



Snohomish County

**PLANNING COMMISSION  
PLANNING & DEVELOPMENT SERVICES**

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

(425) 388-3224, FAX (425) 388-3670

Clerk Email: [Brandi.Spores@snoco.org](mailto:Brandi.Spores@snoco.org)

**REGULAR MEETING AGENDA  
Snohomish County Planning Commission**

**JANUARY 22, 2019**

**5:30 – 9:00 PM**

Snohomish County Administration Building-East  
1<sup>st</sup> 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.snohomishcountywa.gov> and enter "Planning Commission" in the search box.

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

**B. APPROVAL OF MINUTES**

- [November 27, 2018: Regular Meeting](#)

**C. STATUS OF PAST RECOMMENDATIONS AND FUTURE AGENDA ITEMS**

**D. UNFINISHED BUSINESS**

**F. NEW BUSINESS**

1. Type 1 / Type 2 Appeal, Process, and Organization Amendments: Briefing

Ryan Medlen, Senior Planner, 425-262-2942, [Ryan.Medlen@snoco.org](mailto:Ryan.Medlen@snoco.org)

These amendments focus on general process and organizational modifications related to the review and appeal of Type 1 and Type 2 land use decisions. The changes are intended to make Title 30 more internally consistent and match code requirements to review procedures. In the case of Planned Residential Developments and Urban Center Site Plan Approvals, the amendments intend to reduce the number of applications for smaller developments that are presented to the Hearing Examiner for a decision.

The Commission is being asked to set a public hearing date of February 26, 2018, and subsequently provide a recommendation to the Executive and County Council regarding the proposed code amendments to various chapters in Title 30 SCC.

For further information, please review:

- [Briefing Staff Report dated January 8, 2019](#), including:
  - Attachment A: Draft Findings and Conclusions
  - Attachment B: Draft Code Amendments
  - Appendix: Text of Draft Code Amendments



2. Re-Zone Decision Criteria Amendment: Briefing

Ryan Medlen, Senior Planner, 425-262-2942, [Ryan.Medlen@snoco.org](mailto:Ryan.Medlen@snoco.org)

This proposed code amendment would add language to SCC 30.42A.100 to include “change of circumstance” to the rezone decision criteria. Case law has established that the decision to approve or deny a site-specific rezone should be based in part on any change of circumstances surrounding the site in question. In recent years, all site-specific rezone decisions have included findings regarding this matter but the requirement is not identified in the Title 30 requirements as a criteria for a site-specific rezone.

The Commission is being asked to set a public hearing date of February 26, 2018, and subsequently provide a recommendation to the Executive and County Council regarding the proposed amendment to Chapter 30.42A SCC.

For further information, please review:

- [Briefing Staff Report dated January 8, 2019](#), including:
  - Appendix A: Draft Findings for Ordinance
  - Appendix B: Draft Code Amendments

3. Buildable Lands: Informational Briefing

4. Election of 2019 Officers

**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 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 Brandi Spores, Planning Commission Clerk, PDS, M/S 604, 3000 Rockefeller Avenue, Everett, WA 98201 or via email at [Brandi.Spores@snoco.org](mailto:Brandi.Spores@snoco.org).

WHERE TO GET COPIES OF DOCUMENTS AND WEBSITE ACCESS:

Please check [www.snohomishcountywa.gov](http://www.snohomishcountywa.gov) for additional information or the Snohomish County Department of Planning and Development Services, Reception Desk, 2<sup>nd</sup> Floor, County Administration Building-East, 3000 Rockefeller Avenue, Everett. For more information, call Brandi Spores, Planning Commission Clerk, at 425-388-3224.

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 Angela Anderson at 425-262-2206 Voice, or 425-388-3700 TDD

|  |                                      |
|--|--------------------------------------|
| <u>Snohomish County Planning Commissioners:</u>                                    |                                      |
| Merle Ash, District 1  | Bob Wold, District 4                 |
| Ed Taft, District 1  | Neil Pedersen, District 4            |
| Tom Norcott, District 2  | Jim Langston, District 5             |
| Douglas Hannam, District 2   | Leah Everett, District 5             |
| Robert Larsen, District 3  | Position Vacant, Executive Appointee |
| Loren Simmonds, District 3   |                                      |
| <u>Commission Staff (from Planning and Development Services (PDS) Department):</u> |                                      |
| Barb Mock, Commission Secretary  | Brandi Spores, Commission Clerk      |