



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

MARCH 22, 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

B. APPROVAL OF MINUTES

-February 23, 2016 (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. TRAINING

Open Public Meetings Act: Review and Discussion

Matthew Otten, Deputy Prosecuting Attorney, 425-388-6337, motten@snoco.org

For more information see:

- [The Open Public Meetings Act \(OPMA\): PowerPoint Presentation](#)

Commissioners will be given a brief overview of the Open Public Meetings Act (Chapter 42.30 RCW) and how it applies to them.

F. UNFINISHED BUSINESS

Medical Marijuana: Hearing

Alison Hodgkin, PDS Senior Planner, 425-388-3311, ext. 2975, alison.hodgkin@snoco.org

For more information see:

- [Supplemental Staff Report \(dated March 9, 2016\) including:](#)
 - Draft Findings and Conclusions
 - Proposed Code Amendments

The Planning Commission will hold a public hearing regarding recent changes to state law that require the elimination of medical marijuana collective gardens and dispensaries. The main goal of this project is to update regulations in Chapters 30.22 (Use Matrix) and 30.91 (Definitions) of Snohomish County Code to achieve consistency with specific changes made to Chapter 69.50 and 69.51A RCW related to Medical Cannabis. Under new state law, these changes must take effect no later than July 1, 2016. The commission was briefed on these changes at its February 23, 2016, meeting.

G. NEW BUSINESS

1. Marijuana Amendment: Briefing

Alison Hodgkin, PDS Senior Planner, 425-388-3311, ext. 2975, alison.hodgkin@snoco.org

For more information see:

- [Staff Report \(dated March 9, 2016\) including:](#)
 - Emergency Ordinance No. 16-006
 - Amendment Sheet 7 Tulalip

PDS will provide commissioners with an informational briefing on recent emergency legislation related to an unintended code provision recently revealed in Chapter 30.22 Snohomish County Code (SCC).

In 2013, the Snohomish County Council (council) adopted permanent regulations for marijuana-related facilities and subsequently amended these regulations through a series

of amendments in 2015.

After adoption of the 2015 amendments, the county realized that one of the amendments (Amendment 7) inadvertently imposed a minimum lot size to marijuana retail and medical dispensary uses which was not intended. In order to ensure efficient administration of development regulations for these uses, the county determined an emergency existed and approved interim zoning regulations in Emergency Ordinance No. 16-006 on January 20, 2016.

Under SCC 30.73.090, these interim zoning regulations will expire on July 21, 2016, unless permanent regulations are adopted. At the briefing, PDS will outline a schedule for permanent adoption of these regulations prior to their expiration.

2. 2016 County-Initiated Comprehensive Plan Amendments (Batch 1): Briefing

The Planning Commission will be briefed on the annual consideration of county-initiated amendments to the GMA comprehensive plan according to the requirements of chapter 30.73 SCC. An April 26, 2016, public hearing will be held on Batch 1 of this year's proposed amendments, which includes:

- GPP4 – Technical Corrections

- Steve Skorney, PDS Senior Planner, 425-388-3311, ext. 2207, steve.skorney@snoco.org

For more information see:

- [Staff Report \(dated March 8, 2016\) including:](#)
 - GPP4 FLU and aerial maps containing the finalized annexations and tribal trust lands

Proposed technical corrections will update the maps of the General Policy Plan (GPP) due to changes in tribal trust land status and annexations.

- GPP7 – Wildlife Corridors – Map 4

- Terri Strandberg, PDS Principal Planner, 425-388-3311, ext. 2359, terri.strandberg@snoco.org
- Christina Ghan, PDS Planner, 425-388-3311, ext. 2951, christina.ghan@snoco.org

For more information about GPP7 see:

- [Staff Report \(dated March 7, 2016\) including:](#)
 - Map 4 – Open Space – Current Adopted
 - Map 4 – Open Space – Draft Amendment
 - Land Use Chapter – Open Space – Draft Amendment
 - Wildlife Habitat Networks – White Paper

Proposed amendments to Map 4 of the GPP, Open Space Corridors and Greenbelt Areas, to include wildlife habitat information.

- GPP 8 – Public Lands – Map 5
 - Terri Strandberg, PDS Principal Planner, 425-388-3311, ext. 2359, terri.strandberg@snoco.org
 - Christina Ghan, PDS Planner, 425-388-3311, ext. 2951, christina.ghan@snoco.org

For more information about GPP8 see:

- [Staff Report \(dated March 9, 2016\) including:](#)
 - Map 5 - Description in Land Use Chapter
 - Map 5 - (Lands Useful for Public Purpose) - Current
 - Map 5 - (Lands Useful for Public Purpose) – Proposed Amendments

Proposed amendments to Map 5 of the GPP, Lands Useful for Public Purpose, to reflect the inventory of public lands since 2005 and to be consistent with lands designated Public/Institutional Use on the Future Land Use (FLU) Map that were adopted as part of the 2015 GMA Comprehensive Plan Update.

- GPP12 – Supplemental Designations of ULDR Areas - Map 6
 - Steve Skorney, PDS Senior Planner, 425-388-3311, ext. 2207, steve.skorney@snoco.org

[For more information about GPP12 see:](#)

- Staff Report (dated March 9, 2016) including:
 - Supplemental Designations of ULDR Areas – Map 6

Delete Map 6 of the GPP and amend text to remove more restrictive Urban Low Density Residential (ULDR) designations based on old subarea plans.

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