



Snohomish County

SNOHOMISH COUNTY PLANNING COMMISSION

January 16, 2024

Snohomish County Council
County Administration Building
3000 Rockefeller Avenue, M/S 609
Everett, WA 98201-4046

SUBJECT: Planning Commission recommendation on Final Docket XXI

Snohomish County Council,

On behalf of the Snohomish County Planning Commission, I am forwarding our recommendations regarding the Final Docket XXI proposed amendments to the Snohomish County Growth Management Act Comprehensive Plan (GMACP) policies and Future Land Use (FLU) Map, zoning, and Snohomish County Code (SCC). The Planning Commission had briefings on the Final Docket XXI proposals on September 12, 2023, and conducted a public hearing on October 24, 2023. Deliberations were held on November 14 and 15, 2023.

Consistent with the requirements for processing of the final docket in SCC 30.74.060, the Planning Commission makes the following recommendations to the Snohomish County Council, which are supported by findings of facts and conclusions after considering testimony and information presented during the public hearing process.

PLANNING COMMISSION RECOMMENDATIONS

- **DR1 – Town of Darrington:** A motion was made by Commissioner Campbell recommending the Town of Darrington continue to work with County staff on a docket application that can meet final approval criteria [Motion approved 9-0.] The recommendation is based on the findings in the September 11, 2023, PDS staff report and public testimony that the proposal as studied for the Draft Environmental Impact Statement (DEIS) and evaluated for the staff recommendation is inconsistent with the Growth Management Act (GMA), the Multicounty Planning Policies (MPPs), the Countywide Planning Policies (CPPs), and the Snohomish County GMACP policies and should be denied. The DR1 docket as evaluated is a proposal to amend the FLU Map of the Snohomish County GMACP to:
 - remove 262 acres from the western part of the Urban Growth Area (UGA) and redesignate from Urban Low Density Residential-3 (ULDR-3), Urban Industrial (UI), and Public/Institutional Use (P/IU) to Rural Residential-Rural Diversification (RR-RD), Commercial Forest-Forest Transition Area (CF-FTA), and Rural Industrial (RI), and rezone the area from Heavy Industrial (HI) and R-12,500 to Rural Diversification (RD), Forestry (F), and Rural Industrial (RI);
 - add 160 acres to the north of the UGA and redesignate from Low Density Rural Residential (LDRR), CF-FTA, RI, and RR-RD and Rural/Urban Transition Area (RUTA) overlay to P/IU, UI, and ULDR-3, and rezone the area from F, RD, and RI to R-12,500 and HI; and

- add 7.8 acres to the south of the UGA and redesignate from Rural Residential-10-Resource Transition (RR-10-RT) and Rural Residential-5 (RR-5) to ULDR-3 and rezone the area from RD to R-12,500.
- **LS2 – City of Lake Stevens: No recommendation** [Motion to recommend approval failed 5-4] was made on a proposed expansion of the east boundary of the Lake Stevens UGA and redesignation of 3.42 acres from Rural Residential (RR) and RUTA to UI. The proposal calls for rezoning the subject property from Rural 5-Acre (R-5) zoning to HI. The Planning Commission considered the findings in the September 11, 2023, PDS staff report that the proposal is inconsistent with GMA, the MPPs, the CPPs, and the GMACP policies.
- **MALT1 – Vangemert: Recommend Approval** [Motion approved 9-0] of a proposed expansion of the Maltby UGA and redesignation of 10.7 acres from RR to UI. The proposal calls for rezoning the subject property from R-5 zoning to Light Industrial (LI). The Planning Commission considered the findings in the September 11, 2023, PDS staff report that the proposal is not fully supported by GMA, the MPPs, the CPPs, and the GMACP policies. The Planning Commission based its recommendation on the public testimony recommending approval.
- **MON2 – Davis-Johnson: No recommendation** [Motion to recommend denial failed 4-5] was made on a proposed expansion of the northern boundary of the Monroe UGA and redesignation of 22 acres from RR and RUTA to Urban Low Density Residential (ULDR). The proposal also calls for rezoning the subject property from R-5 to R-9,600 zoning. The Planning Commission considered the findings in the September 11, 2023, PDS staff report that the proposal is inconsistent with GMA, the MPPs, the CPPs, and the GMACP policies.
- **MV2 – Northpoint Development, LLC: Recommend Approval** [Motion approved 6-3] of a proposed expansion of the eastern boundary of the Marysville UGA and redesignation of approximately 183 acres from Rural Residential-10 (RR-10) to UI. The proposal calls for rezoning the subject property from Agriculture-10 Acre (A-10) to LI. The MV2 docket also calls for the following two policy amendments:

Repeal Objective LU 6.D

Designate Rural Residential-10 in those areas outside the Marysville-Arlington Urban Growth Areas east of I-5 to maintain large parcel patterns for small farm and low-density rural uses.

Repeal LU Policy 6.D.1

Provide that the portion of the Rural Residential-10 area bounded on the south by 108th and on the north by the diagonal railroad line be maintained in rural status and specialty agriculture through cluster provisions and specialty agriculture priority.

The Planning Commission considered the findings in the September 11, 2023, PDS staff report that the proposal is not fully supported by GMA, the MPPs, the CPPs, and the GMACP policies. The Planning Commission based their recommendation on the public testimony received recommending approval.

- **SW10 – CS Real Estate Development, LLC: Recommend Approval** [Motion approved 9-0] of a proposed redesignation of 14 acres within the Southwest UGA from UI to Urban Center. The proposal calls for rezoning the subject property from LI to Urban Center. The recommendation is based on the findings in the September 11, 2023, PDS staff report.
- **SW12 – Mietzner: Recommend Approval** [Motion approved 9-0] of a proposed amendment to SCC 30.23.040(14) to expand the area east of SR 99 right-of-way and north of SR 525 and south of the City of Everett, from 800 feet to 2,000 feet, in which maximum height limits of 75 feet apply for multi-family residential development. The recommendation is based on the findings in the September 11, 2023, PDS staff report.
- **SW14 – Petrie: Recommend Denial** [Motion approved 9-0] of a proposed expansion of the eastern boundary of the Southwest UGA and redesignation of 10.75 acres from RR and RUTA to

Urban Medium Density Residential (UMDR). The proposal calls for rezoning the subject property from R-5 to Low Density Multiple Residential (LDMR). The recommendation is based on the findings in the September 11, 2023, PDS staff report.

