



**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**

**MAY 28, 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**

- [April 23, 2019](#): Regular Meeting

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

**D. UNFINISHED BUSINESS**

1. Planned Residential Development Code Amendments: Hearing

Sarah Titcomb, Senior Planner, 425-262-2128, [Sarah.Titcomb@snoco.org](mailto:Sarah.Titcomb@snoco.org)

The Planning Commission was briefed on proposed code amendments to Chapter 30.42B SCC, Planned Residential Developments, on April 23, 2019. The Commission will now hold a public hearing on the subject. The proposed code amendments will:

- 1) Remove inconsistent language, and align covenant review and recordation processes with other development types;
- 2) Remove the unit per net development acre maximum within the R-7,200, R-8,400, and R-9,600 zones to allow Planned Residential Development to continue to be utilized, and encourage infill development; and
- 3) Make housekeeping amendments to improve implementation and readability. Minor updates to the proposed code language and findings have been made and are presented in the Supplemental Staff Report.



PDS Staff recommends that the Commission forward the code amendments to County Council with a recommendation to adopt the amendments in the form presented at the May 28, 2019 Planning Commission hearing.

For further information, please review:

- [Briefing Staff Report dated April 8, 2019](#), including:
- [Hearing Staff Report dated May 10, 2019](#), including:
  - Attachment A: Planned Residential Development Proposed Code Amendments, Draft Findings of Fact and Conclusions
- [Redline Hearing Staff Report dated May 10, 2019](#) (this copy shows the changes between the briefing and hearing report)

## F. NEW BUSINESS

### 1. 2019 County-initiated Comprehensive Plan Amendments: Briefing

Steve Skorney, PDS Senior Planner, 425-262-2207, [steve.skorney@snoco.org](mailto:steve.skorney@snoco.org)

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. A June 25, 2019 public hearing is tentatively proposed on this year's package, which includes:

#### a. GPP19-3 – Technical Map Corrections

Steve Skorney, PDS Senior Planner, 425-262-2207, [steve.skorney@snoco.org](mailto:steve.skorney@snoco.org)

The 2019 technical corrections consist of the following amendments to the General Policy Plan (GPP) maps:

- 1) Urban Growth Area (UGA) boundary accuracy improvements;
- 2) Recognition of properties that are no longer under county jurisdiction due to annexations and changes in tribal trust status; and
- 3) Corrections to identified mapping errors or oversights.

For further information, please review:

- [Staff Report \(dated May 10, 2019\)](#)

#### b. GPP19-4 – Policy Amendment - Special Flood Hazard Areas within UGAs

Terri Strandberg, PDS Principal Planner, 425-262-2359, [terri.strandberg@snoco.org](mailto:terri.strandberg@snoco.org)

The county is considering proposed amendments to land use policy expanding the limited list of uses currently allowed in the UGAs where there is industrial zoning and density fringe. Any additions to the list of allowed uses must adhere to the purpose and intent of the special flood hazard area regulations and to the shoreline management program.

For further information, please review:

- [Staff Report \(dated May 10, 2019\)](#)



2. Vision 2050: Informational Briefing

Barb Mock, Director

As the region prepares to add more people and more jobs in the coming decades, VISION 2050 will provide a guide for sustaining a healthy environment, thriving communities, and a strong economy. PSRC is updating VISION to consider new information and perspectives about a changing region. The Growth Management Policy Board is guiding the VISION 2050 planning process. PSRC is working with their members, stakeholders, and other interested parties to develop a draft plan. Adoption of VISION 2050 by the General Assembly is scheduled for spring 2020.

**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](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