



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

**REGULAR MEETING AGENDA
Snohomish County Planning Commission**

**FEBRUARY 26, 2019
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.snohomishcountywa.gov> and enter "Planning Commission" in the search box.

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

B. APPROVAL OF MINUTES

- [January 22, 2019](#): Regular Meeting

C. STATUS OF PAST RECOMMENDATIONS AND FUTURE AGENDA ITEMS

D. UNFINISHED BUSINESS

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

Ryan Medlen, Senior Planner, 425-262-2942, Ryan.Medlen@snoco.org

The Commission will hold a public hearing on amendments related to the processing of project permits under Title 30 as well as general code clarifications and organization changes related to permit process requirements. After the Hearing, the Commission will discuss the proposed amendment and vote on a recommendation to forward to the Executive and County Council. The commission may make a recommendation to adopt the amendments, adopt the amendments with proposed revisions, or not adopt the proposed amendments.

These amendments focus on general process and organizational modifications related to the review and appeal of Type 1 and Type 2 land use decisions. Code corrections in sections addressing process requirements are also proposed and the project type listings are moved to a consolidated location. The changes are intended to make Title 30 more internally consistent to facilitate permit review. 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.



PDS Staff recommends that the Commission forward the amendments to County Council with a recommendation to adopt the amendments in substantially the form presented at a briefing to the Planning Commission on January 22, 2019.

For further information, please review:

- [Briefing Staff Report dated January 7, 2019](#)

2. Re-Zone Decision Criteria Amendment: Hearing

Ryan Medlen, Senior Planner, 425-262-2942, Ryan.Medlen@snoco.org

The Commission will hold a public hearing on amendments to the decision criteria for site-specific rezones. After the Hearing, the Commission will discuss the proposed amendment and vote on a recommendation to forward to the Executive and County Council. The commission may make a recommendation to adopt the amendments, adopt the amendments with proposed revisions, or reject the proposed amendments.

This proposed code amendment adds 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.

PDS Staff recommends that the Commission forward the amendments to County Council with a recommendation to adopt the amendments in substantially the form presented at a briefing to the Planning Commission on January 22, 2019.

For further information, please review:

- [Briefing Staff Report dated January 7, 2019](#)

F. NEW BUSINESS

3. Erosion Hazard Areas Code Amendments: Briefing

David Killingstad, Principal Planner, 425-262-2215, David.Killingstad@snoco.org

Planning and Development Services Staff will provide a briefing on a non-project proposal to amend the list of exceptions to SCC 30.62B.330(3), Erosion hazard areas - Channel migration zones, to allow the construction of public parks. The Planning Commission is tentatively scheduled to hold a public hearing on the proposed code amendments on March 26, 2019.

For further information, please review:

- [Briefing Staff Report dated February 8, 2019](#), including:
 - Attachment A-Draft Proposed Code Amendments
 - Attachment B-Draft Findings

4. Digital Signs in the Clearview Rural Commercial Zone: Briefing



Yorik Stevens-Wajda, Legislative Analyst, 425-388-3209, Yorik.Stevens-Wajda.snoco.org

The County Council has referred a proposed ordinance to the planning commission for consideration and a recommendation back to the council. The proposal would amend the county's [development regulations](#) (Chapter [30.27](#) SCC) to add the Clearview Rural Commercial zone to the list of zones in which [digital signs](#) are allowed. The planning commission will be briefed at the February 26 meeting and have an opportunity for questions and discussion.

For further information, please review:

- [Briefing Staff Report dated February 7, 2019](#), including:
 - Exhibit A: Proposed code amendment
 - Exhibit B: Proposed findings
 - Exhibit C: Related comprehensive plan policies and code sections for reference
 - Exhibit D: History of the Clearview local area of more intensive rural development
 - Exhibit E: Clearview Rural Commercial Zones Reference Map

Note: due to winter storm-related council meeting cancellations, council consideration of motion 19-053 referring this item to the planning commission was still pending when this agenda was published.

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.

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 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

Snohomish County Planning Commissioners:

Merle Ash, District 1

Ed Taft, District 1

Tom Norcott, District 2

Douglas Hannam, District 2

Robert Larsen, District 3

Loren Simmonds, District 3

Bob Wold, District 4

Neil Pedersen, District 4

Jim Langston, District 5

Leah Everett, District 5

Position Vacant, Executive Appointee

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

Barb Mock, Commission Secretary

Brandi Spores, Commission Clerk