- **SW17 – Town of Woodway: Recommend Approval** [Motion approved 9-0] of a proposed expansion the western boundary of the Southwest UGA and Woodway MUGA to: 1) add the 1,607 acres of Town of Woodway’s remaining incorporated area which lies within Puget Sound; and 2) add the 2.99 acres of deep-water pier at Point Wells, designate the pier as Urban Village on the FLU Map, and zone the pier as Planned Community Business (PCB). The recommendation is based on the findings in the September 11, 2023, PDS staff report.

These recommendations were made following the close of the public hearing in October, including written testimony submitted prior to close-of-business on October 31, 2023, and after due consideration of the information presented and is based on the findings and conclusions presented in the numerous staff reports, public comments, and Commission discussion.

Respectfully submitted,


[Robert Larsen \(Jan 16, 2024 18:07 PST\)](#)

SNOHOMISH COUNTY PLANNING COMMISSION
Robert Larsen, Chairman

Attachments:

Planning Commission Minutes of October 24 and November 14 and 15, 2023

cc: Dave Somers, Snohomish County Executive
Mike McCrary, Director, Planning and Development Services



Snohomish County

Planning Commission

Planning and Development Services

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

Clerk Email: Taylor.Twiford@snoco.org

REGULAR SESSION
OCTOBER 24, 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 5:32 p.m.

Of the eleven (11) currently appointed commissioners, eight (8) were in attendance (a quorum being six (6) members and a majority being six (6) members:

Commissioners Present

Kimberly Busteed
Christine Eck
Robert Larsen
Mark James
Ray Sheldon
Rosanna Brown
Tom Campbell
Karl Niemela

Commissioners Absent

Merle Ash
Angie Sievers
Neil Pedersen

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

B. CHAIRPERSON'S REPORT

C. APPROVAL OF MINUTES

The minutes of [September 26, 2023](#) were unanimously approved.

D. UNFINISHED BUSINESS

1. Comprehensive Plan Update: Hearing

David Killingstad, Long Range Planning Manager, David.Killingstad@snoco.org



Long Range Planning Division Staff
Department of Public Works Staff
Department of Conservation and Natural Resources Staff

The Planning Commission held a public hearing on the proposed update to the Snohomish County Comprehensive Plan in compliance with Growth Management Act requirements in RCW 36.70A.130(3) to review and update, as needed, the county's Urban Growth Areas. Comprehensive plan documents with proposed updates include the Introduction, Population and Employment Element, Land Use Element, Housing Element, Natural Environment Element (including County Council Motion No. 22-096 Urban Tree Canopy Policies), Transportation Element, Parks and Recreation Element, Capital Facilities and Utilities Element (including County Council Motion No. 22-097 Broadband Policies, Economic Development Element, Interjurisdictional Coordination Element and Future Land Use Map, Zoning Map. In addition, new elements for Climate Change and Resiliency, Tribal Coordination, and the Urban Core Subarea Plan. Public comments will be accepted on the proposed amendments to the comprehensive plan documents.

For more information see:

- [Planning Commission Element Briefings Planning Commission Briefings](#)
- [Staff Memorandum dated September 12, 2023](#)
- [Future Land Use and Zoning Map Amendments Staff Report dated September 11, 2023](#)
- [Future Land Use, Zoning, and Municipal Urban Growth Area Map Alternatives Memo dated October 10, 2023](#)
- [Tribal Coordination Element Changes Memo dated October 9, 2023](#)
- [Public Comments submitted as of October 9, 2023](#)

Final Docket XXI

Frank Slusser, PDS Senior Planner, Frank.Slusser@snoco.org

Final Docket XXI consists of seven proposals to amend the Future Land Use (FLU) Map of the General Policy Plan that will revise Urban Growth Area boundaries and may change urban and rural plan designations. The proposals may also include amendments to the official zoning map to implement proposed FLU map amendments. One proposal would amend the future land use map from Urban Industrial to Urban Center and another proposal would amend Title 30 SCC development regulations related to building height. Final Docket XXI is being publicly reviewed and considered for final action in conjunction with the 2024 GMA Comprehensive Plan Update.

For more information see:

City of Darrington (DR1)

- [DR1 – PDS Staff Recommendation](#)

City of Lake Stevens No. 2 (LS2)

- [LS2 – PDS Staff Recommendation](#)

Vangemert (MALT1)

- [MALT – PDS Staff Recommendation](#)



Davis-Johnson (MON1)

- [MON1 – PDS Staff Recommendation](#)

Northpointe Development, LLC (MV2)

- [MV2 – PDS Staff Recommendation](#)

CS Real Estate Development, LLC (SW10)

- [SW10 – PDS Staff Recommendation](#)

Mietzner (SW12)

- [SW12 – PDS Staff Recommendation](#)

Petrie (SW14)

- [SW14 – PDS Staff Recommendation](#)

Town of Woodway (SW17)

- [SW17 – PDS Staff Recommendation](#)

County Council Motions

Frank Slusser, PDS Senior Planner, Frank.Slusser@snoco.org

County Council motions consist of five proposals to amend the Future Land Use (FLU) Map of the General Policy Plan that will revise Urban Growth Area boundaries and may change urban and rural plan designations. The proposals may also include amendments to the official zoning map to implement proposed FLU map amendments. The County Council motions are being publicly reviewed and considered for final action in conjunction with the 2024 GMA Comprehensive Plan Update.

For more information see:

Motion No. 22-090 Referring a Proposed Expansion of the Southwest UGA

- [Motion No. 22-090](#)
- [Future Land Use and Zoning Map Amendments Staff Report dated September 11, 2023](#)

Motion No. 22-095 Referring a Proposed Expansion of the Lake Stevens UGA

- [Motion No. 22-095](#)
- [Future Land Use and Zoning Map Amendments Staff Report dated September 11, 2023](#)

Motion No. 22-098 Referring a Proposed Expansion of the Maltby UGA

- [Motion No. 22-098](#)
- [Future Land Use and Zoning Map Amendments Staff Report dated September 11, 2023](#)

Amended Motion No. 22-099 Referring a Proposed Expansion of the Monroe UGA

- [Motion No. 22-099](#)
- [Future Land Use and Zoning Map Amendments Staff Report dated September 11, 2023](#)

Motion No. 22-123 Referring a Proposed Expansion of the Southwest UGA



- [Motion No. 22-134](#)
- [Future Land Use and Zoning Map Amendments Staff Report dated September 11, 2023](#)

Commissioner Larsen opened the **Public Hearing at 5:37**. for the proposed updates, proposals, and amendments.

