

Index of Records

Docket XX SW5 - Edward Tokarz [Ordinance 21-053](#) (ECAF 21-0626)

Hearing Date: Wednesday, October 6, 2021 @ 6:30 p.m.

Council Staff: Ryan Countryman

DPA: Justin Kasting

PDS Staff: Steve Skorney

Click on exhibit number to view document

EXHIBIT	RECORD TYPE	TO	FROM/BY	DATE	DATE IN	DESCRIPTION	# OF PAGES
2.0 Planning Commission							
2.0003	Staff Report	Planning Commission	Steve Skorney, PDS Staff	05/07/21	08/24/21	Final Docket XX PDS Staff Recommendation - Tokarz (SW5)	7
2.0013	Letter	Council	Planning Commission	07/09/21	08/24/21	Planning Commission's recommendation w/attached June 22, 2021 minutes	11
3.1 ECAF and Materials							
3.1.1	ECAF	Council	Executive/PDS		08/24/21	Transmitting Executive Recommended Ordinance	1
3.1.2	Ordinance	Council	Executive		08/24/21	Introduced Ordinance	10
3.1.3	Map	Council	Executive		08/24/21	Future Land Use Map (Exhibit A to the Ordinance)	1
3.1.4	Map	Council	Executive		08/24/21	Zoning Map (Exhibit B to the Ordinance)	1

EXHIBIT	RECORD TYPE	TO	FROM/BY	DATE	DATE IN	DESCRIPTION	# OF PAGES
3.1.5	Staff Report	Planning Commission	Steve Skorney, PDS Staff	06/04/21	08/24/21	Final Docket XX PDS Staff Recommendation - Tokarz (SW5)	3
3.1.6	Analysis	Council	PDS	08/19/21	08/24/21	Analysis of Building and Land Use Regulation Effects on Housing and Jobs	1
3.1.7	Analysis	Council	PDS	08/19/21	08/24/21	Capital Facility Development Cost Analysis Summary	1
3.1.8	Introduction	Council	Nate Nehring		08/25/21	Introduction Slip	1
3.2 Council Planning Committee Materials							
3.2.1	Staff Report	Council	Ryan Countryman, Council Staff		09/07/21	Council Staff Report	7
3.2.2	PowerPoint	Council	Steve Skorney Piona, PDS Staff		09/07/21	Presentation provided at Planning Committee 09/07/21	25 slides
3.3 Correspondence, Comments, Testimony							
3.4 Staff Reports and Submissions							

EXHIBIT	RECORD TYPE	TO	FROM/BY	DATE	DATE IN	DESCRIPTION	# OF PAGES
3.5 Public Participation							
3.5.1	Notice	Herald	Council Staff	09/17/21	09/17/21	Notice of Introduction and Public Hearing	2
3.5.2	List	Various	Council Staff		09/22/21	List of names Public Hearing Notice sent to	1
3.6 Council Deliberations							

Index of Records

Project Name **Docket XX - SW5**

Part 1 - DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES

Exhibit #	Record Type	Date	Received From	Exhibit Description
1.0001	Public Participation	8/24/2021	PDS Staff	Parties of Record
1.0002	Public Participation	6/1/2021	Department of Commerce	DOE Notice of Intent to Adopt letter 06012021
1.0003	Public Participation	5/28/2021	PDS Staff	DOE Notice of Intent to Adopt coversheet 05282021
1.0004	SEPA Documents	6/7/2021	PDS Staff	Docket XX SEPA Addendum 22 final 06072021
1.0005	SEPA Documents	6/8/2021	PDS Staff	SEPA Addendum 22 notice card Docket XX

**Contact the Clerk of the Council for Part 1 Exhibits - 425-388-3494 or contact.council@snoco.org*

Index of Records

Project Name		Docket XX - SW5		
Part 2 - PLANNING COMMISSION				
Exhibit #	Record Type	Date	Received From	Exhibit Description
2.0001	Public Participation	5/25/2021	Planning Commission	Planning Commission Agenda (Briefing)
2.0002	Public Participation	5/25/2021	The Herald	Affidavit of Agenda publication in The Herald (Briefing)
2.0003	Legislative Documents	5/25/2021	PDS Staff	Staff Report (Breifing)
2.0004	Public Participation	5/25/2021	PDS Staff	Presentation (Briefing)
2.0005	Public Participation	5/25/2021	Planning Commission	Planning Commission Written Meeting Minutes (Briefing)
2.0006	Public Participation	5/25/2021	Planning Commission	Planning Commission Audio of Meeting (Briefing)
2.0007	Public Participation	6/22/2021	Planning Commission	Planning Commission Agenda (Hearing)
2.0008	Public Participation	6/22/2021	The Herald	Affidavit of Agenda publication in The Herald (Hearing)
2.0009	Public Participation	6/22/2021	Bruce Barnbaum	Public Testimony
2.0010	Public Participation	6/22/2021	PDS Staff	Presentation (Hearing)
2.0011	Public Participation	6/22/2021	Planning Commission	Planning Commission Written Meeting Minutes (Hearing)
2.0012	Public Participation	6/22/2021	Planning Commission	Planning Commission Meeting Recording (Hearing)
2.0013	Public Participation	7/9/2021	Planning Commission	Planning Commission Recommendation Letter
2.0014	Legislative Documents	6/22/2021	PDS Staff	SW5 Aerial Map
2.0015	Legislative Documents	6/23/2021	PDS Staff	SW5 FLU Map
2.0016	Legislative Documents	6/24/2021	PDS Staff	SW5 Zoning Map
2.0017	Legislative Documents	6/25/2021	PDS Staff	SW5 Staff Recommendation Letter
<p><i>*Contact the Clerk of the Council for Part 2 Exhibits - 425-388-3494 or contact.council@snoco.org</i></p>				

1 Adopted:
2 Effective:

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SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

ORDINANCE NO. 21-053

RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING FUTURE LAND USE
MAP AMENDMENTS TO THE SNOHOMISH COUNTY GROWTH MANAGEMENT
ACT COMPREHENSIVE PLAN AND AMENDING THE ZONING MAP TO IMPLEMENT
CHANGES TO THE FUTURE LAND USE MAP (SW5 – EDWARD TOKARZ)

WHEREAS, Revised Code of Washington (RCW) 36.70A.130 and .470 direct
counties planning under the Growth Management Act (GMA), chapter 36.70A RCW, to
adopt procedures for interested persons to propose amendments and revisions to the
Growth Management Act Comprehensive Plan (GMACP) or development regulations;
and

WHEREAS, the Snohomish County Council (“County Council”) adopted Chapter
30.74 of the Snohomish County Code (SCC), “Growth Management Act Public
Participation Program Docketing,” to comply with the requirements of RCW 36.70A.130
and .470; and

WHEREAS, the Department of Planning and Development Services (PDS)
compiled a list of non-county initiated amendments and revisions received by the
October 31, 2019, deadline for Docket XX applications and evaluated these proposed
amendments, including the SW5 – Edward Tokarz docket proposal, for consistency with
the initial docket review criteria in SCC 30.74.030(1) and 30.74.040; and

WHEREAS, on July 22, 2020, the County Council approved, by Amended Motion
No. 20-116, a list of proposed non-county initiated comprehensive plan amendments,
including SW5 – Edward Tokarz, to be included on Final Docket XX and authorized the
County Executive, through PDS, to further process the proposed minor docket
amendments consistent with Chapters 30.73 and 30.74 SCC, including environmental
review under the State Environmental Policy Act (SEPA), for final consideration in 2021;
and

WHEREAS, the Snohomish County Planning Commission (“Planning
Commission”) was briefed on the SW5 – Edward Tokarz proposal on May 25, 2021; and

1 WHEREAS, pursuant to Chapter 30.74 SCC, PDS completed a final review and
2 evaluation of the SW5 – Edward Tokarz proposal and forwarded a recommendation to
3 approve the proposal to the Planning Commission; and
4

5 WHEREAS, the Planning Commission held a public hearing on June 22, 2021, to
6 receive public testimony on the SW5 – Edward Tokarz proposal, and recommended
7 adoption of the amendments contained in this ordinance, as described in its
8 recommendation letter of _____, 2021; and
9

10 WHEREAS, on _____, 2021, the County Council held a public
11 hearing, after proper notice, to receive public testimony and consider the entire record
12 related to the SW5 – Edward Tokarz proposed amendments contained in this
13 ordinance; and
14

15 WHEREAS, following the public hearing, the County Council deliberated on the
16 proposed amendments contained in this ordinance;
17

18 NOW, THEREFORE, BE IT ORDAINED:
19

20 Section 1. The County Council adopts the following findings to support this ordinance:
21

- 22 A. The foregoing recitals are adopted as findings as if set forth in full herein.
23
- 24 B. The SW5 – Edward Tokarz proposal would amend the Future Land Use (FLU) Map
25 of the General Policy Plan (GPP) by redesignating .72 acres in the Southwest Urban
26 Growth Area (SWUGA) from Urban Medium Density Residential (UMDR) to Urban
27 High Density Residential (UHDR) with a concurrent rezone from R-8,400 to Multiple
28 Residential (MR). The SW5 – Edward Tokarz proposal is located at 7826 228th St.
29 SW, approximately 550 feet west of State Route 99 which is a designated transit
30 emphasis corridor.
31
- 32 C. The SW5 proposal is consistent with RCW 36.70A.110(3) requirements for the
33 location of future urban population growth as the SW5 proposal would provide
34 opportunities for increasing residential densities in a portion of the SWUGA that is
35 already characterized by urban growth. The SW5 proposal site can accommodate
36 additional residential capacity as it is served by public water and sanitary sewer, and
37 nearby bus rapid transit facilities on State Route 99.
38
- 39 D. The SW5 proposal was analyzed for consistency with RCW 36.70A.130(1)(d), which
40 requires that proposed comprehensive plan amendments be consistent with the
41 GMA. The proposed amendments are consistent with the GMA requirements for
42 accommodating additional residential capacity. The proposal is consistent with RCW
43 36.70A.130(2)(a), which requires that proposed comprehensive plan amendments

1 be considered no more frequently than once every year. The proposed non-county
2 initiated amendments are scheduled for final consideration by the County Council
3 according to the requirements in Chapter 30.74 SCC and are considered together
4 with county-initiated comprehensive plan amendments for final action no more
5 frequently than once per year. The proposal is consistent with RCW 36.70A.070,
6 which requires internal consistency within a comprehensive plan because the
7 proposed amendments maintain internal consistency between the GPP FLU map
8 and the area-wide zoning map. The proposal is consistent with RCW 36.70A.210,
9 which requires that a comprehensive plan be consistent with the Countywide
10 Planning Policies (CPP). The proposed amendments are consistent with the CPPs
11 as analyzed and described in the June 4, 2021, PDS staff report to the Planning
12 Commission.

13
14 E. The SW5 proposal was analyzed for consistency with the Puget Sound Regional
15 Council (PSRC) Multicounty Planning Policies (MPP). The SW5 proposal maintains
16 consistency with the MPP including Regional Growth Strategy Policy RGS-6 by
17 amending the GPP FLU map and the area-wide zoning map to optimize the urban
18 residential development potential of the site. The proposal will encourage more
19 compact and efficient urban development which reduces demand for new public
20 facilities and services.

21
22 F. The SW5 proposal was analyzed for consistency with the CPP. The SW5 proposal
23 maintains consistency with the CPP, including CPP Development Patterns Policy
24 DP-11, because it amends the GPP FLU Map and the area-wide zoning map to
25 allow higher residential densities in an urban growth area which is the appropriate
26 location for such higher residential density.

27
28 G. The SW5 proposal was analyzed for consistency with the GPP. The SW5 proposal
29 maintains consistency with the GPP, including Land Use LU Policy 2.A.3 because it
30 amends the GPP FLU map and the official zoning maps to provide the opportunity
31 for additional higher density residential development on a site that is not impacted by
32 critical areas.

