



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 SESSION JANUARY 22, 2019

MINUTES

A. CALL TO ORDER, ROLL CALL, AND ANNOUNCEMENT OF THE AGENDA

Commissioner Jim Langston, Planning Commission Chair, called the meeting to order at 5:31 p.m. Of the ten (10) currently appointed commissioners ten (10) were in attendance (a quorum being six (6) members and a majority being six (6) members):

Merle Ash	Robert Larsen	Ed Taft
Leah Everett	Tom Norcott	Bob Wold
Doug Hannam	Neil Pederson	
Jim Langston	Loren Simmonds	

Barb Mock, Planning and Development Services (PDS), Director, served as Planning Commission Secretary for this meeting.

The January 22, 2019 agenda was unanimously approved by all commissioners.

B. APPROVAL OF MEETING MINUTES

By Unanimous Consent the November 27, 2018, regular meeting, minutes were accepted as written.

C. STATUS OF PAST RECOMMENDATIONS AND FUTURE AGENDA ITEMS

Barb Mock, relayed to the Planning Commission the activities that were before the County Council for action during the last month. Director Mock briefly reviewed agenda topics for future Planning Commission meetings.

Director Mock then covered the 2018 Accomplishments for the Planning Commission.

D. UNFINISHED BUSINESS

None.

E. NEW BUSINESS

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

Ryan Medlen briefed the Planning Commission on Type 1 and Type 2 land use decisions. 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 commissioners had several clarifying questions for Mr. Medlen throughout the presentation.

The Planning Commission scheduled to hold a hearing on February 26, 2018 for the Type 1 and Type 2 Appeal, Process, and Organization Amendments.

2. Re-Zone Decision Criteria Amendment: Briefing

Mr. Medlen briefed the Planning Commission on Re-Zone Decision Criteria in conjunction with the Type 1 and Type 2 decisions. 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 Planning Commission scheduled to hold a hearing on February 26, 2018 for the Re-Zone Decision Criteria.

3. Buildable Lands: Informational Briefing

Frank Slusser provided an informational briefing on the Buildable Lands Report (BLR). Under the state Growth Management Act (GMA), Snohomish County and its cities are required to review and evaluate the adequacy of suitable residential, commercial and industrial lands inside the Urban Growth Area (UGA) for accommodating projected population and employment growth during the remaining portion of the current 20 year GMA planning horizon (i.e., to 2035). Along with an explanation of the BLR, Mr. Slusser provided an overview of the methodology, gave an example from 2012 BLR, explained the 2012 BLR results, discussed the reasonable measures evaluation, and provided an overview of the new guidelines released by the Department of Commerce in December 2018.

Mr. Slusser entertained questions and comments from the Commissioners during presentation and provided explanations as needed.

4. Election of 2019 Officers

Commissioner Langston asked for nominations for the 2019 Planning Commission Chairperson.

Motion was made by Commissioner Simmonds and seconded by Commissioner Hannam to elect Commissioner Larsen as Chairperson for the 2019 Planning Commission meetings.

VOTE (Motion):

10 in favor (*Ash, Everett, Hannam, Langston, Larsen, Norcott, Pedersen, Simmonds, Taft, and Wold*)

0 opposed

0 abstention

Commissioner Langston asked for nominations for the 2019 Planning Commission Vice-Chairperson.

Motion was made by Commissioner Larsen and seconded by Commissioner Hannam to elect Commissioner Norcott as Vice-Chairperson for the 2019 Planning Commission meetings.

VOTE (Motion):

10 in favor (*Ash, Everett, Hannam, Langston, Larsen, Norcott, Pedersen, Simmonds, Taft, and Wold*)

0 opposed

0 abstention

F. ADJOURN REGULAR MEETING

This regular meeting was adjourned at 7:06 p.m.

This complete presentation and discussion is on file (via recording) in PDS.