Three hundred and fifty-one (351) written comments were received by the Planning Commission from the public before the public hearing. Forty-one (41) members of the public commented in person at the public hearing and nineteen (19) members of the public commented virtually.

Of the sixty (60) members of the public that spoke, thirty (30) of them directly asked the Commission to support the Urban Tree Canopy Policies citing the benefit of trees for protecting the environment and mitigating the impacts from climate change as well as improving quality of life.

Thirty-one (31) members of the public spoke on rezoning and expansions. Fifteen (15) commented directly on the proposed Alternatives with ten (10) giving their support to Alternative 2 or Alternative 3 and five (5) members opposing.

Prior to closing the hearing, the Commission voted with unanimous approval to keep the written record open until 5:00 p.m. on October 31, 2023.

The Public Hearing was closed at 8:32 p.m.

Note: In between taking in-person testimony and virtual testimony, the Commission took a ten (10) minute break from 7:22 p.m. to 7:32 p.m.

E. ADJOURN

A **Motion** to adjourn was made by Commissioner Campbell and seconded by Commissioner Sheldon.

The meeting adjourned at 8:41 pm.

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.



Snohomish County

Planning Commission

Planning and Development Services

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 Developmental Services, Reception Desk, 2nd 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:

Merle Ash, District 1

Mark James, District 1

Kimberly Busteed, District 2

Raymond Sheldon, Jr., District 2

Robert Larsen, District 3

Christine Eck, District 3

Tom Campbell, District 4

Neil Pedersen, District 4

Rosanna Brown, District 5

Karl Niemela, District 5

Angie Sievers, Executive Appointee

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

Mike McCrary, Commission Secretary

Taylor Twiford, Commission Clerk



Snohomish County

Planning Commission

Planning and Development Services

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

Clerk Email: Taylor.Twiford@snoco.org

REGULAR SESSION
NOVEMBER 14, 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 5:30 p.m.

Of the ten (10) currently appointed commissioners, nine (9) were in attendance (a quorum being six (6) members and a majority being six (6) members:

Commissioners Present

Kimberly Busteed
Robert Larsen
Ray Sheldon
Rosanna Brown
Tom Campbell
Karl Niemela
Merle Ash
Angie Sievers
Mark James

Commissioners Absent

Neil Pedersen

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

B. CHAIRPERSON'S REPORT

Chair Larsen announced that Commissioner Eck won her bid for the Edmond City Council and had to resign her place on the commission due to the meetings being on the same night.

C. APPROVAL OF MINUTES

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

D. UNFINISHED BUSINESS

1. Comprehensive Plan Update: Deliberations
David Killingstad, Long Range Planning Manager, David.Killingstad@snoco.org



Long Range Planning Division Staff
Department of Public Works Staff
Department of Conservation and Natural Resources Staff

The Planning Commission deliberated on the proposed amendments to the Snohomish County Comprehensive Plan in compliance with Growth Management Act requirements in RCW 36.70A.130(3) and made several recommendations to the County Council. Recommendations included Future Land Use Map amendments (infill, County Council Motions, Final Docket XXI as well as Zoning).

The public hearing was held on October 24, 2023. Verbal testimony received at that time, as well as written testimony received through 5:00 p.m. on October 31, 2023, was considered during the following deliberation meetings.

David Killingstad began the meeting by giving a brief presentation outlining how the deliberations would proceed and recommended sequence of topics.

- [Roadmap to Recommendations Deliberation Presentation](#)
- a. [Future Land Use Map-Infill Changes \(links from Hearing agenda\)](#)
Frank Slusser gave an overview of the three alternatives. Alternative 2 and alternative 3 both include the urban core subarea plan as a major component accommodating most of the urban growth for the unincorporated area within the area around the future light rail stations. Alternative 2 and 3 have nearly identical proposals for infill within the southwest UGA and those municipal urban growth areas that are part of the high capacity transit communities. The major differences are UGA expansions and docket proposals. Alternative 3 includes all the docket proposals and council initiated UGA expansions as well as for infill, whereas alternative 2 includes only DR1, SW17, and motion 22-134 as UGA changes.

The commission had a discussion around the provided information with Commissioner Ash stating that he would support the staff recommendations for alternative 3 as it seemed more sensible and trying to address issues like housing.

There was also additional discussion on how to make motions for the docket proposals and County initiated motions after voting on the preferred alternative.

A **motion** was made by Commissioner Campbell and Seconded by Commissioner Sheldon to adopt Alternative 2.

Vote (Motion)

6 In favor (*Brown, Busteed, Campbell, Larsen, Niemela, Sheldon*)

3 Opposed (*Ash, James, Sievers*)

0 Abstention

Motion **PASSED**

For further information, please review the following:

- [Future Land Use and Zoning Map Amendments Staff Report dated September 11, 2023](#)
- [Future Land Use, Zoning, and Municipal Urban Growth Area Map Alternatives Memo](#)



[dated October 10, 2023](#)

b. County Council Motions (links from Hearing agenda)

i. **Motion No. 22-090 Referring a Proposed Expansion of the Southwest UGA**

This is a proposal to expand the east side of the southwest UGA by 789 acres. The proposal is mostly for urban low density and urban medium density, residential uses with some urban high density by Maltby Road and publicly owned properties would be designated public institutional use. It was studied as part of Alternative 3. This is an area where the capacity increase would be roughly 2,300 population, and it also would include employment. It was also noted that there is a docket proposal (SW14) that overlaps with this proposal.

Prior to making a motion, there was a discussion around a population deficit under Alternative 2 and the urban core subarea as a plan that presents opportunities to develop in a way that is consistent with the significant infrastructure investments that light rail represents and the ability for people to move through the region with access to the light rail.

Commissioner Ash expressed concerns about the cost of living in GMA areas and restrictions and Chair Larsen expressed concerns over budget costs mentioned in the Transportation memo. Vice Chair Campbell expressed an interest in limiting UGA expansions unless they really could be approved citing the predicted deficits and the zoning just not being in place for it along with concerns with roads already being at capacity. Commissioner Sievers had some questions regarding the land and if it was sloped. Commissioner Busted addressed written comments received being against the expansion with a lot of the feedback referring to traffic congestion. Commissioner James expressed concerns over not taking away the option for growth with Commissioner Brown agreeing.

A **motion** was made by Commissioner Ash recommending adoption of motion 22-090 and was seconded by Commissioner Brown.