33
34 H. The SW5 proposal is also consistent with GPP LU Policy 2.C.1 because it amends
35 the GPP FLU map and the official zoning maps to provide opportunities for
36 increased residential densities that can support public transit service and facilities
37 located within the nearby State Route 99 corridor, a designated transit emphasis
38 corridor.

39
40 I. Procedural requirements.

41
42 1. This proposal is a Type 3 legislative action pursuant to SCC 30.73.010.
43

- 1 2. The environmental impacts of this proposal are within the range of impacts
2 analyzed by the draft environmental impact statement (DEIS) and final
3 environmental impact statement (FEIS) during the update to the GMACP in
4 2015. No new probable significant adverse environmental impacts from this
5 proposal have been identified. Therefore, State Environmental Policy Act
6 (SEPA) requirements with respect to this non-project action have been met
7 through issuance on June 7, 2021, of Addendum No. 22 to the FEIS for the
8 2015 Update to the GMACP.
9
- 10 3. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance
11 was transmitted to the Washington State Department of Commerce for
12 distribution to state agencies on May 28, 2021.
13
- 14 4. The public participation process used in the adoption of this ordinance
15 complied with all applicable requirements of the GMA and the SCC.
16
- 17 5. The Washington State Attorney General last issued an advisory
18 memorandum, as required by RCW 36.70A.370, in September of 2018
19 entitled “Advisory Memorandum: Avoiding Unconstitutional Takings of Private
20 Property” to help local governments avoid the unconstitutional taking of
21 private property. The process outlined in the State Attorney General’s 2018
22 advisory memorandum was used by Snohomish County in objectively
23 evaluating the amendments proposed by this ordinance.
24
- 25 J. The ordinance is consistent with the record as set forth in the PDS staff reports to
26 the Planning Commission dated May 7, 2021, and June 4, 2021. In its staff report
27 dated June 4, 2021, PDS concluded the proposal met the criteria found in SCC
28 30.74.060 and, therefore, recommended the proposal be approved.
29

30 Section 2. The County Council makes the following conclusions:

- 31
- 32 A. This proposal complies with all requirements of Washington State law and county
33 code.
34
- 35 B. This proposal is consistent with the MPP.
36
- 37 C. This proposal is consistent with the CPP.
38
- 39 D. This proposal is consistent with the goals, objectives, and policies of the GPP.
40
- 41 E. All SEPA requirements with respect to this non-project action have been satisfied.
42

1 F. This proposal does not result in an unconstitutional taking of private property for a
2 public purpose and does not violate substantive due process guarantees.
3

4 Section 3. The County Council bases its findings and conclusions on the entire record
5 of the Planning Commission and the County Council, including all testimony and
6 exhibits. Any finding which should be deemed a conclusion, and any conclusion which
7 should be deemed a finding, is hereby adopted as such.
8

9 Section 4. Map 1 (Future Land Use) of the GPP, last amended by Ordinance No.
10 _____ on _____, is amended as indicated in Exhibit A to this
11 ordinance, which is attached hereto and incorporated by reference into this ordinance.
12

13 Section 5. The official zoning maps maintained pursuant to SCC 30.21.030 shall be
14 revised to reflect the zoning change adopted by the County Council as indicated in
15 Exhibit B to this ordinance, which is attached hereto and incorporated by reference into
16 this ordinance.
17

18 Section 6. The County Council directs the code reviser to update SCC 30.10.060
19 pursuant to SCC 1.02.020(3).
20

21 Section 7. Severability and Savings. If any section, sentence, clause or phrase of this
22 ordinance shall be held to be invalid by the Growth Management Hearings Board
23 ("Board"), or unconstitutional by a court of competent jurisdiction, such invalidity or
24 unconstitutionality shall not affect the validity or constitutionality of any other section,
25 sentence, clause, or phrase of this ordinance. Provided, however, that if any section,
26 sentence, clause, or phrase of this ordinance is held to be invalid by the Board or court
27 of competent jurisdiction, then the section, sentence, clause, or phrase in effect prior to
28 the effective date of this ordinance shall be in full force and effect for that individual
29 section, sentence, clause, or phrase as if this ordinance had never been adopted.
30

31 PASSED this _____ day of _____, 2021.
32

33 SNOHOMISH COUNTY COUNCIL
34 Snohomish County, Washington
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36 _____
37 Council Chair
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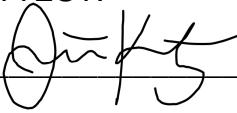
ATTEST:

- () APPROVED
- () EMERGENCY
- () VETOED

DATE: _____

County Executive

ATTEST:

 8/4/21

Approved as to form only:

Deputy Prosecuting Attorney

Exhibit A
Ordinance No. 21-053
Final Docket XX
SW5 – Edward Tokarz
Amendments to the FLU of the GPP

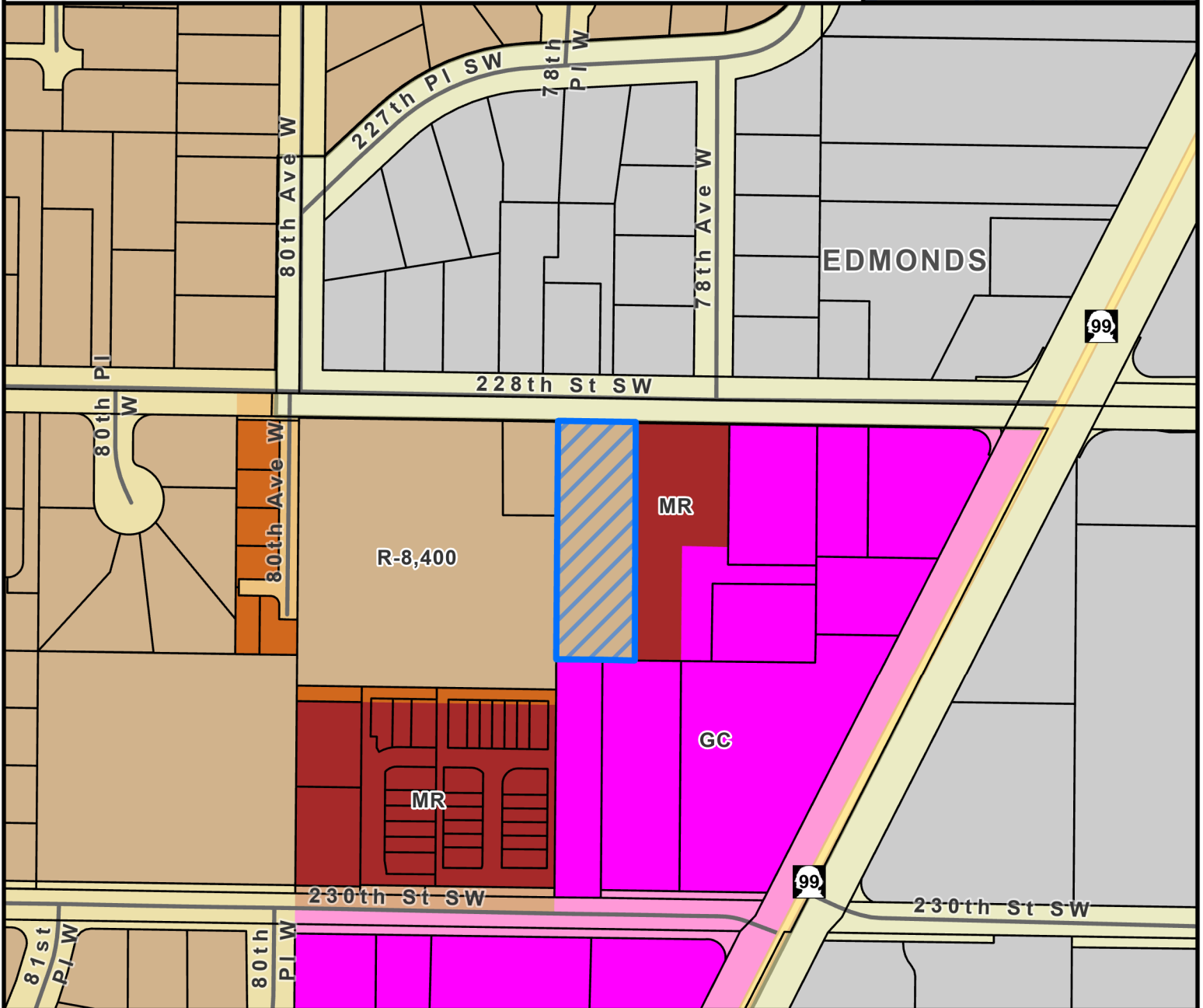
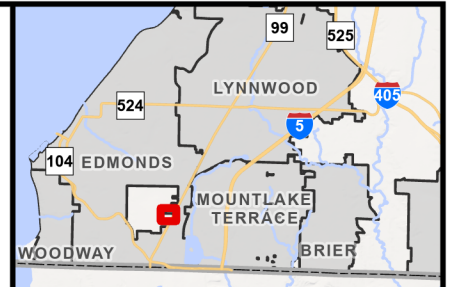
ORDINANCE No. 21-053
RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING
FUTURE LAND USE MAP AMENDMENTS TO THE SNOHOMISH
COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN AND
AMENDING THE ZONING MAP TO IMPLEMENT CHANGES TO
THE FUTURE LAND USE MAP (SW5 – EDWARD TOKARZ)

Exhibit B
Ordinance No. 21-053
Final Docket XX
SW5 – Edward Tokarz
Amendments to the Area-Wide Zoning Map


ORDINANCE No. 21-053
RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING
FUTURE LAND USE MAP AMENDMENTS TO THE SNOHOMISH
COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN AND
AMENDING THE ZONING MAP TO IMPLEMENT CHANGES TO
THE FUTURE LAND USE MAP (SW5 – EDWARD TOKARZ)

Final Docket XX
Tokarz - (SW5)





Proposed Rezone



Proposed Zoning

 Rezone Residential 8,400 sq. ft. (R-8,400) to Multiple Residential (MR)

Zoning


-  GC (General Commercial)
-  LDMR (Low Density Multiple Residential)
-  MR (Multiple Residential)
-  R-8,400 (Residential 8,400 sq. ft.)

 City Boundary

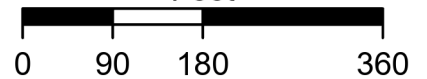
 Road Right of Way

 Parcels

 Major Roads

 Streets

Feet



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SNOHOMISH COUNTY COUNCIL

EXHIBIT # 2.0003

FILE ORD 21-053



**Snohomish County
Planning and Development Services**

MEMORANDUM

3000 Rockefeller Ave., M/S 604
Everett, WA 98201-4046
(425) 388-3311
www.snoco.org

TO: Snohomish County Planning Commission

FROM: Steve Skorney, Senior Planner

Dave Somers
County Executive

SUBJECT: Final Docket XX PDS Staff Recommendation – Tokarz (SW5)

DATE: May 7, 2021

INTRODUCTION

PDS is providing this staff report and recommendation to the planning commission for a May 25, 2021, briefing on Final Docket XX which consists of four docket (citizen-initiated) proposals to amend the Snohomish County GMA Comprehensive Plan General Policy Plan (GPP) and implementing development regulations.

Edward Tokarz proposes to redesignate .72 acres from Urban Medium Density Residential (UMDR) to Urban High Density Residential (UHDR) and rezone the property from R-8,400 to Multiple Residential (MR). Mr. Tokarz's proposal is identified as SW5 and is located within the Southwest Urban Growth Area (SWUGA).

The SW5 docket proposal was submitted to PDS by the October 31, 2019, deadline which was the last opportunity to submit a minor docket amendment for final action in 2021. The county council placed the SW5 proposal on Final Docket XX by Motion No. 20-116 on July 22, 2020, for further processing and final action in 2021. The county council determined that SW5 met all of the initial docket review criteria as a minor docket proposal. A minor docket amendment cannot alter an urban growth area boundary, result in a substantive change in land capacity, or require environmental and capital facility analysis that cannot be accomplished in a two-year time frame.

