



Snohomish County

PLANNING COMMISSION

PLANNING & DEVELOPMENT SERVICES

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

(425) 388-3285, FAX (425) 388-3670

Clerk Email: Sally.Evans@snoco.org

REGULAR MEETING AGENDA

Snohomish County Planning Commission

JANUARY 26, 2016

5:30 – 9:00 PM

Snohomish County Administration Building-East

1st Floor, Public Meeting Room 2

3000 Rockefeller Avenue, Everett, WA 98201

For access to supporting documents reviewed by the Planning Commission, visit our website at <http://www.snoco.org> and enter "Planning Commission" in the search box.

A. CALL TO ORDER, ROLL CALL, AND AGENDA REVIEW

-Election of Planning Commission Chairman and Vice-Chairman for 2016

B. APPROVAL OF MINUTES

-December 15, 2015 (Regular Meeting)

C. STATUS OF PAST RECOMMENDATIONS AND FUTURE AGENDA ITEMS

D. PUBLIC COMMENT

Public comment (3 minutes or less per person) will be accepted on any item related to planning, zoning, and/or land use that is not already scheduled for public hearing on this meeting agenda. Persons providing public comment on a non-hearing item will not be considered a party of record with respect to that item and their comments will be entered into the record only when provided in writing.

Citizens are reminded that Planning Commissioners are volunteers and do not work for the county. As the legislative body, the County Council has decision-making authority.

E. UNFINISHED BUSINESS

1. Duplexes in Urban Areas: Hearing

Frank Slusser, PDS Senior Planner, 425-388-3311, ext. 2944, frank.slusser@snoco.org

For more information see:

- [Staff Report \(dated December 1, 2015\)](#)
- [Staff Report \(dated January 12, 2016\) including:](#)
 - Attachment 1: Proposed Code Amendments
 - Attachment 2: Proposed Findings of Fact and Conclusions

The Planning Commission will hold a hearing and take public testimony on proposed code amendments to Chapter 30.22 SCC. County code currently requires a larger lot size for duplexes than for other housing types in some residential zones. At a briefing held December 15, 2015, staff provided an overview of the background, emerging demographic trends, and policy support before discussing the proposed code amendments to reduce the minimum lot size for duplexes in urban areas.

2. Cottage Housing: Briefing

David Killingstad, PDS Principal Planner, 425-388-3311, ext. 2215, david.killingstad@snoco.org

For more information see:

- [Snohomish County PDS Assistance Bulletin # 79 – Cottage Housing](#)
- [Chapter 30.41G SCC \(Snohomish County Code\)](#)
- [Snohomish County Web Page for Cottage Housing Project](#)
- [Transmittal Memo \(dated January 14, 2016\) including:](#)
 - Attachment A: Proposed Draft Code Amendments
 - Attachment B: PowerPoint Presentation

Staff will brief the Planning Commission on proposed amendments to the cottage housing regulations contained in Chapter 30.41G SCC. At a briefing held December 15, 2015, staff provided an overview of this form of housing, the existing regulations, policy support, stakeholder outreach, and policy questions to provide guidance on proposed amendments.

F. NEW BUSINESS

G. 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 ordinance. The Commission may make a recommendation to adopt or to not adopt the ordinance. The Commission's recommendation may also propose amendments to the ordinance. 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 Sally Evans, Planning Commission Clerk, PDS, M/S 604, 3000 Rockefeller Avenue, Everett, WA 98201 or via email at Sally.Evans@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 Sally Evans, Planning Commission Clerk, at 425-388-3285.

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 Katy Mitrofanova at 425-388-3311, Ext. 1393 Voice, or 425-388-3700 TDD.

Snohomish County Planning Commissioners:

Merle Ash, District 1
Ed Taft, District 1
Tom Norcott, District 2
Douglas Hannam, District 2
Robert Larsen, District 3
Darrel McLaughlin, District 3

Cheryl Stanford, District 4
Daniel Strandy, District 4
Guy Palumbo, District 5
Ben Kaufman, District 5
Angeline Fowler, Executive Appointee

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

Joshua Dugan, Acting Commission Secretary Sally Evans, Commission Clerk