



**Snohomish County**

**Planning Commission**

**Planning and Development Services**

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

Clerk Email: [Taylor.Twiford@snoco.org](mailto:Taylor.Twiford@snoco.org)

**REGULAR SESSION**  
**FEBRUARY 28, 2023**  
**MINUTES**

For access to supporting documents reviewed by the Planning Commission, visit the Snohomish County Planning Commission webpage at <https://snohomishcountywa.gov/164>

**A. CALL TO ORDER AND ROLL CALL**

Commissioner Robert Larsen, Planning Commission Chair, called the meeting to order at 5:31 p.m.

Of the ten (10) currently appointed commissioners, eight (8) were in attendance (a quorum being six (6) members and a majority being six (6) members:

<b>Commissioners Present</b>	<b>Commissioners Absent</b>
Merle Ash	Ray Sheldon
Rosanna Brown	Leah Everett
Kimberly Busteed	
Tom Campbell	
Christine Eck	
Robert Larsen	
Neil Pedersen	
Mark James	

David Killingstad, Planning and Development Services Director served as the Planning Commission Secretary for this meeting.

**B. CHAIRPERSON'S REPORT**

No report was given.

**C. PUBLIC COMMENT**

No public comment was given.

**D. APPROVAL OF MINUTES**

The minutes of [January 24, 2023](#) were unanimously approved.



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

- [Upcoming Planning Commission Meeting Topics](#)

It should also be noted that next month a series of briefings on the Comprehensive Plan Update will begin. The July meeting is scheduled to have an early start time at 4 PM to accommodate the items on the agenda.

- County Council Actions on Planning Commission Recommendations

**F. UNFINISHED BUSINESS**

1. Density Fringe: Hearing

Hilary McGowan, Senior Planner, [Hilary.McGowan@snoco.org](mailto:Hilary.McGowan@snoco.org)

The Planning Commission held a second hearing on proposed code amendments to Snohomish County Code Title 30 for certain development to be exempt from the maximum allowable density and obstruction limitations of SCC 30.65.250 and 30.65.255 if the square footage and width of the development is offset by development on the site that was accounted for in the 'Flood Insurance Study (FIS) for Snohomish County, Washington Unincorporated Areas' dated September 15, 1983.

Before the hearing, the commissioners had some questions about public comments that had been received and some clarification on if fill would count.

Commissioner Larsen opened the **Public Hearing at 5:50 p.m.** for the proposed code amendments.

Two (2) written comments were received by the Planning Commission from the public before the public hearing. Four (4) members of the public commented at the public hearing.

**The Public Hearing was closed at 6:08 p.m.**

Following the summary and public hearing, there were additional questions and discussions from the commissioners. Topics included the comment letters received, clarification on the one-time use credit, the value of the credit, and if there was an increased potential for flooding.

A **Motion** was made by Commissioner Ash and seconded by Commissioner James recommending **APPROVAL** of code amendments as submitted by staff.

**VOTE (Motion):**

8 in favor (*Ash, Brown, Busteded, Campbell, Eck, Larsen, James, Pedersen*)

0 opposed

0 abstention

**Motion PASSED**



A **Secondary Motion** was made by Commissioner Ash and seconded by Commissioner James recommending that the fill credit could be used in portions at separate times.

**VOTE (Motion):**

5 in favor (*Ash, Brown, Busteded, Eck, James,*)

3 opposed (*Campbell, Larsen, Pedersen*)

0 abstention

**Motion FAILED**

For further information, please review the following:

- [Staff Report dated November 28, 2022](#)
- [Presentation dated December 13, 2022](#)
- [Staff Memo Dated January 10, 2023](#)
- [Presentation dated January 24, 2023](#)
- [Staff Memo Dated February 13, 2023](#)
- [Presentation dated February 28, 2023](#)

2. Rural Village Housing Demonstration Program Hearing

Ryan Countryman, Senior Legislative Analyst, [Ryan.Countryman@snoco.org](mailto:Ryan.Countryman@snoco.org)

The Planning Commission held a public hearing on a proposed Rural Village Housing Demonstration Program (RVHDP). This would be a temporary mechanism that would allow new types of housing in a limited rural setting. The RVHDP would apply to some areas with R-5 acre zoning that have farms or working forests. It seeks to preserve more of such resource-based uses in areas designated for conventional rural residential development than would normally happen. Instead of developing as 5-acre lots or as Rural Cluster Subdivisions (RCS), the RVHDP would allow attached housing in buildings with three or four units in exchange for the setting aside of large tracts of rural open space to preserve resource based land uses. The maximum number of units would be the same as what RCS provisions allow, but in the RVDHP those units would take up a smaller footprint. This compact type of housing help to address housing affordability in rural areas. The RVHDP also proposes new landscaping and architectural requirements to preserve visual aspects of rural character. An outcome of the program could be the adoption of future code amendments, or the program could expire without making lasting changes.