The SW5 proposal does not alter the SWUGA and would not require extensive environmental or capital facility analysis. Analysis completed for the initial review of the SW5 proposal in 2020 concluded that the proposal would result in a non-substantive estimated increase of the SWUGA residential population by only 24 persons.

SUMMARY OF PROPOSAL:

The SW5 property consists of a detached single-family residence that is served by public water and sanitary sewer provided by the Olympic View Water & Sewer District. The property is located on 228th St SW, which intersects with State Route 99 approximately 550 feet east of the site.

To the north of the SW5 property are existing single-family residences within the City of Edmonds. To the east, is multi-family housing and commercial development that is designated UHDR and Urban Commercial (UC) and zoned MR and General Commercial (GC). Commercial development is located to the south of the proposed site and is designated UC and zoned GC.

The SW5 property is located within the SWUGA and within Edmond's Municipal Urban Growth Area (MUGA). The SW5 property is located directly south across the street from incorporated properties within the City of Edmonds.

FINAL DOCKET EVALUATION:

PDS is required to prepare a report including a recommendation on the final docket proposal and forward the report to the Planning Commission. PDS is required to recommend approval if the proposal is consistent with all of the following criteria listed in SCC 30.74.060(2):

Criterion "a": The proposed amendment and any related proposals on the current final docket maintain consistency with other plan elements or development regulations.

Yes. The SW5 docket proposal maintains consistency with other elements of the county's comprehensive plan and the county's development regulations as described in detail below in Criteria "b" and "c." The proposed UHDR FLU designation is listed as an urban residential designation in the GPP and the proposed rezone to MR would implement the UHDR designation and provide consistency between the GPP FLU map and the official zoning map.

Criterion "b": All applicable elements of the comprehensive plan, including but not limited to the capital plan and the transportation element, support the proposed amendment.

Yes. All applicable elements of the GMA comprehensive plan, including the Capital Facilities Plan and the Transportation Element, support the SW5 proposed GPP map amendment as the proposal site is located where urban services and facilities are readily available, including sanitary sewer, public water and transportation infrastructure.

Criterion "c": The proposed amendment more closely meets the goals, objectives and policies of the comprehensive plan than the relevant existing plan or code provision.

Yes. The SW5 docket proposal more closely meets the goals, objectives, and policies of the comprehensive plan than the existing plan or code provisions. The most relevant GPP policies for purposes of evaluating this proposal include LU Policy 2.A.3:

Any UGA shall provide for a variety of residential densities identifying minimum and maximum allowable. Density ranges shall consider the presence of critical areas.

The SW5 proposed redesignation from UMDR to UHDR, and rezone to MR is consistent with this policy by providing the opportunity for higher density residential development in an area that is a mix of UHDR, UMDR, and UC development. The SW5 proposal site does not contain any critical areas.

The SW5 proposal is also consistent with LU Policy 2.C.1:

The county shall encourage the expansion, revitalization, redevelopment, and intensification of existing areas, with special focus on those located with designated centers and along transit emphasis corridors, before new sites are designated and zoned.

The redesignation and rezoning of the SW7 proposal site would support adjacent public transit service along transit emphasis corridors by providing opportunities for increased residential densities.

Criterion “d”: The proposed amendment is consistent with the countywide planning policies (CPPs).

The proposal is consistent with CPP DP-11:

The County and cities should revise development regulations and incentives, as appropriate, to encourage higher residential densities and greater employment concentrations in Urban Growth Areas.

The proposed comprehensive plan infill redesignation to UHDR and rezone to MR would encourage higher density residential development in the SWUGA.

Criterion “e”: The proposed amendment complies with the GMA.

Yes. The proposal SW5 is consistent with the UGA requirements in RCW 36.70A.110(3):

(3) Urban growth should be located first in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development, second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources, and third in the remaining portions of the urban growth areas.

The proposal would provide opportunities for increased residential densities in this portion of the SWUGA, which is already characterized by urban growth. The site is served by existing public water and sewer service and urban transportation infrastructure to accommodate the proposed increased densities.

Criterion “f”: New information is available that was not considered at the time the relevant comprehensive plan or development regulation was adopted that changes the underlying assumptions and supports the proposed amendment.

Yes. The SW5 docket proposal was not considered at the time of the adoption of the last major update of the GPP in 2015. This new information changes the underlying assumptions from the last GPP update and supports the proposed amendments.

The following table summarizes the results of the PDS final docket evaluation of SW5:

Consistent with SCC 30.74.060(2)					
(a)	(b)	(c)	(d)	(e)	(f)
Yes	Yes	Yes	Yes	Yes	Yes

CONSISTENCY WITH THE MULTICOUNTY PLANNING POLIICIES (MPP):

In addition to being consistent with the above final docket evaluation criteria, the SW5 docket proposal is consistent with the Puget Sound Regional Council *Vision 2040* Multicounty Planning Policies, in particular MPP RGS-6:

Encourage efficient use of urban land by optimizing the development potential of existing urban lands and increasing density in the urban growth area in locations consistent with the Regional Growth Strategy.

The SW5 docket proposal would optimize the urban residential development potential of the site. The proposal would also encourage more compact and efficient urban development which reduces demand on the provision of new public facilities and services.

STATE ENVIRONMENTAL POLICY ACT (SEPA) ACTION:

All SEPA requirements with respect to this non-project action will be satisfied by the issuance of an addendum to the Final Environmental Impact Statement (FEIS) for the Snohomish County GMACP 8-Year Update prior to the planning commission's public hearing on the SW5 docket proposal.

NOTIFICATION OF STATE AGENCIES

Pursuant to RCW 36.70A.106, a 60-day notice of intent to adopt the proposed GMACP map amendments will be transmitted to the Washington State Department of Commerce prior to the planning commission's briefing for distribution to state agencies.

STAFF RECOMMENDATION

Staff recommends holding a public hearing on the SW5 Final Docket XX proposal on June 22, 2021, at which time PDS will provide a final recommendation on the SW5 proposal with recommended supporting findings and conclusions.

ACTION REQUESTED

The Planning Commission is requested to hold a public hearing, consider the proposed SW5 amendments, and provide a recommendation to the County Council. The Planning Commission can recommend approval of the SW5 amendments with supporting findings as proposed or modified, denial of the proposal with findings, or amend the proposal with appropriate findings.

ATTACHMENT

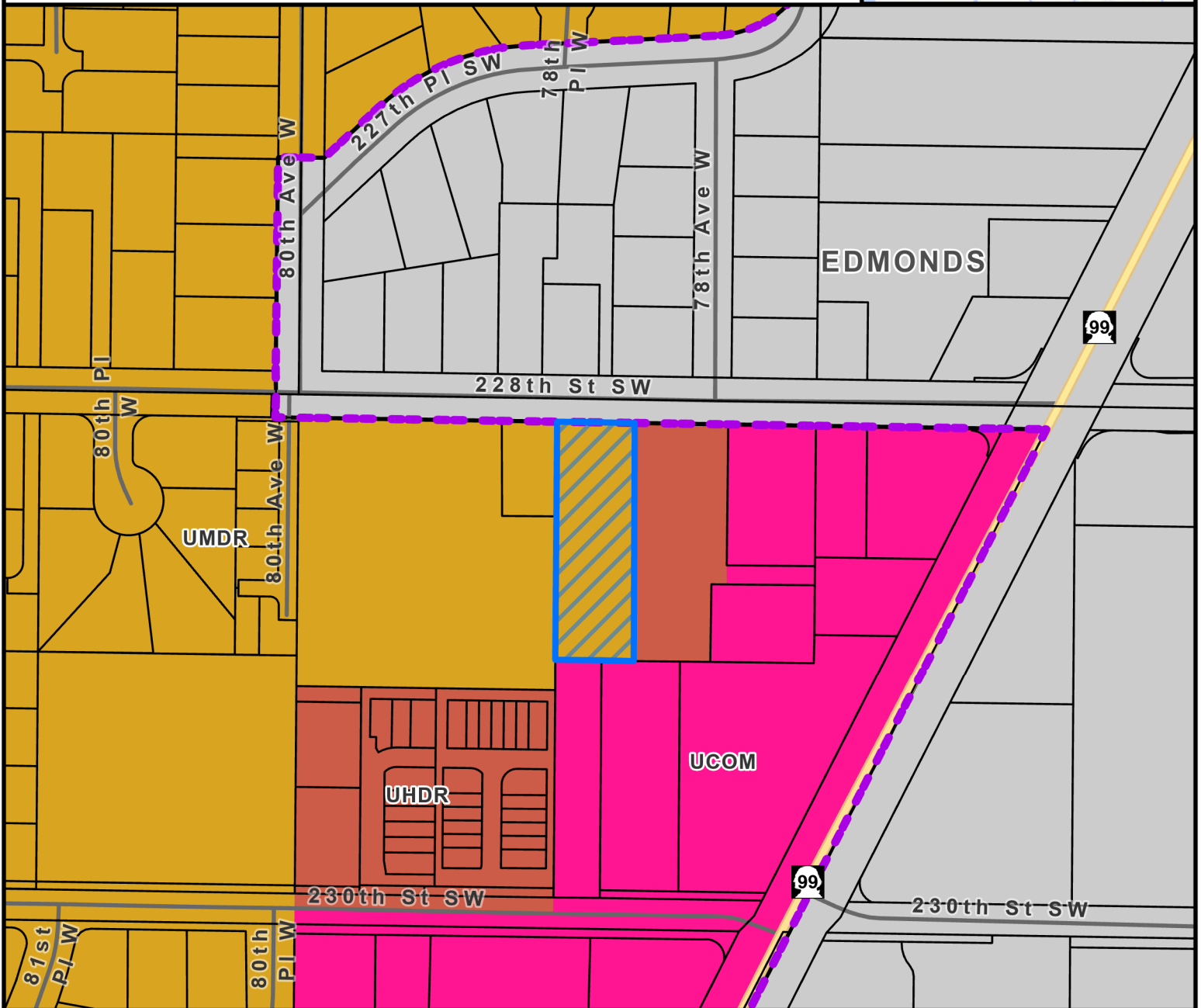
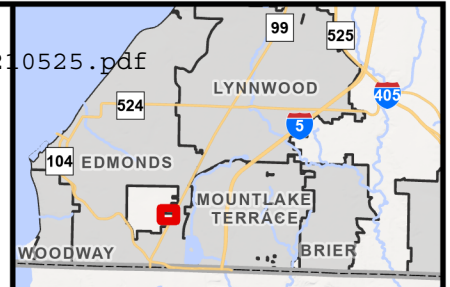
Attachment A: SW5 Proposed FLU Map Amendment
Attachment B: SW5 Proposed Rezone Amendment
Attachment C: SW5 Aerial Map

cc: Ken Klein, Executive Director
Mike McCrary, PDS Director
David Killingstad, PDS Manager

Final Docket XX

Tokarz - (SW5)

Proposed FLU Map Adjustments



Proposed Future Land Use

- Redesignate Urban Medium Density Residential (UMDR) to Urban High Density Residential (UHDR)

Future Land Use

- UCOM (Urban Commercial)
- UHDR (Urban High Density Residential)
- UMDR (Urban Medium Density Residential)