Vote (Motion)

5 in favor (*Ash, Brown, James, Niemela, Sievers*)

4 Opposed (*Campbell, Busted, Larsen, Sheldon*)

0 Abstention

Motion **FAILED**

For further information, please review the following:

1. [Motion No. 22-090](#)
2. [Future Land Use and Zoning Map Amendments Staff Report dated September 11, 2023](#)

ii. **Motion No. 22-134 Referring a Proposed Expansion of the Southwest UGA**

This proposal was studied under alternative 2 and would redesignate roughly 270 acres from rural to urban medium density residential.

During the discussion, Commissioner Busted put forward a motion to amend



the main motion to include the R-5 zoning south of Maltby Road to be included citing written comments received in favor of being included and wanting to see the expansion and connection of 45th to Maltby Road due to traffic and safety issues. It was also noted that the City of Bothell was against the expansion and that a portion of the area that was discussed to be included in the proposed amended area was not included in the environmental review and that it may require more analysis, so that portion was removed from the amended area.

A motion to approve motion 22-134 was made by Commissioner Sheldon and was seconded by Commissioner Ash.

Vote (Motion)

8 In favor (*Ash, Brown, Busted, James, Larsen, Niemela, Sheldon, Sievers*)

1 Opposed (*Campbell*)

0 Abstention

Motion **PASSED**

A **motion** to amend the main motion was made by Commissioner Busted to include all R-5 zoning north of 215th to Maltby Road be included from motion 22-090 and was seconded by Commissioner Sheldon.

Vote (Motion)

7 In favor (*Ash, Brown, Busted, James, Larsen, Niemela, Sievers*)

2 Opposed (*Campbell, Sheldon*)

0 Abstention

Motion **PASSED**

For further information, please review the following:

1. [Motion No. 22-134](#)
2. [Future Land Use and Zoning Ma Amendments Staff Report dated September 11, 2023](#)

- iii. **Motion No. 22-095 Referring a Proposed Expansion of the Lake Stevens UGA**
This proposal includes three areas of expansion that are in separate parts of the UGA. The first is along Sunnyside Boulevard and would add 216 acres to the West side for the designation of urban low density residential. The second is to the South of State Route 9, an area that has existing commercial and the third is on the east side, an area that includes former Lake Stevens, landfill, and some additional properties that are in between that and the existing UGA boundary and would be an addition of 86 acres south of Fourth Street and west of 130 First Avenue NE for urban low density residential on the properties over here and public institutional use.

Commissioner Ash expressed concerns of Lake Stevens running out of residential land and their need to expand to meet their growth targets and prompted discussion on their motivations. Commissioner Busted referenced written comments that were opposed to this expansion due to critical areas and farming concerns. Commissioner Sheldon had some concerns on the areas and whether they were sensitive areas or not. Ryan Countryman clarified that



the proposed area was not for a school but likely a ball field. Commissioner Sievers referenced a letter from the City of Lake Stevens in favor with Commissioner James agreeing that the mayor and Council know best for their city.

A **motion** was made to approve motion 22-095 was made by Commissioner Sheldon and was seconded by Commissioner Ash.

Vote (Motion)

5 In favor (*Sievers, Niemela, James, Brown, Ash*)

4 Opposed (*Sheldon, Larsen, Campbell, Busted*)

0 Abstention

Motion **FAILED**

A **motion** to amend the main motion to remove Sunnyside Road and include the landfill area and rural business area was made by Commissioner Campbell and seconded by Commissioner Busted.

Vote (Motion)

5 In favor (*Sievers, Sheldon, Larsen, Campbell, Busted*)

4 Opposed (*Niemela, James, Brown, Ash*)

0 Abstention

Motion **FAILED**

For further information, please review the following:

1. [Motion No. 22-095](#)
2. [Future Land Use and Zoning Map Amendments Staff Report dated September 11, 2023](#)

The Commission took a brief break and 7:10 pm and reconvened at 7:20 pm.

iv. Motion No. 22-098 Referring a Proposed Expansion of the Maltby UGA

This proposal contains three separate areas for a total of 255 acres plus additional right of way. Area one is to the northwest of Maltby, the existing Maltby UGA, 142 acres plus additional right of way. Area 2 is to the South and would add 112 acres to the Southeast extending down to the county line. The third area is 0.87 acres west of State Route 9 and would redesignate that to urban industrial. That property already has an overlapping building that goes across the UGA boundary at that location.

Prior to the motions, there was discussion around how many acres would remain if the properties for the school district were excluded and how the 9 million transportation component would be added in. Commissioner Ash requested further clarification on what the designation of the first area was. It's actually 215 acres that are proposed for public/institutional use and 24 acres that would go to industrial uses.

A **motion** recommending approval for motion 22-098 was made by Commissioner Ash and was seconded by Commissioner Niemela.



Vote (motion)

9 In favor (*Ash, Brown, Busted, Campbell, James, Niemela, Larsen, Sheldon, Sievers*)

0 Opposed

0 Abstention

Motion **PASSED**

For further information, please review the following:

1. [Motion No. 22-098](#)
2. [Future Land Use and Zoning Map Amendments Staff Report dated September 11, 2023](#)

v. Amended Motion No. 22-099 Referring a Proposed Expansion of the Monroe UGA

This proposal is on the west side of the Monroe UGA, North of US 2, and this would expand the UGA by 68 acres between US 2 and Roosevelt Road. It would be redesignated from rural residential within the rural urban transition area.

There was some discussion regarding the goal and motivation of the expansion as well as growth targets. Commissioner Campbell discussed concerns that the site was problematic.

A **motion** to recommend approval of motion 22-099 was made by Commissioner Sheldon and was seconded by Commissioner Sievers.

Vote (motion)

5 In favor (*Ash, Brown, James, Niemela, Sievers*)

4 Opposed (*Busted, Campbell, Larsen, Sheldon*)

Motion **FAILED**

For further information, please review the following:

1. [Motion No. 22-099](#)
2. [Future Land Use and Zoning Map Amendments Staff Report dated September 11, 2023](#)

c. Final Docket XXI (links from Hearing agenda)

i. City of Darrington (DR1)

This docket proposal would remove 262 acres to the west of the Darrington UGA and add 160 acres to the north for a mix of uses. The staff recommendation for this proposal is to deny due to it also includes the area within the flood plain which is not allowed under GMA to be included in the urban growth area.

Prior to a motion being made there was discussion about what could be amended on the proposal to get it approved. Commissioner Sheldon did note



that the Sauk-Suiattle Tribe submitted verbal and written testimony against the proposal.

A **motion** was made by Commissioner Campbell recommending the Town of Darrington continue to work with County staff on docket application that can meet final approval and was seconded by Commissioner Ash.