Before the hearing, commissioners had a question about limitations to the number of sites, the diversity in developments, and the proposed amendments from Commissioner Campbell.

Commissioner Larsen opened the **Public Hearing at 6:45 p.m.** for the proposed code amendments.



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Eleven (11) written comments were received by the Planning Commission from the public before the public hearing. Eight (8) members of the public commented at the public hearing.

**The Public Hearing was closed at 7:08 p.m.**

Following the summary and public hearing, there were additional questions and discussions from the commissioners. Topics included the language and intention involved in the proposed program.

A **Motion** was made by Commissioner Campbell and seconded by Commissioner Eck recommending **APPROVAL** of the Rural Village Housing Demonstration Program with amendments.

**VOTE (Motion):**

7 in favor (*Brown, Busted, Campbell, Eck, Larsen, Pedersen, James*)

0 opposed

1 abstention (*Ash*)

**Motion PASSED**

A **Second Motion** was made by Commissioner Campbell and seconded by Commissioner Pedersen recommending an increase in open space from 65 percent to 85 percent.

**VOTE (Motion):**

7 in favor (*Brown, Busted, Campbell, Eck, Larsen, Pedersen, James*)

0 opposed

1 abstention (*Ash*)

**Motion PASSED**

A **Third Motion** was made by Commissioner Campbell and seconded by Commissioner Eck recommending the development demonstrates that the rural village results in protection of lands for resources and the uses on those lands.

**VOTE (Motion):**

7 in favor (*Brown, Busted, Campbell, Eck, Larsen, Pedersen, James*)

0 opposed

1 abstention (*Ash*)

**Motion PASSED**

For further information, please review the following:

- [Briefing Staff Report dated January 9, 2023](#)
- [Presentation dated January 24, 2023](#)
- [Staff Memo dated February 10, 2023](#)



**G. NEW BUSINESS**

3. County Initiated Areawide Rezones: Briefing

David Killingstad, Long Range Planning Manager, [David.Killingstad@snoco.org](mailto:David.Killingstad@snoco.org)

The Planning Commission was briefed on proposed county-initiated areawide rezones to correct the zoning of eight properties that were incorrectly rezoned in 2021 and are now inconsistent with the County's Growth Management Act (GMA) Comprehensive Plan.

For further information, please review the following:

- [Briefing Staff Report dated February 10, 2023](#)
- [Attachment A – Maps Reflecting the Eight \(8\) County-Initiated Areawide Rezones](#)
- [Presentation dated February 28, 2023](#)

4. Sound Transit: Informational Briefing

Erik Ashlie-Vinke, Government & Community Relations Director – North Corridor,  
[erik.ashlie-vinke@soundtransit.org](mailto:erik.ashlie-vinke@soundtransit.org)

The Planning Commission held an informational briefing where Sound Transit gave an update on the Everett Link Extension and discussed the station alignments and alternatives being evaluated in the first phase of this project.

Following the briefing, commissioners had some questions regarding equity-facing work and making places safe for various communities.

For further information, please review the following:

- [Informational Presentation](#)

5. Bylaw Changes

Council approved amending County Code to allow Planning Commissioners to serve three (3) consecutive four (4) years terms. This does require a change to the by-laws and requires a commissioner to request the change and ask for it to be placed on a future agenda. This change does need to be done prior to July.

Commissioner Campbell requested that the bylaws change be added to a future agenda.

**H. ADJOURN**

The meeting adjourned at 8:36 pm.



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**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 Taylor Twiford, Planning Commission Clerk, PDS, M/S 604, 3000 Rockefeller Avenue, Everett, WA 98201 or email at Taylor.Twiford@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 Developmental Services, Reception Desk, 2<sup>nd</sup> Floor, County Administration Building East, 3000 Rockefeller Avenue, Everett, WA 98201 or email at Taylor.Twiford@snoco.org.*

**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 request of one calendar week. Contact Angela Anderson at 425-262-2206 Voice, or 425-388-3700 TDD.*

**Snohomish County Planning Commissioners:**

<i>Merle Ash, District 1</i>	<i>Tom Campbell, District 4</i>
<i>Mark James, District 1</i>	<i>Neil Pedersen, District 4</i>
<i>Kimberly Busteded, District 2</i>	<i>Rosanna Brown, District 5</i>
<i>Raymond Sheldon, Jr., District 2</i>	<i>Leah Everett, District 5</i>
<i>Robert Larsen, District 3</i>	<i>Vacant, Executive Appointee</i>
<i>Christine Eck, District 3</i>	

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

<i>Mike McCrary, Commission Secretary</i>	<i>Taylor Twiford, Commission Clerk</i>
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