Municipal Urban Growth Area

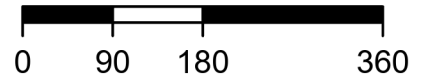
City Boundary

Parcels

Major Roads

Streets

Feet

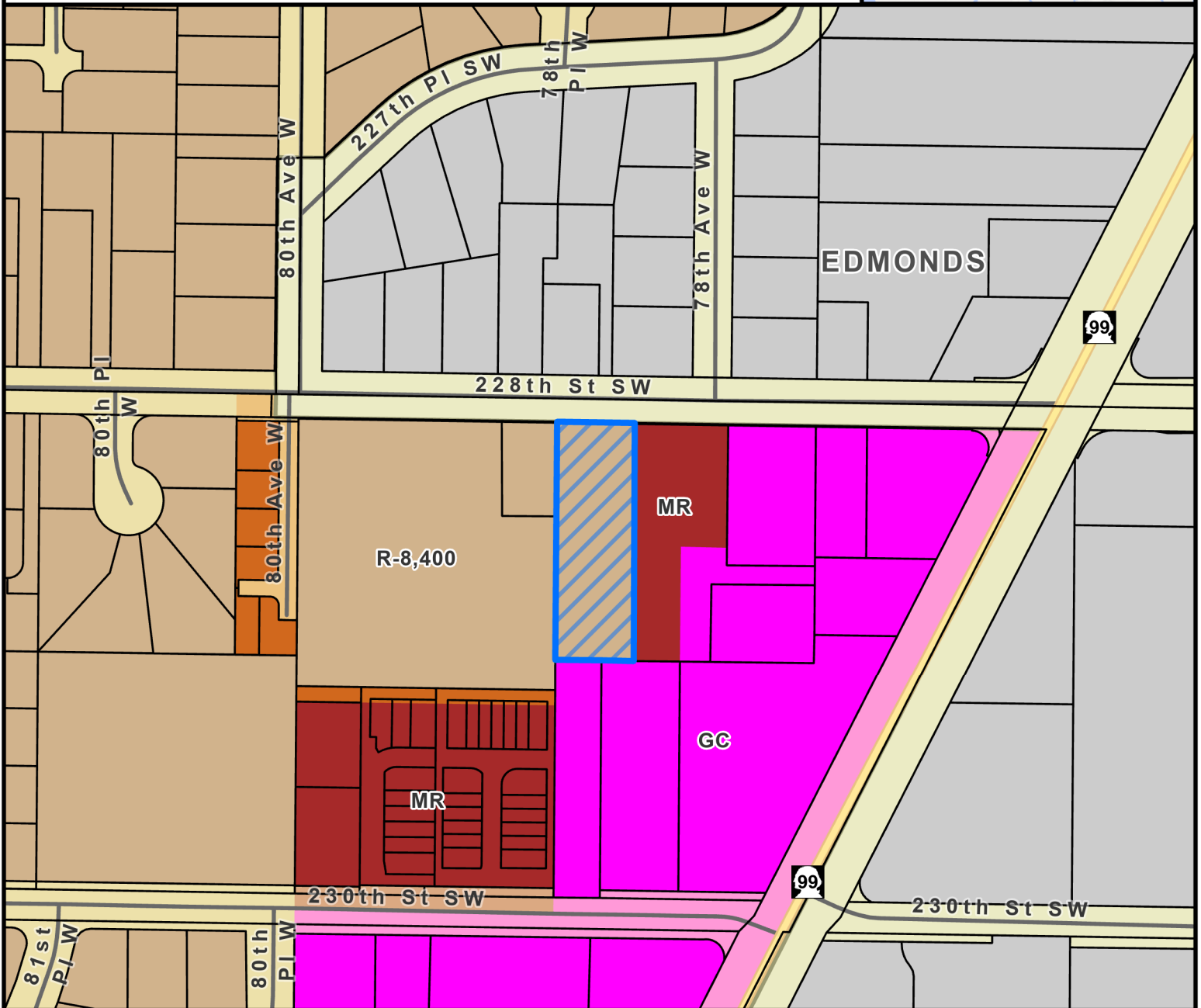
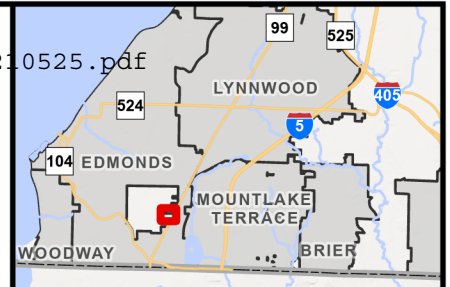


SNOHOMISH COUNTY DATA and MAP DISCLAIMER


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Final Docket XX Tokarz - (SW5)





Proposed Rezone




Proposed Zoning

 Rezone Residential 8,400 sq. ft. (R-8,400) to Multiple Residential (MR)

Zoning


-  GC (General Commercial)
-  LDMR (Low Density Multiple Residential)
-  MR (Multiple Residential)
-  R-8,400 (Residential 8,400 sq. ft.)

 City Boundary

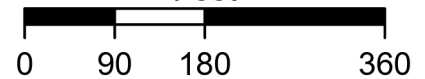
 Road Right of Way

 Parcels

 Major Roads

 Streets

Feet

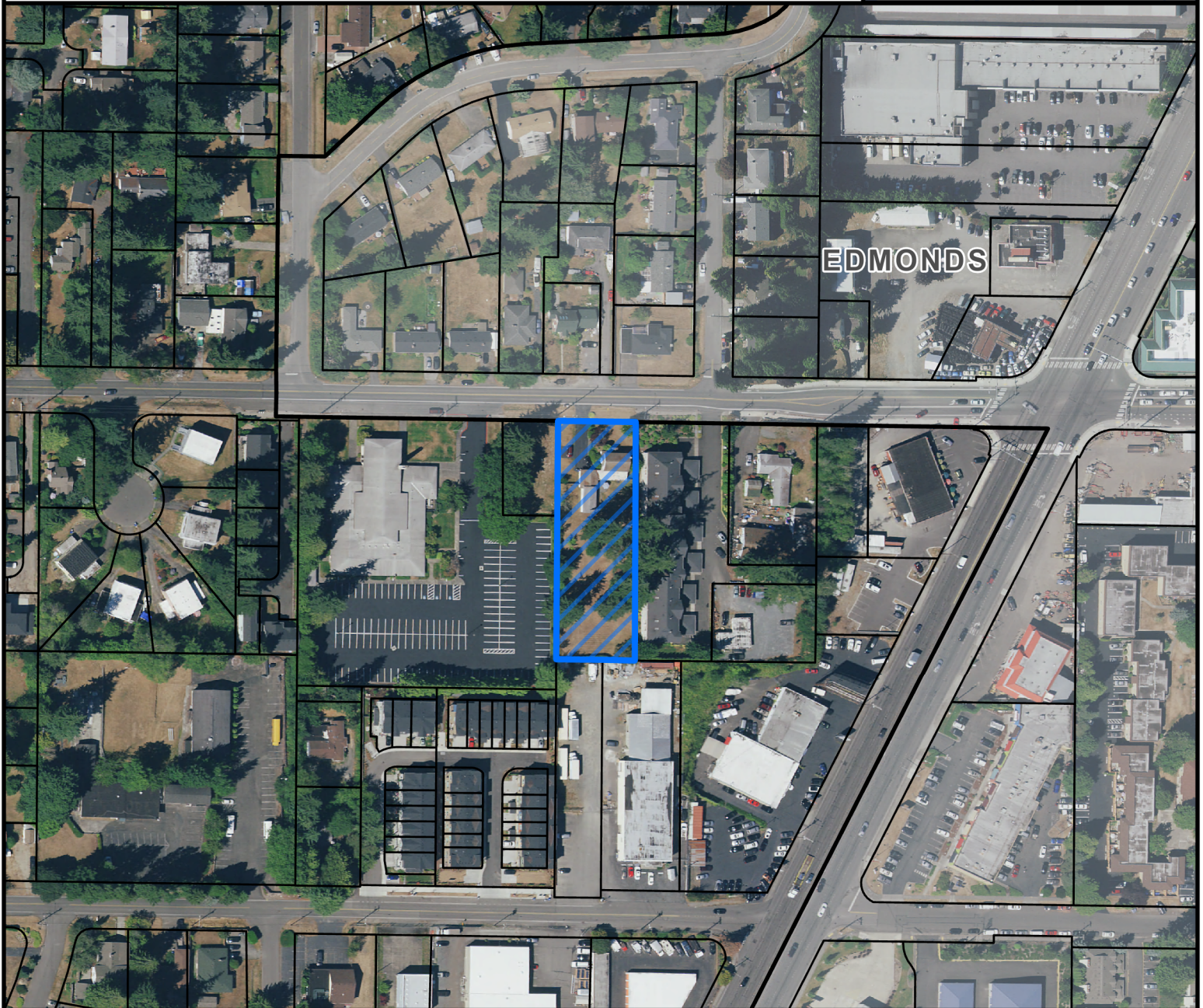
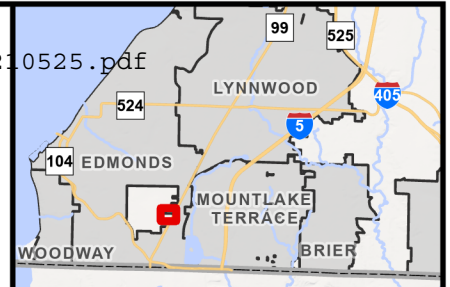



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Final Docket XX Tokarz - (SW5)

Proposed FLU and Zoning Designation



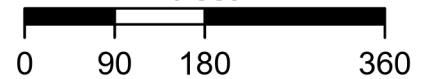
 Proposed FLU and Zoning Designation

 City Boundary

 Parcels

2018 Aerial Imagery

Feet



SNOHOMISH COUNTY DATA and MAP DISCLAIMER

All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official citation to, or representation of, the Snohomish County Code. Amendments and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness or quality of the Data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All persons accessing or otherwise using this Data assume all responsibility for use thereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data.



Snohomish County

SNOHOMISH COUNTY COUNCIL

EXHIBIT # 2.0013

FILE ORD 21-053

SNOHOMISH COUNTY PLANNING COMMISSION

July 9, 2021

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

SUBJECT: Planning Commission Recommendations on Final Docket XX

Dear Snohomish County Council:

The Snohomish County Planning Commission is forwarding its recommendations on Final Docket XX which consists of four proposals to amend the Growth Management Act Comprehensive Plan (GMACP):

- Olympic View Water and Sewer District (CFP1) – Amend the Capital Facilities Plan (CFP) of the GMACP to identify the Olympic View Water and Sewer District as the sewer provider to the Point Wells site, and update sewer inventory information in the CFP related to the District.
- Edward Tokarz (SW5) – Amend the Future Land Use (FLU) map of the General Policy Plan (GPP) to redesignate .72 acres in the Southwest Urban Growth Area (SWUGA) from Urban Medium Density Residential (UMDR) to Urban High Density Residential (UHDR), and amend the area-wide zoning map to rezone the property from R-8,400 to Multiple Residential (MR).
- Tom Winde et al. (SW6) – Amend the FLU map of the GPP to:
 - (Option 1) Redesignate 19.96 acres in the SWUGA from Urban Low Density Residential (ULDR) to UHDR and amend the area-wide zoning map to rezone from R-7,200 to MR; or
 - (Option 2) Redesignate 19.96 acres in the SWUGA from ULDR to UMDR and amend the area-wide zoning map to rezone from R-7,200 to Low Density Multiple Residential (LDMR).
- Marv Thomas (SW7) – Amend the FLU map of the GPP to redesignate 6.6 acres in the SWUGA from ULDR to Urban Commercial and amend the area-wide zoning map to rezone from R-7,200 to Community Business (CB).

The Planning Commission held a briefing on the four Final Docket XX proposals on May 25, 2021 and conducted a public hearing on each of the four Final Docket XX proposals on June 22, 2021, to review and take action on the proposed amendments.

After closing public testimony and concluding deliberations on each of the four Final Docket XX proposals, the Planning Commission made the following recommendations to the Snohomish County Council:

- **Olympic View Water and Sewer District (CFP1):** Recommend **APPROVAL [Motion to recommend approval as noticed passed 9-0 with no abstentions]**. This recommendation was made after consideration of oral and written testimony presented during the public hearing process and is based on findings and conclusions recommended in the June 4, 2021, Planning and Development Services (PDS) staff report.