Vote (motion)

9 In favor (*Sievers, Sheldon, Niemela, Larsen, James, Campbell, Busted, Brown, Ash*)

0 Opposed

0 Abstention

Motion **PASSED**

1. [DR1 – PDS Staff Recommendation](#)

ii. **City of Lake Stevens No. 2 (LS2)**

This proposal would add 3.4 2 acres to the east part of the UGA boundary for urban industrial use, would add 6 jobs of capacity to the UGA, and was studied under Alternative 3. Staff recommendation is to deny the proposal.

There was discussion around the issues in the proposal including the site being in critical areas within a shoreline designation of Rural conservancy, which is inconsistent with being added to the AGA therefore, less than a third of the site would be developable, but it would help meet shortfall capacity. There was discussion around protections of the wetlands and streams with Commissioner Sheldon expressing concerns that there could be more proactive protections with Commissioner Campbell echoing the statement.

A **motion** was made to approve Lake Stevens LS2 application was made by Commissioner Ash and was seconded by Commissioner James.

Vote (motion)

5 In favor (*Ash, Brown, James, Niemela, Sievers*)

4 Opposed (*Busted, Campbell, larsen, Sheldon*)

0 Abstention

Motion **FAILED**

1. [LS2 – PDS Staff Recommendation](#)

iii. **Vangemert (MALT1)**

This proposal overlaps with Council Motion 22-098 and would add 10.7 acres of urban industrial to the southeast part of the Maltby UGA and was studied under Alternative 3. While it would add 73 jobs to the UGA the staff recommendation is to deny due to Vision 2050 direction to avoid adding additional capacity to urban unincorporated areas.

Commissioner Ash inquired as to what kind of business currently existed on the property which prompted a discussion on demand for recycling of construction



debris. Commissioner Busted also prompted discussion on the differences between this docket proposal and council motion 22-098.

A **motion** to approve MALT1 application was made by Commissioner Busted and was seconded by Commissioner Ash.

Vote (motion)

9 In favor (*Ash, Busted, Brown, Campbell, James, Larsen, Niemela, Sheldon, Sievers*)

0 Opposed

0 Abstention

Motion **PASSED**

1. [MALT1 – PDS Staff Recommendation](#)

iv. **Davis-Johnson (MON2)**

This proposal would add 22 acres to the north part of the urban growth area boundary for urban low density residential use. The proposed zoning is R-9,600 at this location. The recommendation from staff on this proposal is to deny due to the large excess of residential capacity within the existing Monroe UGA and under the Vision 2050 the direction is to avoid increasing capacity within urban unincorporated areas, regional geography.

A **motion** to deny MON2 application was made by Commissioner Campbell and was seconded by Commissioner Busted.

4 In favor (*Busted, Campbell, Larsen, Sheldon*)

5 Oppose, (*Ash, Brown, James, Niemela, Sievers*)

Motion **FAILED**

1. [MON2 – PDS Staff Recommendation](#)

v. **Northpoint Development, LLC (MV2)**

This proposal would add roughly 183 acres to the east part of the Marysville UGA for urban industrial uses and it would also propose deleting an objective and a policy in the Land Use Element that would remove policy direction to maintain the Rural Residential-10 designation for 1,200 acres. Staff recommendation is to deny.

Commissioner James stated that it seemed to be common sense to add it and let growth happen naturally there. Commissioner Ash stated that both the city of Arlington and city of Marysville have this cascade industrial center and there is a lot of industrial commercial type businesses coming into the area already. Commissioner Busted referenced written comments received that were against the proposal citing multiple fish streams and most of the property looking to be covered in potential wetlands. Commissioner Campbell echoed the sentiment, feeling that this would be adding before it was needed. There was additional discussion around the existing uses on the land. Commissioner James asked for the proposal to be re-summarized and then read into the



record a letter from the Community Development Director. Commissioner James also expressed that the decisions should be made locally.

A **motion** was made to deny MV2 was made by Commissioner Sheldon and was seconded by Commissioner Campbell.

Vote (motion)

3 In favor (*Busteed, Campbell, Sheldon*)

6 Opposed (*Ash, Brown, James, Larsen, Niemela, Sievers*)

0 Abstention

Motion **FAILED**

Prior to voting on the second main motion, Commissioner Sheldon expressed concerns for approving this proposal as it would extend beyond the docket proposal by deleting the objective and the policy that is part of the Land Use element.

A **motion** to approve MV2 was made by Commissioner Ash and was seconded by Commissioner Sievers.

6 In favor (*Ash, Brown, James, Larsen, Niemela, Sievers*)

3 Opposed (*Busteed, Campbell, Sheldon*)

0 Abstention

Motion **PASSED**

1. [MV2 – PDS Staff Recommendation](#)

vi. CS Real Estate Development, LLC (SW10)

This proposal would redesignate 14 acres along Bothell Everett Highway from urban industrial to urban center. Staff recommendation is to approve as it does meet the requirement that there is a need for additional capacity within the Mill Creek UGA to accommodate the adopted initial target for the Mill Creek municipal urban growth area.

A **motion** to approve SW10 was made by Commissioner Campbell and seconded by Commissioner Ash.

9 In favor (*Ash, Brown, Busteed, Campbell, James, Niemela, Larsen, Sheldon, Sievers*)

0 Opposed

0 Abstention

Motion **PASSED**

1. [SW10 – PDS Staff Recommendation](#)

vii. Mietzner (SW12)

This proposal is a proposed code amendment and not a map amendment. The proposal is to change the number 800 to the number 2,000 in the bulk matrix in the development code title 30 of the Snohomish County Code and correct a typo of a missing word in the existing code provision. The effect of this policy is



to expand the area along Highway 99 within the urban core of the southwest UGA where there is an increased maximum height limit for multifamily development.

A **motion** to approve SW12 was made by Commissioner Campbell and was seconded by Commissioner Ash.

9 In favor (*Ash, Brown, Busteded, Campbell, James, Larsen, Niemela, Sheldon, Sievers*)

0 Opposed

0 Abstention

Motion **PASSED**

1. [SW12 – PDS Staff Recommendation](#)

viii. **Petrie (SW14)**

This proposal would add 10.75 acres to the southwest UGA and would redesignate this urban medium density residential with low density multiple residential. The staff recommendation is to deny as directed by Vision 2050 to avoid adding capacity to the urban unincorporated areas.

A **motion** to deny the SW14 application was made by Commissioner Campbell and was seconded by Commissioner Sheldon.

