



REGULAR SESSION JULY 28, 2020 MINUTES

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

Commissioner Robert Larsen, Planning Commission Chair, called the meeting to order at 5:32 p.m. Of the ten (10) currently appointed commissioners nine (10) were in attendance (a quorum being six (6) members and a majority being six (6) members):

Merle Ash	James Kamp @6:52	Neil Pederson
Leah Everett	Keri Moore @5:34	Raymond Sheldon
Mark James	Tom Norcott	Loren Simmonds
Robert Larsen		Ikuno

Masterson, Planning and Development Services (PDS), Long Range Planning Manager, served as Planning Commission Secretary for this meeting.

[Affidavit of Publication](#)

B. APPROVAL OF MEETING MINUTES

The minutes of the [June 23, 2020](#) regular meetings were approved unanimously.

C. STATUS OF PAST RECOMMENDATIONS AND FUTURE AGENDA ITEMS

Ikuno Masterson relayed to the Planning Commission the activities before the County Council for action during the last several months.

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

D. UNFINISHED BUSINESS

1. 2020 County-initiated Comprehensive Plan Amendments: Hearing

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

Steve Skorney provided an overview of the annual consideration of county-initiated amendments to the GMA comprehensive plan according to the requirements of Chapter 30.73 SCC.

The 2020 package of amendments consist of:

GPP20-3 – Technical Corrections

The 2020 technical corrections consist of the following amendments to the maps and text of the

General Policy Plan (GPP) and to Title 30, the Unified Development Code (UDC):

- a) Updates 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 a city annexation;
- b) Corrections to identified mapping errors in the Future Land Use Map (Map 1 of the GPP) and the Municipal Urban Growth Areas Map (Map 3 of the GPP);
- c) Updates to the public wastewater systems map in the Capital Facilities Plan due to recent sewer district annexations; and
- d) Removal of references to the outdated Freeway Service zone in the GPP and in the UDC.

Commissioners had no questions for staff and Chair Larsen opened the public hearing.

The 2020 County-Initiated Comprehensive Plan Amendments **Public Hearing opened at 5:39 pm**

No one from the public asked to speak so the **Public Hearing was closed at 5:40 pm.**

Commissioner Larsen asked for comments from the Commissioners and with no further questions or comments he requested a motion.

Motion was made by Commissioner Norcott and seconded by Commissioner Everett recommending **approval** of the proposed 2020 county-initiated comprehensive plan amendments as contained in the July 10, 2020, Planning and Development Services (PDS) staff report.

VOTE (Motion):

9 in favor (*Ash, Everett, James, Larsen, Moore, Norcott, Pederson, Sheldon and Simmonds*)
0 opposed
0 abstention

James Kamp was absent at the time of this motion.

Motion PASSED

For further information, please review:

- [Hearing Staff Report dated July 10, 2020](#)
- [Briefing Staff Report dated June 5, 2020](#)
- [Presentation](#)

2. Accessory Apartment Code Update: Hearing

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

The Planning Commission was briefed by Mitchell Brouse on proposed code amendments related to accessory apartments on February 25, 2020 and June 23, 2020 and gave a brief overview of the code update at this meeting. The proposed amendments would work to: 1) reduce regulatory barriers to the siting of accessory apartments while maintaining protections on health, safety, and welfare; 2) clarify and simplify accessory apartment provisions; and 3) change the term "accessory apartments" to "accessory dwelling units". The Planning Commission will now hold a public hearing on the proposal.

Commissioners had no questions for staff at this time and Chair Larsen opened the public hearing.

The Accessory Apartment Code Update **Public Hearing opened at 5:50 pm**

Three members of the public came forward to endorse the update to the Accessory Apartment Code. They appreciate the larger square footage offered and glad that the owner occupancy requirement is to be removed if approved. **Public Hearing was closed at 5:59 pm.**

Commissioner Larsen asked for comments from the Commissioners, the discussion was mostly around making the square foot maximum for rural and urban the same and increasing it to 1600 square feet. There was a brief discussion about the impacts to the environment but it was generally acknowledged that the impact of these units would be less than a new development elsewhere. With no further questions or comments he requested a motion.

Motion was made by Commissioner Ash and seconded by Commissioner Norcott recommending approval of the proposed code amendments contained in the staff report with an amendment to increase the dwelling unit size to allow a unit up to 1600 square feet in both the rural and urban settings.

VOTE (Motion):

9 in favor (*Ash, Everett, James, Larsen, Moore, Norcott, Pederson, Sheldon and Simmonds*)

0 opposed

0 abstention

James Kamp was absent at the time of this motion.

Motion PASSED

For further information, please review the flowing:

- [Briefing Staff Report dated June 10, 2020](#)
- [Briefing Staff Report dated February 18, 2020](#)

E. NEW BUSINESS

1. Special Flood Hazard Areas: Briefing

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

Mitchell Brouse provided a briefing on proposed permanent code amendments concerning regulations in the special flood hazard areas. The proposed amendments include all changes included in the interim official controls, which are required for Snohomish County's continued participation in the NFIP, and other discretionary code amendments, including proposed updates to the permitted uses in the density fringe. This briefing built upon the one presented to the Commission on February 25, 2020. On May 27, 2020, the County Council approved Ordinance 20-029, adopting changes to SCC 30.43C, 30.65, and 30.91, which were necessary to ensure compliance with National Flood Insurance Program (NFIP) standards, as interim official controls. The official controls are set to expire on December 13, 2020.

After a brief discussion with the Commissioners, the Public Hearing has been tentatively set for August 25, 2020.

For further information, please review the flowing:

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

F. ADJOURN

This regular meeting was adjourned at 6:57 p.m.

A recording of this meeting is available on the Planning Commission website.

[Recording](#)

[Agenda](#)

[Planning Commission Main Website](#)