- **Edward Tokarz (SW5):** Recommend **APPROVAL**. [**Motion to recommend approval as noticed passed 9-0 with no abstentions**]. This recommendation was made after consideration of oral and written testimony presented during the public hearing process and is based on findings and conclusions recommended in the June 4, 2021, PDS staff report.

- **Tom Winde et al. (SW6):** Recommend **APPROVAL** [**Motion to recommend approval to redesignate the proposal site from ULDR to UMDR on the GPP FLU Map with no rezone passed 9-0 with no abstentions**]. This recommendation is contrary to the PDS recommendation to deny both of the SW6 options. The Planning Commission's recommendation of approval of the SW6 Option 2 proposal, as modified without a rezone, was made after consideration of oral and written testimony from a representative for the applicant and several property owners who live in the vicinity during the public hearing process, and is based on the following findings and conclusions:
 - The proposed redesignation to UMDR would:
 - Provide additional housing capacity to help accommodate the SWUGA projected 2044 population growth target;
 - Create more opportunities for affordable housing by providing a range of housing types allowed by the UMDR designation and implementing zoning; and
 - Allow for a rezone, at a later date, to a higher density zone that implements the UMDR plan designation when there is a change of circumstances, specifically, a developed access to an appropriately sized road system through the Cathcart West property that will handle the majority of the traffic volume generated by the Winde site.

- **Marv Thomas (SW7):** Recommend **APPROVAL**. [**Motion to recommend approval as noticed passed 9-0 with no abstentions**]. This recommendation was made after consideration of information presented during the public hearing process and is based on findings and conclusions recommended in the June 4, 2021, PDS staff report.

Respectfully submitted,

Robert Larsen

Robert Larsen (Jul 9, 2021 15:07 PDT)

Robert Larsen, Chair

Snohomish County Planning Commission

Attachments: Draft minutes from the Planning Commission public hearing on June 22, 2021

cc: Dave Somers, Snohomish County Executive

Mike McCrary, Director, Planning and Development Services



Snohomish County

**PLANNING COMMISSION
PLANNING & DEVELOPMENT SERVICES**

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201
Clerk Email: megan.moore@snoco.org

**REGULAR SESSION
JUNE 22, 2021
MINUTES**

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

Commissioner Robert Larsen, Planning Commission Chair, called the meeting to order at 5:31 p.m. Of the nine (9) currently appointed commissioners, nine (9) were in attendance (a quorum being six (6) members and a majority being six (6) members):

Merle Ash
Leah Everett
Mark James

James Kamp
Robert Larsen
Keri Moore

Tom Norcott
Neil Pedersen
Raymond Sheldon

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

B. APPROVAL OF MINUTES

The minutes of [May 25, 2021](#) were unanimously approved.

C. STATUS OF PAST RECOMMENDATIONS AND FUTURE AGENDA ITEMS

David Killingstad reviewed anticipated topics for upcoming Planning Commission meetings and the status of past recommendations. He also informed the Commissioners that a joint meeting with the Tulalip Tribes Planning Commission is being scheduled for September 22, 2021. This meeting is likely to be held in-person.

- [Report on Recent Snohomish County Planning Commission Activities](#)
- [Upcoming Planning Commission Meeting Topics](#)

D. UNFINISHED BUSINESS

1. Length of time for oral testimony

Commissioners discussed the length of time for oral testimony. Chair Larsen shared that he and Vice Chair Norcott met with Planning and Development Services (PDS) Manager, David Killingstad, PDS Director Mike McCrary, and Commission Clerk Megan Moore to discuss time for oral testimony and three minutes being the standard at surrounding counties they recommend keeping testimony time to three (3) minutes for public comment and five (5) minutes for a representative of a group.

2. 2021 County-initiated Comprehensive Plan Amendments: Hearing

Steve Skorney, PDS Senior Planner, 425-262-2207, steve.skorney@snoco.org



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Steve Skorney briefly discussed each of the 2021 county-initiated plan amendments. The Planning Commission held a public hearing on the annual consideration of county-initiated amendments to the Growth Management Act Comprehensive Plan (GMACP) according to the requirements of Chapter 30.73 Snohomish County Code. The GPP21-3 Technical Corrections 2021 package of proposed amendments consisted of amendments to maps 1, 2, 4, and 5 of the General Policy Plan (GPP) to recognize properties that are no longer under county jurisdiction due to municipal annexations.

After the presentation the Commissioners had no comments or questions.

Commissioner Larsen opened the **Public Hearing at 5:48 p.m.** for the GPP21-3 Technical Corrections.

No one commented at the public hearing.

The **Public Hearing was closed at 5:48 p.m.**

After the hearing the Commissioners had no questions or comments and were asked to make a motion.

A **Motion** was made by Commissioner Norcott and seconded by Commissioner Everett recommending **approval** of the GPP21-3 Technical Corrections.

VOTE (Motion):

9 in favor (*Ash, Everett, James, Kamp, Larsen, Moore, Norcott, Pederson, and Sheldon*)

0 opposed

0 abstention

Motion PASSED

For further information, please review the following:

- [Presentation dated June 22, 2021](#)
- [GPP21-3 Tech Corrections Staff Recommendation dated June 4, 2021](#)
- [Presentation dated May 25, 2021](#)
- [Briefing Staff Report dated May 7, 2021](#)

3. Final Docket XX: Hearings

Steve Skorney, PDS Senior Planner, 425-262-2207, steve.skorney@snoco.org

Terri Strandberg, PDS Principal Planner, 425-262-2359, terri.strandberg@snoco.org

Jay Larson, Transportation Planning Coordinator, 425-388-3614, jay.larson@co.snohomish.wa.us

The Planning Commission held a public hearing on each Final Docket XX item which consisted of four docket proposals to amend the Growth Management Act Comprehensive Plan (GMACP) and implement zoning according to the requirements of Chapter 30.74 Snohomish County Code (SCC).

3.1 Olympic View Water and Sewer District (CFP1) Hearing – Terri Strandberg presented and gave a few comments and clarifications to the Planning Commission regarding the amendment to the Capital Facilities Plan of the GMACP to identify Olympic View as the



Snohomish County

PLANNING COMMISSION

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sewer provider to the Point Wells site and approve a 2019 amendment to Olympic View's 2007 comprehensive sewer plan to include the Point Wells site.

After the presentation the Commissioners had no questions or comments but did clarify the specific motion for the proposal.

Commissioner Larsen opened the **Public Hearing at 6:00 p.m.** for the Docket XX proposal Olympic View Water and Sewer District (CFP1).

One (1) written comment was received by the Planning Commission from the public before the June 22, 2021 hearing. One (1) member of the public commented at the public hearing.

The **Public Hearing was closed at 6:04 p.m.**

After the hearing the Commissioners had no questions or comments and were asked to make a motion.

A **Motion** was made by Commissioner James and seconded by Commissioner Norcott recommending **approval** for Olympic View Water and Sewer District (CFP1) proposal as recommended by staff.

VOTE (Motion):

8 in favor (*Ash, Everett, James, Kamp, Larsen, Moore, Norcott, Pederson, and Sheldon*)

0 opposed

0 abstention

Motion PASSED

For further information, please review the following:

- [Presentation dated June 22, 2021](#)
- [Presentation dated May 25, 2021](#)
- [Olympic View Water and Sewer District Briefing Staff Report dated May 7, 2021](#)

3.2 Edward Tokarz (SW5) Hearing – Steve Skorney gave a presentation regarding the proposed rezone of .72 acres in the Southwest Urban Growth Area (SWUGA) from Urban Medium Density Residential (UMDR) to Urban High Density Residential (UHDR) and rezone from R-8,400 to Multiple Residential (MR). The proposal is consistent with the Growth Management Act (GMA), Multicounty Planning Policies (MPP), Countywide Planning Policies (CPP), and the General Policy Plan (GPP).

After the presentation the Commissioners clarified that the proposal is for a rezone only, and that no project has been planned at this time.

Commissioner Larsen opened the **Public Hearing at 6:11 p.m.** for the Docket XX proposal Edward Tokarz (SW5).

One (1) written comment was received by the Planning Commission from the public before the June 22, 2021 hearing. One (1) member of the public commented at the public hearing.



Snohomish County

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The **Public Hearing was closed at 6:14 p.m.**

After the hearing the Commissioners deliberated on the location, the infrastructure of the area including traffic, street conditions, and parking requirements and appropriateness of the rezone.

A **Motion** was made by Commissioner Ash and seconded by Commissioner Everett recommending **approval** for the Edward Tokarz (SW5) proposal as recommended by staff.

VOTE (Motion):

8 in favor (*Ash, Everett, James, Kamp, Larsen, Moore, Norcott, Pederson, and Sheldon*)

0 opposed

0 abstention

Motion PASSED

For further information, please review the following:

- [Presentation dated June 22, 2021](#)
- [SW5 Tokarz Docket XX Staff Recommendation dated June 4, 2021](#)
- [Tokarz SW5 Aerial final](#)
- [Tokarz SW5 FLU final](#)
- [Tokarz SW7 Zoning final](#)
- [Presentation dated May 25, 2021](#)
- [Edward Tokarz Briefing Staff Report dated May 7, 2021](#)

3.3 Tom Winde et al. (SW6) Hearing – Steve Skorney and Jay Larson presented on the proposed options to amend the Future Land Use Map of the General Policy Plan to:

- (Option 1) Redesignate 19.96 acres in the SWUGA from Urban Low Density Residential (ULDR) to UHDR and rezone from R-7,200 to MR; or
- (Option 2) Redesignate 19.96 acres in the SWUGA from ULDR to UMDR and rezone from R-7,200 to Low Density Multiple Residential (LDMR).

After the presentation Commissioner Pedersen commented on the Draft EIS, the timing of the Docket XX SW6 request, and possible changes for traffic management in the future.

Commissioner Larsen opened the **Public Hearing at 7:15 p.m.** for the Docket XX proposal Tom Winde et al. (SW6).

Eight (8) written comments were received by the Planning Commission from the public before the June 22, 2021 hearing. Thirteen (13) members of the public commented at the public hearing.

The **Public Hearing was closed at 7:51 p.m.**

After the hearing the commissioners deliberated on the SW6 proposal. Chief points of the deliberations included the multiple viewpoints of the decision, the need for additional housing options, the possibility of conditional approval contingent on road access, the projected growth of



Snohomish County

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the county, traffic concerns, fire safety, and school capacity. The commissioners also commented on the timeline of the proposal and how to best mitigate the concerns brought up during the hearing especially road capacity. They also clarified how to make a recommendation to County Council to approve an option, but with conditions.

A **Motion** was made by Commissioner Ash and seconded by Commissioner James recommending **approval** for Option 2 with conditions from the commissioners in accordance with recommendations made during deliberations and added comments from commissioners in the recommendation letter to County Council.

VOTE (Motion):5 in favor (*Ash, James, Kamp, Larsen, Norcott*)4 opposed (*Everett, Moore, Pedersen, Sheldon*)

0 abstention

Motion FAILED

Commissioners continued their deliberations and discussed possible outcomes of leaving the area as it is and the possible outcomes to the county for increased density.

A **Motion** was made by Commissioner Everett and seconded by Commissioner Sheldon to **deny** and to include summary of the findings and deliberations of the commissioners in the recommendation letter to County Council.

VOTE (Motion):5 in favor (*Everett, Larsen, Moore, Pedersen, Sheldon*)4 opposed (*Ash, James, Kamp, Norcott*)

0 abstention

Motion FAILED

Commissioners continued deliberations and clarified that the land could be redesignated to Urban Medium Density Residential and the zoning could remain R-7,200. Then a change in circumstances would need to be proven to have R-7,200 rezoned in the future.

A **motion** was made by Commissioner Ash and seconded by Commissioner James recommending to leave the zoning at R-7,200, and to redesignate the Future Land Use Map to Urban Medium Density Residential and to attach a summary of the deliberations to the recommendation letter to County Council.