9 In favor (*Ash, Brown, Busteded, Campbell, James, Larsen, Niemela, Sheldon, Sievers*)

0 Opposed

0 Abstention

Motion **PASSED**

1. [SW14 – PDS Staff Recommendation](#)

ix. **Town of Woodway (SW17)**

This proposal is to add to an area that is within the existing town limits that extends into Puget Sound, out to the county border to the UGA and also to add the pier that extends from within the UGA but is currently located just outside of the UGA include those within the Woodway municipal urban growth area. The recommendation from staff is to approve as this does not add any development capacity, but it does bring the existing town into the UGA and would minimize the number of jurisdictions for the pier and would allow Woodway to annex in the future, potentially to also bring the entire pier structure into its jurisdiction, which would make it easier to make repairs if desired to the pier in the future.

Commissioner Sheldon stressed the importance of how votes went on these dockets as it may affect the voting as elements were addressed. Chair Larsen also prompted some discussion on pollution discharge regulations and wanting to see jurisdiction clean up.

A **motion** to approve SW17 was made by Commissioner Campbell and



seconded by Commissioner Ash.

8 In favor (Ash, Brown, Busteded, Campbell, James, Larsen, Niemela, Sievers)

1 Opposed (Sheldon)

0 Abstention

Motion **PASSED**

1. [SW17 – PDS Staff Recommendation](#)

A **motion** to continue deliberation was made by Commissioner Campbell and was seconded by Commissioner Busteded.

E. ADJOURN

A **Motion** to adjourn was made by Commissioner Campbell and seconded by Commissioner Busteded.

The meeting adjourned at 8:41 pm.

PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:

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Snohomish County Planning Commissioners:

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Mark James, District 1	Neil Pedersen, District 4
Kimberly Busteded, District 2	Rosanna Brown, District 5
Raymond Sheldon, Jr., District 2	Karl Niemela, District 5
Robert Larsen, District 3	Angie Sievers, Executive Appointee
Vacant, District 3	

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

Mike McCrary, Commission Secretary	Taylor Twiford, Commission Clerk
------------------------------------	----------------------------------



Snohomish County

Planning Commission

Planning and Development Services

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

Clerk Email: Taylor.Twiford@snoco.org

SPECIAL SESSION
NOVEMBER 15, 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 5:33 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:

Commissioners Present

Kimberly Busteed
Robert Larsen
Ray Sheldon
Rosanna Brown
Tom Campbell
Karl Niemela
Angie Sievers
Merle ash @ 6:02 pm

Commissioners Absent

Neil Pedersen
Mark James

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

B. CHAIRPERSON'S REPORT

No report.

C. UNFINISHED BUSINESS

1. Comprehensive Plan Update: Deliberations

David Killingstad, Long Range Planning Manager, David.Killingstad@snoco.org
Long Range Planning Division Staff
Department of Public Works Staff
Department of Conservation and Natural Resources Staff



The Planning Commission continued their deliberations (which began on November 14th, 2023) on the proposed amendments to the Snohomish County Comprehensive Plan in compliance with Growth Management Act requirements in RCW 36.70A.130(3) and made several recommendations to the County Council. Recommendations include Future Land Use Map amendments (infill, County Council Motions, Final Docket XXI as well as Zoning) and Text Amendments (Element Narratives, Goals, Objectives, Policies, and Appendices).

a. Comprehensive Plan Element Text and Map Amendments

i. **Transportation Element**

Nathan Howard gave an overview of the Transportation Element which included the reorganization of the element and bringing policies from the general policy plan to Transportation. He also touched on public comments received and addressed the role Transportation plays in addressing congestion issues. Following the overview, the Commissioners had some discussion regarding speed control.

A **motion** to approve the Transportation Element as presented by staff was made by Commissioner Campbell and was seconded by Commissioner Sheldon

Vote (motion)

7 In favor (*Busteed, Larsen, Sheldon, Brown, Campbell, Niemela, Sievers*)

0 Opposed

0 Abstention

Motion **PASSED**

A motion to amend the main motion to review the road safety plan including speed limits using TR policy 2.b.3 to be reviewed every two years was made by Commissioner Sheldon and was seconded by Commissioner Campbell.

Vote (motion)

6 In favor (*Busteed, Larsen, Sheldon, Brown, Campbell, Sievers*)

1 Opposed (*Niemela*)

0 Abstention

Motion **PASSED**

- [PW Staff Memo dated Nov 7, 2023](#)

ii. **Park and Recreation Element**

Carol Ohlfs gave an overview of the Parks and Recreation Element. Changes to the element included reorganizing the narrative content around nine goals and updating the level of service methodology, including adding and new level of service for urban open space and preserve acres.

Following the overview, there was discussion on how the Urban Tree Canopy Policies would work under the element now that Parks and Recreation are now part of DNRC. Commissioner Sheldon prompted some discussion on definitions of specific words found in the element.

A **motion** to approve the Parks and Recreation element was made by



Commissioner Sheldon and was seconded by Commissioner Campbell.

Vote (motion)

8 In favor (*Brown, Busted, Campbell, Larsen, Niemela, Sheldon, Sievers, Ash*)

0 Opposed

0 Abstention

Motion **PASSED**

iii. Capital Facilities and Utilities Element (including broadband policies)

Eileen Canola gave an overview of the Capital Facilities and Utilities Element. The element is a proposed repeal and replacement from 2015 with policies for the capital facilities, utilities, and essential public facilities migrating from the general policy plan into the element and focusing on consistency with Vision 2050. The purpose is really to ensure that the County has the public facilities and utilities necessary to support development.

Following the overview, the Commissioners had some discussion on recycling services and how community transit relates to the element.

A **motion** made to approve the Capital Facilities Element including broadband policies was made by Commissioner Campbell and seconded by Commissioner Ash.

Vote (motion)

8 In favor (*Brown, Busted, Campbell, Larsen, Niemela, Sheldon, Sievers, Ash*)

0 Opposed

0 Abstention

Motion **PASSED**

- [Capital Facilities and Utilities Element Presentations dated Nov 15, 2023](#)

iv. Population and Employment Element

Steve Toy gave an overview of the Population and Employment Element purpose and changes to the element. The purpose of the element is to establish the goals, objectives, and policies for allocating future growth to different parts of the county. The prioritization of the allocation of growth is to areas with or near centers and high capacity transit that are affiliated for annexation, urban areas being the primary emphasis.

Following the overview, Commissioner Campbell prompted some discussion on the reconciliation process and the struggle to get the appropriate level of densities within some cities. Commissioner Campbell also expressed concerns about whether there were consequences for Cities not meeting targets or ways to coax them to meet levels.

