information, please review the following:

- [Briefing Staff Report dated May 7, 2021](#)

2. County-initiated Comprehensive Plan Amendments: Briefing

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

The Planning Commission was briefed by staff on the annual consideration of county-initiated amendments to the GMA comprehensive plan according to the requirements of Chapter 30.73 SCC. Staff is requesting a public hearing be tentatively scheduled for June 22, 2021, for this year's package of proposed amendments that consist of:

GPP21-3 – Technical Corrections

The 2021 Technical Corrections consist of amendments to maps 1, 2, 4, and 5 of the General Policy Plan (GPP) to recognize properties that are no longer under county jurisdiction due to municipal annexations.

Directly following this briefing, the commissioners were briefed on the next item, Docket XX.

For further information, please review the following:

- [Briefing Staff Report dated May 7, 2021](#)

3. Docket XX: Briefing

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

Terri Strandberg, PDS Principal Planner, 425-262-2359, terri.strandberg@snoco.org

The Planning Commission was briefed on Final Docket XX which consists of four docket proposals to amend the Snohomish County Growth Management Act Comprehensive Plan (GMACP) and implementing zoning according to the requirements of Chapter 30.74 SCC:

1. Olympic View Water and Sewer District (CFP1) – Amend the Capital Facilities Plan of the GMACP to identify Olympic View as the sewer provider to the Point Wells site and approve a 2019 amendment to Olympic View's 2007 comprehensive sewer plan to include the Point Wells site.
2. Edward Tokarz (SW5) – Amend the Future Land Use (FLU) map of the General Policy Plan (GPP) to redesignate .72 acres in the Southwest Urban Growth Area (SWUGA) from Urban Medium Density Residential (UMDR) to Urban High Density Residential (UHDR) and rezone from R-8,400 to Multiple Residential (MR).
3. Tom Winde et al. (SW6) – Amend the FLU map of the GPP to:
 - a. (Option 1) Redesignate 19.96 acres in the SWUGA from Urban Low Density Residential (ULDR) to UHDR and rezone from R-7,200 to MR; or
 - b. (Option 2) Redesignate 19.96 acres in the SWUGA from ULDR to UMDR and rezone from R-7,200 to Low Density Multiple Residential (LDMR).
4. Marv Thomas (SW7) – Amend the FLU map of the GPP to redesignate 6.6 acres in the SWUGA from ULDR to Urban Commercial and rezone from R-7,200 to Community Business

For further information, please review the following:

- [Olympic View Water and Sewer District Briefing Staff Report dated May 7, 2021](#)
- [Edward Tokarz Briefing Staff Report dated May 7, 2021](#)
- [Tom Winde et al. Briefing Staff Report dated May 7, 2021](#)
- [Marv Thomas Briefing Staff Report dated May 7, 2021](#)

Discussion/question: map clarification, clarification of recommendations of options for Tom Winde et al. site, site location specifics, sewer discharge volume and treatment plants, policy for transportation stops and distance, impacts of transportation stops, jurisdictions and ownership, and clarification of timing for testimony and public comments at hearing date.

Further discussion was held on the length of time for public comment during hearings. Chair Larsen asked that timing for public comment be discussed at the top of the agenda at the next Planning Commission.

F. ADJOURN

[Meeting agenda](#)

[Meeting recording](#)

[Planning Commission Main Website](#)

Meeting adjourned at 7:18 pm