VOTE (Motion):8 in favor (*Ash, Everett, James, Kamp, Larsen, Moore, Norcott, Pederson, and Sheldon*)

0 opposed

0 abstention

Motion PASSED

For further information, please review the following:

- [Presentation dated June 22, 2021](#)
- [SW6 Winde Docket XX Staff Recommendation dated June 4, 2021](#)



Snohomish County

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- [Winde SW6 Aerial final](#)
- [Winde SW6 FLU option 1 final](#)
- [Winde SW6 FLU option 2 final](#)
- [Winde SW6 Zoning option 1 final](#)
- [Winde SW6 Zoning option 2 final](#)
- [Presentation dated May 25, 2021](#)
- [Tom Winde et al. Briefing Staff Report dated May 7, 2021](#)
- [Draft Supplemental Environment Impact Statement – Winde \(SW6\)](#)

3.4 Marv Thomas (SW7) Hearing – Steve Skorney gave a presentation regarding the proposed redesignation of 6.6 acres in the Southwest Urban Growth Area from Urban Low Density Residential to Urban Commercial and the rezone from R-7,200 to Community Business. The proposal is consistent with the Growth Management Act (GMA), Multicounty Planning Policies (MPP), and Countywide Planning Policies CPP).

Commissioner Larsen opened the **Public Hearing at 9:04 p.m.** for the Docket XX proposal Marv Thomas (SW7).

One (1) written comment was received by the Planning Commission from the public before the June 22, 2021 hearing. One (1) member of the public commented at the public hearing.

The **Public Hearing was closed at 9:06 p.m.**

After the hearing there were no comments or questions from the Commissioners.

A **Motion** was made by Commissioner Norcott and seconded by Commissioner Everett recommending **approval** for the Docket XX proposal Marv Thomas (SW7) as recommended by staff.

VOTE (Motion):

8 in favor (*Ash, Everett, James, Kamp, Larsen, Moore, Norcott, Pederson, and Sheldon*)

0 opposed

0 abstention

Motion PASSED

For further information, please review the following:

- [Presentation dated June 22, 2021](#)
- [SW7 Thomas Docket XX Staff Recommendation dated June 4, 2021](#)
- [Thomas SW7 Aerial final](#)
- [Thomas SW7 FLU final](#)
- [Thomas SW5 Zoning final](#)
- [Presentation dated May 25, 2021](#)
- [Marv Thomas Briefing Staff Report dated May 7, 2021](#)

4. County Council Referred Amendments to Mineral Lands Comprehensive Plan Policies and Code Provisions: Hearing



Snohomish County

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Mitchell Brouse, PDS Senior Planner, 425-388-5127, mitchell.brouse@snoco.org

Mitchell Brouse briefly reviewed and presented on a County Council referred proposal to amend the portions of the Snohomish County Growth Management Act Comprehensive Plan (GMACP) General Policy Plan (GPP) and Snohomish County Code (SCC) Title 30 related to the designation and exhaustion of mineral lands. The proposal was referred by Motion No. 21-124 and includes: (1) amendments to the GPP related to the transition of mine sites to post extractive uses; (2) amendments to the Mineral Resource Lands Map (Map 2); (3) amendments to SCC related to mineral lands and the exhaustion of mining operations; and (4) site specific rezones.

After the presentation the Commissioners had no questions or comments.

Commissioner Larsen opened the **Public Hearing at 9:19 p.m.** for the County Council Referred Amendments to Mineral Lands Comprehensive Plan Policies and code Provisions.

One (1) member of the public commented at the public hearing.
The **Public Hearing was closed at 9:20 p.m.**

After the hearing comments were given on code provisions concerning reclamation activities. Furthermore, clarification was given that development agreements, allow for mitigation measures at long-term development sites.

A **Motion** was made by Commissioner Ash and seconded by Commissioner Norcott recommending **approval** on the for the County Council Referred Amendments to Mineral Lands Comprehensive Plan Policies and Code Provisions as recommended by staff.

VOTE (Motion):

8 in favor (*Ash, Everett, James, Kamp, Larsen, Moore, Norcott, Pederson, and Sheldon*)

0 opposed

0 abstention

Motion PASSED

For further information, please review the following:

- [Presentation dated May 25, 2021](#)
- [Briefing Staff Report dated May 7, 2021](#)

E. NEW BUSINESS

F. ADJOURN

This regular meeting was adjourned at 9:28 p.m.

[Planning Commission Main Website](#)



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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 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

Mark James, District 1

Tom Norcott, District 2

Raymond Sheldon, Jr., District 2

Robert Larsen, District 3

Vacant, District 3

Vacant, District 4

Neil Pedersen, District 4

James Kamp, District 5

Leah Everett, District 5

Keri Moore, Executive Appointee

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

Mike McCrary, Commission Secretary

Megan Moore, Commission Clerk






PC_rec_ltr_Final_DocketXX_final

Final Audit Report

2021-07-09

Created:	2021-07-09
By:	Megan Moore (Megan.Moore@co.snohomish.wa.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAXD3SH83-wK0o3ySzljqux0vGNZopxODG

"PC_rec_ltr_Final_DocketXX_final" History

-  Document created by Megan Moore (Megan.Moore@co.snohomish.wa.us)
2021-07-09 - 5:41:29 PM GMT- IP address: 207.183.1.30
-  Document emailed to Robert Larsen (robert.larsen@snoco.org) for signature
2021-07-09 - 5:41:57 PM GMT
-  Email viewed by Robert Larsen (robert.larsen@snoco.org)
2021-07-09 - 9:35:16 PM GMT- IP address: 23.103.201.254
-  Document e-signed by Robert Larsen (robert.larsen@snoco.org)
Signature Date: 2021-07-09 - 10:07:26 PM GMT - Time Source: server- IP address: 76.121.152.209
-  Agreement completed.
2021-07-09 - 10:07:26 PM GMT

Executive/Council Action Form (ECAF)

EXHIBIT # 3.1.1

FILE ORD 21-053

ITEM TITLE:

..Title

Ordinance 21-053, relating to the Growth Management Act, adopting Future Land Use Map Amendments to the Snohomish County Growth Management Act Comprehensive Plan and amending the Zoning Map to implement changes to the Future Land Use Map (SW5 – Edward Tokarz)

..body

DEPARTMENT: Planning and Development Services

ORIGINATOR: Steve Skorney, Senior Planner

EXECUTIVE RECOMMENDATION: Approve

PURPOSE: Final Docket XX proposal by Edward Tokarz amending the Future Land Use (FLU) Map of the General Policy Plan (GPP) by redesignating .72 acres in the Southwest Urban Growth Area (SWUGA) from Urban Medium Density Residential (UMDR) to Urban High Density Residential (UHDR) with a concurrent rezone from R-8,400 to Multiple Residential (MR).

BACKGROUND: The SW5 proposal is considered a minor docket proposal that can be processed for final action in 2021 as it does not alter an urban growth area and does not substantially increase land capacity. The SW5 proposal is consistent with the requirements of the GMA and policies in the Countywide Planning Policies (CPP), the Multicounty Planning Policies (MPP) and the GPP as the proposal encourages a more efficient use of urban land by providing the opportunity for higher density residential development where urban services and facilities are available including sanitary sewer and transportation infrastructure. The Planning Commission recommended approval of SW5 at a public hearing on June 22, 2021.

FISCAL IMPLICATIONS:

EXPEND: FUND, AGY, ORG, ACTY, OBJ, AU	CURRENT YR	2ND YR	1ST 6 YRS
TOTAL			

REVENUE: FUND, AGY, ORG, REV, SOURCE	CURRENT YR	2ND YR	1ST 6 YRS
TOTAL			

DEPARTMENT FISCAL IMPACT NOTES: No fiscal impacts anticipated. No budget action required at this time.

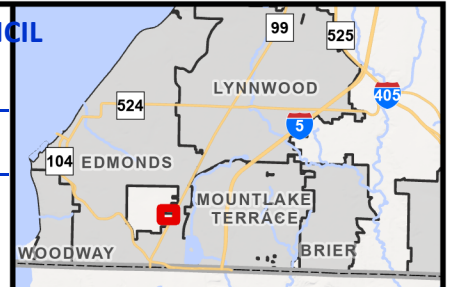
CONTRACT INFORMATION:

ORIGINAL _____ CONTRACT# _____ AMOUNT _____
 AMENDMENT _____ CONTRACT# _____ AMOUNT _____

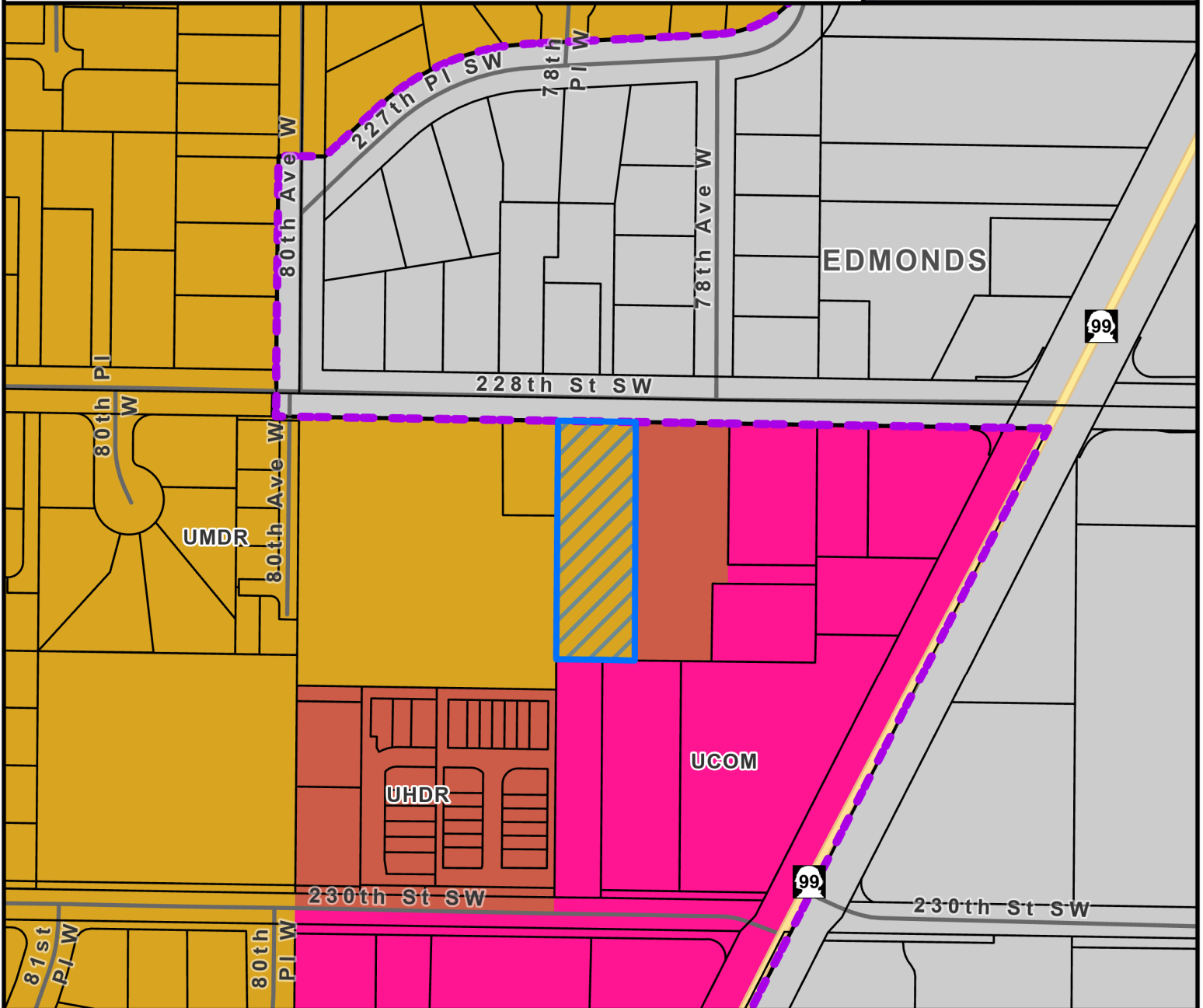
Contract Period

ORIGINAL START _____ END _____
 AMENDMENT START _____ END _____


OTHER DEPARTMENTAL REVIEW/COMMENTS: Approved as to form by PA (Justin Kasting)
 Approved/Reviewed by Finance & Risk