A **motion** to approve the Population and Employment Element was made by Commissioner Sheldon and seconded by Commissioner Campbell.



Vote (motion)

8 In favor (*Brown, Busted, Campbell, Larsen, Niemela, Sheldon, Sievers, Ash*)

0 Opposed

0 Abstention

Motion **PASSED**

- [Population and Employment Element Flyer](#)

v. Economic Development Element

Michael Saponaro gave an overview of the Economic Development Element. The proposed amendments would provide consistency with CPPS, Vision 2050, and MPPs. The amendments were based around the following themes: comparative advantage, specialization, freight issues, creative place, making an innovation, sustainability, the emerging green industries, economic resiliency, regulatory reform, workforce training, human services and child care opportunities, displacement mitigation, and diversity, equity, and inclusion.

A motion to approve the economic development element was made by Commissioner Sheldon and was seconded by Commissioner Ash.

Vote (motion)

8 In favor (*Brown, Busted, Campbell, Larsen, Niemela, Sheldon, Sievers, Ash*)

0 Opposed

0 Abstention

Motion **PASSED**

- [2024 Update Eco Dev and IC Summary Presentation](#)

vi. Interjurisdictional Coordination Element

Michael Saponaro gave an overview of the Interjurisdictional Coordination Element. There were eight total updates, but the vast majority were minor ward changes, such as changing language, like stakeholder to parties or residents. There was another change related to the removal of the Snohomish Health District as they are longer considered a separate jurisdiction. There are three policy updates that are slightly more substantial including adding a minimum residential density requirement to the list of inner jurisdictional issues that can be addressed with interlocal agreements and policy word changes that allow for County discretion.

Following the overview, Commissioner Sheldon had some questions regarding how Tribes were addressed in the element and which ones were recognized in the element. Commissioner Campbell had some questions regarding the softening of the language around the process by which Cities provide urban



level of services and the use of may vs shall.

A **motion** to approve the Interjurisdictional Coordination Element was made by Commissioner Sheldon and was seconded by Commissioner Brown.

Vote (motion)

8 In favor (*Brown, Busteed, Campbell, Larsen, Niemela, Sheldon, Sievers, Ash*)

0 Opposed

0 Abstention

Motion **PASSED**

vii. Land Use

Sarah Titcomb gave an overview of the Land Use Element. Major changes included a new equity sub element, a change in how growth targets are addressed emphasizing urban infill and reducing growth in rural areas, new agricultural policies to allow for more conservation and restoration, and new Countywide objectives and policies. It was also noted that with the recommended approval of docket MV2 from the day prior, that Objective 6.D has been repealed.

Commissioner Campbell prompted some discussion regarding the protection of agricultural and forest lands and the desire for a more serious review. Commissioner Brown requested clarification on what would be considered an important parcel. Commissioner Campbell also asked about transfer of development rights.

A **motion** to approve the land use element was made by Commissioner Sheldon and was seconded by Commissioner Brown.

Vote (motion)

8 In favor (*Brown, Busteed, Campbell, Larsen, Niemela, Sheldon, Sievers, Ash*)

0 Opposed

0 Abstention

Motion **PASSED**

A **motion** to amend the main motion to conduct a comprehensive review of designated forest and agricultural lands of long-term significance. The review shall identify important parcels of forest and agricultural lands and downzone those parcels that qualify in the property tax codes for such purposes and to reduce the likelihood that these lands will be converted to housing and rural clusters. The review should also recommend measures to reduce the conversion of these lands to non-forest and non-agricultural uses was made by Commissioner Campbell and was seconded by Commissioner Brown.

Vote (motion)

8 In favor (*Brown, Busteed, Campbell, Larsen, Niemela, Sheldon, Sievers, Ash*)

0 Opposed



0 Abstention
Motion **PASSED**

viii. Housing Element

Amber Piona gave an overview of the Housing Element. The Housing Element includes some significant changes due to State law. House Bill 1220 amended both the GMA Goal and requirements for the element. Modifications were made to existing policies to incorporate considerations for moderate, low, very low, and extremely low income households, the role of accessory dwelling units in moderate density housing types to meet the County's housing needs, and policies to undo racially disparate impacts and exclusion in housing caused by past planning. A new anti displacement objective and supporting policies as well as a map showing areas of displacement risk in the county was proposed. There also are two appendices to the housing element which include the housing needs analysis.

Following the overview, Commissioner Sheldon inquired into the definitions of moderate, low, very low, and extremely low income households and how homelessness was addressed. Commissioner Campbell prompted discussion on large developers and market rate housing. Commissioner Ash inquired if these requirements were punitive, or incentive driven.

A **motion** to approve the housing element was made by Commissioner Sheldon and was seconded by Commissioner Campbell.

Vote (motion)

8 In favor (*Brown, Busted, Campbell, Larsen, Niemela, Sheldon, Sievers, Ash*)
0 Opposed
0 Abstention
Motion **PASSED**

A **secondary motion** to amend the main motion for Snohomish County to develop an incentive driven inclusionary housing and zoning policy in areas of multi-family housing to encourage that a mix of housing is created in areas of infill development and public transit was made by Commissioner Campbell and was seconded by Commissioner Sheldon.

Vote (motion)

8 In favor (*Brown, Busted, Campbell, Larsen, Niemela, Sheldon, Sievers, Ash*)
0 Opposed
0 Abstention
Motion **PASSED**

The commission took a break at 7:42 pm and returned at 7:57 pm.

ix. Natural Environment Element (including Urban Tree Canopy Policies)



Terri Strandberg gave an overview of the Natural Environment Element. Aside from the Urban Tree Canopy policies, the element does not have a lot of changes to it. A majority of the changes were to the language to increase inclusivity and address equity. Some additional policies were proposed on how to address water quality within the county for both groundwater and surface waters.

Hilary McGowan gave an overview of the Urban Tree Canopy Policies. These policies were referred to PDS by County Council through amended motion 22-096. Some of the changes made to the amended motion included reorganizing and rephrasing the policies based on prior language within existing regulations and policies already in place. The main change in the policies transmitted in Motion No. 22-096 and the policies proposed is instead of the baseline urban canopy established as no net loss, it set a minimum canopy coverage goal for urban unincorporated areas of at least 38%. The main objective is to develop an urban forest management program that would be for urban unincorporated areas and would identify, protect, maintain, and restore forests and plants that have significant environmental habitat, cultural public health, and aesthetic value.