Proposed FLU Map Adjustments




Proposed Future Land Use

-  Redesignate Urban Medium Density Residential (UMDR) to Urban High Density Residential (UHDR)

Future Land Use


-  UCOM (Urban Commercial)
-  UHDR (Urban High Density Residential)
-  UMDR (Urban Medium Density Residential)

 Municipal Urban Growth Area

 City Boundary

 Parcels

 Major Roads

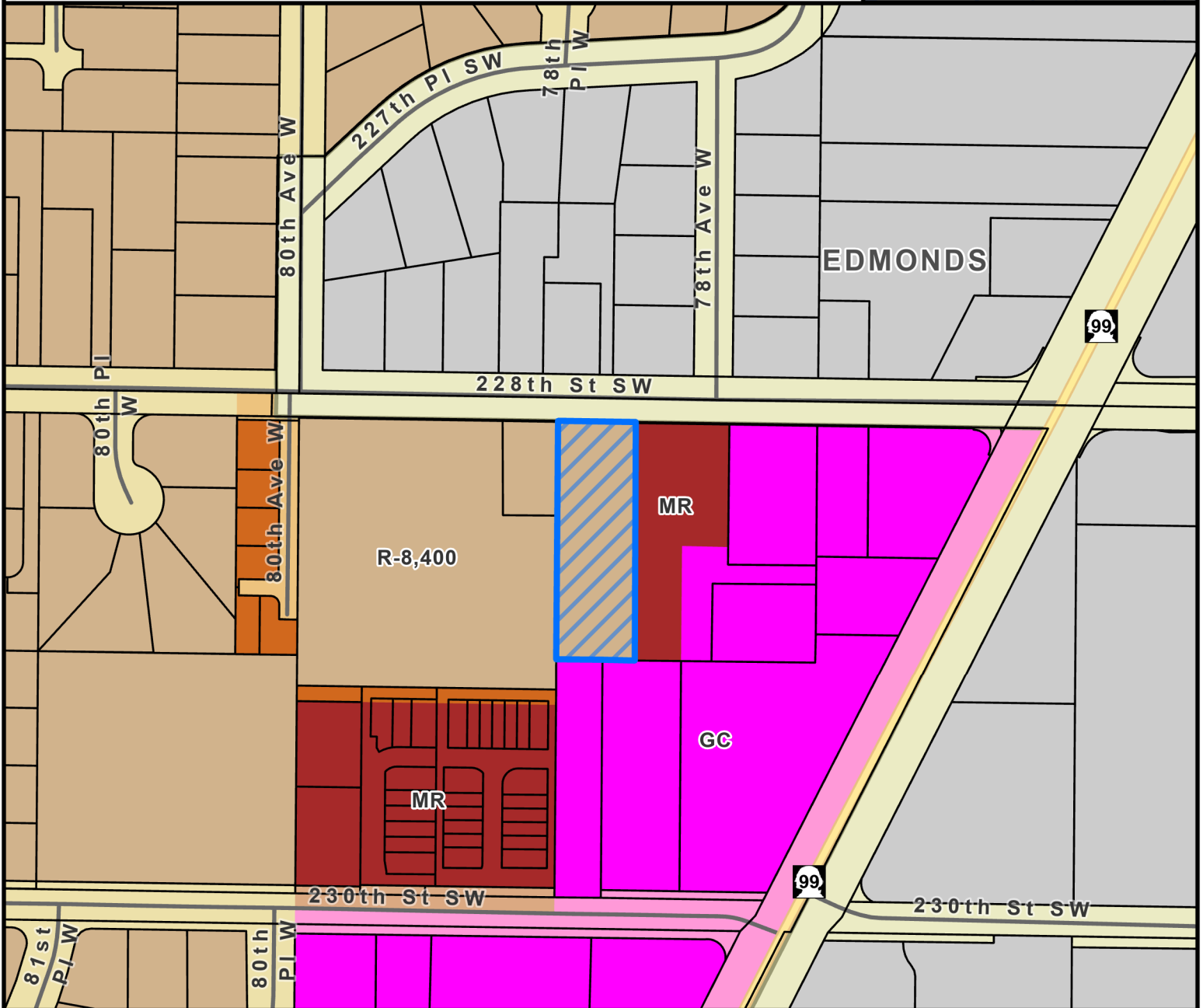
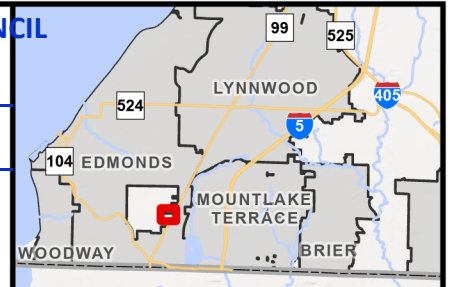
 Streets

Feet



SNOHOMISH COUNTY DATA and MAP DISCLAIMER

All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official citation to, or representation of, the Snohomish County Code. Amendments and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness or quality of the Data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All persons accessing or otherwise using this Data assume all responsibility for use thereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data.



Proposed Zoning

Rezone Residential 8,400 sq. ft. (R-8,400) to Multiple Residential (MR)

Zoning

- GC (General Commercial)
- LDMR (Low Density Multiple Residential)
- MR (Multiple Residential)
- R-8,400 (Residential 8,400 sq. ft.)

City Boundary

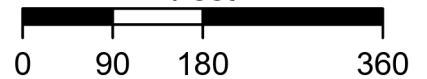
Road Right of Way

Parcels

Major Roads

Streets

Feet



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**Snohomish County
Planning and Development Services**

MEMORANDUM

3000 Rockefeller Ave., M/S 604
Everett, WA 98201-4046
(425) 388-3311
www.snoco.org

TO: Snohomish County Planning Commission

FROM: Steve Skorney, Senior Planner

Dave Somers
County Executive

SUBJECT: Final Docket XX PDS Staff Recommendation – Tokarz (SW5)

DATE: June 4, 2021

INTRODUCTION

The Department of Planning and Development Services (PDS) briefed the planning commission on Final Docket XX at its meeting on May 25, 2021. Final Docket XX includes the Edward Tokarz (SW5) proposal, one of four non-county initiated proposals to amend the Snohomish County Growth Management Act (GMA) Comprehensive Plan General Policy Plan (GPP) and implementing development regulations. Final Docket XX is being processed according to the requirements in Snohomish County Code (SCC) Chapter 30.74.

Edward Tokarz proposes to redesignate .72 acres from Urban Medium Density Residential (UMDR) to Urban High Density Residential (UHDR) and rezone the property from R-8,400 to Multiple Residential (MR). The SW5 proposal is located within the Southwest Urban Growth Area (SWUGA). The PDS staff report, dated May 7, 2021, provides a detailed evaluation of the SW5 proposed amendments.

This staff report conveys the PDS recommendation on the SW5 proposal. Suggested findings and conclusions to support the PDS recommendation are included in Attachment A. The planning commission public hearing on Final Docket XX, including the SW5 proposal, is scheduled for June 22, 2021. At the conclusion of the public hearing, the planning commission will be asked to make a recommendation on the SW5 proposal with supporting findings and conclusions which will be transmitted by ordinance to the county council for review and final action later this year.

STATE ENVIRONMENTAL POLICY ACT (SEPA) ACTION:

All SEPA requirements with respect to the Tokarz SW5 proposed non-project action will be satisfied by the issuance of Addendum No. 22 to the 2015 Final Environmental Impact Statement (FEIS) for the Snohomish County GMA Comprehensive Plan 8-Year Update on June 7, 2021.

NOTIFICATION OF STATE AGENCIES

Pursuant to RCW 36.70A.106, a 60-day notice of intent to adopt the proposed GMA Comprehensive Plan map amendments was transmitted to the Washington State Department of Commerce on May 28, 2021.

STAFF RECOMMENDATION

PDS recommends that the Final Docket XX proposal by Edward Tokarz (SW5) be **APPROVED** as supported by the attached recommended findings and conclusions.

ATTACHMENT

- A. SW5 Tokarz – Proposed Findings and Conclusions

cc: Ken Klein, Executive Director
Mike McCrary, PDS Director
David Killingstad, PDS Manager

Attachment A: SW5 Tokarz - Proposed Findings and Conclusions

Findings:

1. The SW5 proposal would amend the Future Land Use (FLU) map of the GPP by redesignating .72 acres within the Southwest Urban Growth Area (SWUGA) from Urban Medium Density Residential (UMDR) to Urban High Density Residential (UHDR). The proposal would also rezone the subject property from R-8,400 to Multiple Residential (MR).
2. The SW5 proposal is consistent with the GMA requirements for the location of urban growth as the SW5 proposal would provide opportunities for increased residential densities in an area of the SWUGA which is already characterized by urban growth. The site is served by existing public water and sewer service, and urban transportation infrastructure can accommodate the proposed increased densities.
3. The SW5 proposal is consistent with the Multicounty Planning Policies (MPP), including RGS-6, by amending the GPP FLU map and the county zoning map to optimize the urban residential development potential of the site. The proposal would encourage more compact and efficient urban development which reduces demand on the provision of new public facilities and services.
4. The SW5 proposal is consistent with the Countywide Planning Policies (CPP) DP-11 by amending the GPP FLU map and the county zoning map to allow higher residential densities in an existing urban growth area.
5. The SW5 proposal is consistent with GPP LU Policy 2.A.3 by amending the GPP FLU map and the county zoning map to provide the opportunity for additional higher density residential development on a site that is not impacted by critical areas.
6. The SW5 proposal is consistent with GPP LU Policy 2.C.1 by amending the GPP FLU map and the county zoning map to support public transit service within the nearby transit emphasis corridor by providing opportunities for increased residential densities.

Conclusions:

1. The SW5 proposal is consistent with the GMA, MPPs, CPPs, and goals, objectives and policies of the GPP.
2. All SEPA requirements with respect to this non-project action have been satisfied.

ANALYSIS OF BUILDING AND LAND USE REGULATION EFFECTS ON HOUSING AND JOBS

Title Ordinance No. 21-053, RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING FUTURE LAND USE MAP AMENDMENTS TO THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN AND AMENDING THE ZONING MAP TO IMPLEMENT CHANGES TO THE FUTURE LAND USE MAP (SW5 – EDWARD TOKARZ)

Description This is non-project proposal to amend the Future Land Use (FLU) map of the General Policy Plan (GPP) by redesignating .72 acres in the Southwest Urban Growth Area from Urban Medium Density Residential to Urban High Density Residential with a concurrent rezone from R-8,400 to Multiple Residential.

Date: August 19, 2021

Staff Contact: Steve Skorney, Senior Planner, steve.skorney@snoco.org

	Place an "X" in the appropriate box				Comments
	Increase	Decrease	Neutral	Uncertain	
Housing					
Capacity/Targets	X				Slight increase in housing capacity
Cost of Housing Development:		X			Multifamily development may decrease the cost of housing
• Infrastructure		X			May decrease per unit costs
• Site		X			May decrease site costs
• Building const.		X			May decrease per unit const. costs
• Fees			X		Not impacted by proposal
• Yield	X				May increase unit/lot yield
Timing			X		Not impacted by proposal
Jobs					
Capacity/Targets			X		Not impacted by proposal
Cost of Commercial or Industrial Development:			X		Not impacted by proposal
• Infrastructure			X		Not impacted by proposal
• Site			X		Not impacted by proposal
• Building const.			X		Not impacted by proposal
• Fees			X		Not impacted by proposal
• Yield			X		Not impacted by proposal
Time to Create Jobs			X		Not impacted by proposal
# Family Wage Jobs			X		Not impacted by proposal

This form is intended to provide a summary analysis of the impact changes to development regulation may have on Residential, Commercial or Industrial Development.