Following the overviews, Chair Larsen shared a comment that was sent in by Commissioner James, who was unable to attend the second night of deliberations and inquired about implementation efforts for Urban Tree Canopy policies. Commissioner Sheldon inquired if these policies could be brought to incorporated areas of the County not just the unincorporated and if the policies were adequate enough and prompted discussion on what was appropriate for County planning policies. Commissioner Sievers had some questions regarding coverage requirements and infill. Commissioner Sheldon addressed public comments received and concerns of land clearing.

A **motion** to adopt the Natural Environment Element including Urban Tree Canopy polices was made by Commissioner Campbell and Commissioner Ash seconded.

Vote (motion)

8 In favor (*Brown, Busted, Campbell, Larsen, Niemela, Sheldon, Sievers, Ash*)

0 Opposed

0 Abstention

Motion **PASSED**

- [Urban Tree Canopy Memo dated Nov 6,2023](#)

x. Climate Change Element

Eileen Canola gave an overview of the Climate Change Element. While it is still optional at this point, House Bill 1181 set a requirement for it by 2029 and County staff felt it necessary to respond. The element would address climate change which includes reducing greenhouse gas emissions and responding,



adapting, and planning for current and projected impacts of climate change. It consists of two sub elements one being a resiliency sub element and the other being a greenhouse gas emissions reduction and it would also support state, regional, and local efforts for greenhouse gas emission reduction and climate resiliency. The County was able to create a Vulnerability and Risk assessment tool due to a grant from the Washington State Department of Commerce.

Following the overview, Commissioner Campbell inquired as to why the language in Goal CRE2 was changed from “achieve” to “help meet” and where the accountability was for these goals. Commissioner Sheldon had some questions regarding emergency transportation routes.

A **motion** to approve the Climate Changes Element was made by Commissioner Sheldon and seconded by Commissioner Campbell.

Vote (motion)

8 In favor (*Brown, Busted, Campbell, Larsen, Niemela, Sheldon, Sievers, Ash*)

0 Opposed

0 Abstention

Motion **PASSED**

- [Climate Change Presentation dated Nov 15, 2023](#)

xi. Urban Core Subarea Plan

Mathew Siddons gave an overview of the Urban Core Subarea Plan. The Urban Core Subarea element is specific to the Southwest unincorporated urban area of the County and is a brand new element that's being introduced into the comprehensive plan. It consists of ten subelements each with its own goal and supporting policies.

Following the overview, Vice Chair Campbell prompted some discussion on annexations and the cities' engagement in this process. Chair Larsen expressed some surprise at the lack of public comments submitted to the Commission regarding the element. Commissioner Sheldon had questions regarding where wetlands, streams, and creeks were on the map and policies put in place to protect them in the event of an accident.

A **motion** to adopt the Urban Core Subarea Plan was made by Commissioner Campbell and was seconded by Commissioner Sheldon.

Vote (motion)

8 In favor (*Brown, Busted, Campbell, Larsen, Niemela, Sheldon, Sievers, Ash*)

0 Opposed

0 Abstention

Motion **PASSED**

xii. Tribal Coordination



Henry Jennings gave an overview of the Tribal Coordination Element. It is a new element that recognizes and supports tribal cultures, emphasizes collaboration, to avoid or minimize adverse impacts to cultural and archaeological resources, and aims to build resilience to the effects of climate change in a way that protects tribal, sovereign, and treaty rights and cultural practices.

Following the overview, Vice Chair Campbell had questions about when Tribes have usual and accustomed areas if those were included or specifically identified in sections.

A **motion** to approve the tribal coordination element was made by Commissioner Sheldon and seconded by Commissioner Brown.

Vote (motion)

8 In favor (*Brown, Busted, Campbell, Larsen, Niemela, Sheldon, Sievers, Ash*)

0 Opposed

0 Abstention

Motion **PASSED**

A **secondary motion** to the main motion to encourage future discussion of tribal jurisdiction on tidal lands within the reservation boundaries and refer to applicable tribal law was made by Commissioner Sheldon and seconded by Commissioner Campbell.

Vote (motion)

8 In favor (*Brown, Busted, Campbell, Larsen, Niemela, Sheldon, Sievers, Ash*)

0 Opposed

0 Abstention

Motion **PASSED**

A **second secondary motion** to amend was made by Commissioner Sheldon to encourage future discussion of Tribal jurisdiction over waters, including groundwater, surface water, and public water distribution systems within the reservation boundaries and refer to applicable tribal law and policy over such waters and was seconded by Commissioner Campbell.

Vote (motion)

8 In favor (*Brown, Busted, Campbell, Larsen, Niemela, Sheldon, Sievers, Ash*)

0 Opposed

0 Abstention

Motion **PASSED**

- [Open House Tribal Coordination Element Flyer](#)

xiii. Introduction and Appendices

David Killingstad gave an overview of the Introduction and Appendices for the Comprehensive Plan. The original vision statement has not been updated since 1995 and this new one brings in more equity, diversity, and inclusion as well as



a number of other changes that account for the shift from the General Policy Plan.

A **motion** to approve the Introduction and associated appendices was made by Commissioner Campbell and seconded by Commissioner Brown.

Vote (motion)

8 In favor (*Brown, Busted, Campbell, Larsen, Niemela, Sheldon, Sievers, Ash*)

0 Opposed

0 Abstention

Motion **PASSED**

A motion to instruct staff to compile all amendments into final documents and 1) adjust comprehensive plan elements to match the recommended land use alternative and 2) make necessary changes to ensure internal consistency between individual elements was made by Commissioner Busted and was seconded by Commissioner Sievers.

Vote (motion)

8 In favor (*Brown, Busted, Campbell, Larsen, Niemela, Sheldon, Sievers, Ash*)

0 Opposed

0 Abstention

Motion **PASSED**

For further information, please review the following:

- [Planning Commission Element Briefings Planning Commission Briefings](#)
- [Staff Memorandum dated September 12, 2023](#)
- [Tribal Coordination Element Changes Memo dated October 9, 2023](#)
- [Public Comment Memo dated Nov 9, 2023](#)
- [Public Comments submitted as of 5 p.m. October 31, 2023](#)

***IMPORTANT NOTE:** The November 16 hearing dates/times are reserved if additional time is needed. A determination regarding whether or not to continue the planning commission deliberations will be made at the end of the deliberations on November 15, 2023. To find out if the hearing is continued to November 16, check the Planning Commission page on the county's website or via email at Taylor.Twiford@snoco.org.

D. ADJOURN

The meeting adjourned at 9:10 pm

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