**ANALYSIS OF COMPREHENSIVE PLAN AMENDMENT EFFECTS ON THE COST OF
CAPITAL FACILITIES AND UTILITIES**

Title Ordinance No. 21-053, RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING FUTURE LAND USE MAP AMENDMENTS TO THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN AND AMENDING THE ZONING MAP TO IMPLEMENT CHANGES TO THE FUTURE LAND USE MAP (SW5 – EDWARD TOKARZ)

Description This is a non-project proposal to amend the Future Land Use (FLU) map of the General Policy Plan (GPP) by redesignating .72 acres in the Southwest Urban Growth Area from Urban Medium Density Residential to Urban High Density Residential with a concurrent rezone from R-8,400 to Multiple Residential.

Date: August 19, 2021

Staff Contact: Steve Skorney, Senior Planner, steve.skorney@snoco.org

	Place an "X" in the appropriate box			Comments
	Increase	Decrease	Neutral	
County Provided				
• Airport			X	No county funded impacts anticipated
• General Government			X	No county funded impacts anticipated
• Law and Justice			X	No county funded impacts anticipated
• Parks			X	No county funded impacts anticipated
• Roads			X	No county funded impacts anticipated
• Solid Waste			X	No county funded impacts anticipated
• Surface Water			X	No county funded impacts anticipated
Non-County Provided				
• Electric Power			X	Funding is the responsibility of the PUD
• Fire Suppression			X	Funding is the responsibility of the local districts or cities
• Public Water Supply			X	Funding is the responsibility of the local districts or cities
• Sanitary Sewer			X	Funding is the responsibility of the local districts or cities
• Telecommunications			X	Funding is the responsibility of the telecommunications companies

This form is intended to provide a summary analysis of the impact of amendments to the county comprehensive plan on county and non-county provided capital facilities and utilities.

ECAF NO.:
ECAF RECEIVED:

**ORDINANCE
INTRODUCTION SLIP**

SNOHOMISH COUNTY COUNCIL

EXHIBIT # 3.1.8

FILE ORD 21-053

TO: Clerk of the Council

TITLE OF PROPOSED ORDINANCE:

N. Nehring
Councilmember Date

Clerk's Action: Proposed Ordinance No. _____

Assigned to: _____ Date: _____

STANDING COMMITTEE RECOMMENDATION FORM

On _____, the Committee considered the item and by ____ Consensus /
____ Yeas and ____ Nays, made the following recommendation:

____ Move to Council to schedule public hearing _____

Public Hearing Date _____ **at** _____

____ Move to Council as amended to schedule public hearing

____ Move to Council with no recommendation

This item ____ should/ ____ should not be placed on the Consent Agenda.

(Consent agenda may be used for routine items that do not require public hearing and do not need discussion at General Legislative Session)

This item ____ should/ ____ should not be placed on the Administrative Matters Agenda

(Administrative Matters agenda may be used for routine action to set time and date for public hearings)

N. Nehring
Committee Chair



Snohomish County Council

SNOHOMISH COUNTY COUNCIL

EXHIBIT # 3.2.1

FILE ORD 21-053

Committee: Planning & Community Development
Analyst: Ryan Countryman
Subject: Annual Comprehensive Plan Amendments
Date: September 7, 2021
ECAF / Proposal: 2021-0624 / Ordinance 21-054 (GPP21-3 – Technical Corrections)
2021-0625 / Ordinance 21-055 (SW7 – Marv Thomas)
2021-0626 / Ordinance 21-053 (SW5 – Edward Tokarz)
2021-0627 / Ordinance 21-058 (SW6 – Tom Winde)
2021-0632 / Ordinance 21-056 (Olympic View Water and Sewer 1)
2021-0633 / Motion 21-289 (Olympic View Water and Sewer 2)

Consideration

The Growth Management Act (GMA, RCW 36.70A) allows jurisdictions to update their comprehensive plans only once per year with few exceptions. Snohomish County itself can initiate annual amendments. Private parties and outside agencies can apply through the docketing process. Actions on annual amendments occur once per year, although each topic or proposal has its own ordinance or motion to allow the County Council to make decisions on a topic-by-topic basis.

Annual amendments discussed in this staff report include:

- Ordinance 21-054 (GPP21-3 – Technical Corrections)
- Ordinance 21-055 (SW7 – Marv Thomas)
- Ordinance 21-053 (SW5 – Edward Tokarz)
- Ordinance 21-058 (SW6 – Tom Winde)
- Ordinance 21-056 (Olympic View Water and Sewer 1)
- Motion 21-289 (Olympic View Water and Sewer 2)

Ord. 21-054 (Technical Corrections) are an annual amendment initiated by the County Executive. The other actions listed above are docket applications placed on the final docket for Docket XX. A separate council-initiated ordinance (21-060, Mineral Resource Lands) has its own staff report but action on it must be at the same time as those items above. This staff report will discuss information on the annual amendments in the same order that staff from Planning and Development Services will be presenting on.

Background – Ordinance 21-055 (SW7 – Marv Thomas)

Marv Thomas owns a farm that spans both sides of Lowell-Larimer Road. The plan designation and zoning of the north side is for agriculture. The south side is in the Urban Growth Area, designated as Urban Low Density Residential (ULDR) on the Future Land Use Map (FLUM) and zoned R-7200. There are several agricultural buildings on the south side in the 6.61 acres proposed to be redesignated and rezoned for commercial.

In his application and testimony before the Planning Commission, Marv Thomas indicated a desire to add a winery to the current agricultural buildings on the south side of Lowell Larimer Road. The current zoning and plan designation would not allow a winery; whereas, the proposed CB zoning and Urban Commercial designation would. PDS finds the proposal in compliance with applicable policies. The Planning Commission recommends approval following a public hearing held on June 22, 2021.

Analysis – Ordinance 21-055 (SW7 – Marv Thomas)

While the proposed changes would make wineries a permitted use on the subject property, the applicant would still need to submit plans and receive approval in order to operate a winery. Agricultural activities could also continue under the proposed changes. However, there is no guarantee that the ultimate result will be a winery located among agricultural buildings.

CB zoning allows many other types of commercial uses or higher density housing. The County Council does not have authority to limit uses when and if the CB zoning were to go into effect. The winery proposal is one possibility but not a guaranteed outcome. Other uses might be added by the proponent over time. A different applicant might submit a development proposal that does not include any winery or ongoing agriculture activities at all. These caveats aside, the access, pass-by traffic, and topography of the site do not lend themselves to typical strip-commercial development. If redesignated and rezoned, any successful commercial development at this location would likely need to take advantage of its setting sitting just above the floodplain and overlooking an agricultural valley. The possible outcomes are many, but not likely as wide as the proposed FLUM designation and zoning would enable elsewhere.

Overview of Proposal in Ordinance 21-055 (SW7 – Marv Thomas)

Summary: Redesignate 6.61 acres on the FLUM to Urban Commercial and rezone the same area to CB from R-7200 on the zoning map
Effective Date: TBD
Fiscal Implications: None
Scope: Future Land Use Map and Official Zoning Map

Background – Ordinance 21-053 (SW5 – Edward Tokarz)

The 0.72-acre Tokarz site sits between an existing townhouse development built circa 2003 and a church, all of which take access from 228th St SW. These uses are west of commercial development along SR-99. The adjacent townhomes have a plan designation of Urban High Density Residential and MR zoning, both of which the Tokarz proposal seeks to match. The Tokarz site currently has an Urban Medium Density Residential (UMDR) plan designation and R-8400 zoning. These are the same as the church-owned properties to the west. PDS finds the proposal in compliance with applicable policies. The Planning Commission recommends approval following a public hearing held on June 22, 2021.

Analysis – Ordinance 21-053 (SW5 – Edward Tokarz)

The proposed changes would allow for increased opportunities for higher density housing in an area with excellent transit and access to commercial services. Adjacent and nearby properties with relatively recent townhouse developments all have the UHDR designation and MR zoning combination proposed for this site.

Overview of Proposal in Ordinance 21-053 (SW5 – Edward Tokarz)

Summary: Redesignate 0.72 acres on the FLUM to UHDR from UMDR and rezone the same area to MR from R-8,400 on the zoning map

Effective Date: TBD

Fiscal Implications: None

Scope: Future Land Use Map and Official Zoning Map

Background – Ordinance 21-058 (SW6 – Tom Winde)

Tom Winde's docket application for this 19.96-acre site in the Southwest Urban Growth Area included two alternatives. The current plan designation is Urban Low Density Residential (ULDR) and the zoning is R-7,200. One alternative was a request to change the plan designation to UHDR with a rezone to MR. The other alternative was to redesignate to UMDR with a rezone to LDMR. Adjacent areas to the north, east and west all have ULDR designations with various zonings and are either existing single-family neighborhoods or homes under construction. To the south is a large undeveloped

property recently sold by Snohomish County to a developer. The adjacent plan designation to the south is UMDR and the zoning is LDMR.

PDS found both alternatives proposed by the applicant to conflict with policies regarding traffic. Development of the Winde site would likely connect existing road stubs to surrounding neighborhoods, thereby allowing cut-through traffic in addition to new traffic generated by development of the property itself. Based on modeling of likely road layouts and expected densities of development, projected traffic volumes on some connecting local roads would exceed adopted standards for those roads. The Department of Public Works (DPW) was not able to identify measures reasonably likely to mitigate traffic to a level within adopted standards.

The Planning Commission held a public hearing on June 22, 2021. Public testimony on the Winde proposal included with several comments from neighbors describing their concerns about potential development. Traffic was a common concern for all neighbors. Planning Commissioners then discussed competing planning objectives and priorities including trade-offs between traffic and housing affordability. Commissioners expressed a wish for authority to apply conditions to a recommendation. In the end, the Planning Commission voted to recommend a modified version of the docket request. The recommendation is to leave the current zoning of R-7,200 in effect but to change the plan designation to UMDR.

Analysis – Ordinance 21-058 (SW6 – Tom Winde)

The Planning Commission recommendation does not fully address concerns about future traffic volumes. Meanwhile, the potential for higher densities on the site would assist with other goals related to housing affordability. Leaving the zoning unchanged is consistent with existing policies. R-7,200 is an implementing zone for both the current ULDR plan designation and the recommended UMDR designation. If the County Council were to adopt the UMDR designation, any subsequent rezone application proposing higher density to the Hearing Examiner would need to demonstrate a change in circumstance as part of its justification (SCC 30.42A.100(4)). Many successful rezone applications cite surrounding population growth as a change in circumstance. For the Winde site, it is unknown whether the Hearing Examiner would find a general truism about population growth to be enough justification.

Snohomish County may require potential development to the south to provide a new road connection between the Winde site and Cathcart Way. This is speculative. If both sites were flat and unconstrained, then existing standards for road connectivity would require a connection. However, there is a ravine between the developable part of the Winde site and the developable area to the south. Detailed evaluation of potential road connections has not taken place. With incomplete information, a route on the west (shallower) end of the ravine appears possible. Even if Snohomish County requires future development to

the south to make a road connection to Winde, there is no guarantee that the south property would develop first.

In sum, the Planning Commission recommendation would allow for higher density which generally helps achieve housing affordable goals. This also comes with a great deal of uncertainty regarding traffic. Current tools available in the comprehensive plan do not provide for controlling timing of potential development on the Winde site and the property to the south. In addition to unknown timing, the likelihood of a new road connection to the south is unclear.

Overview of Proposal in Ordinance 21-058 (SW6 – Tom Winde)

Summary: Redesignate 19.96 acres on the FLUM to UMDR from ULDR. Leave the zoning unchanged at R-7,200.

Effective Date: TBD

Fiscal Implications: None

Scope: Future Land Use Map

Background – Ordinance 21-056 (Olympic View Water and Sewer 1)

Snohomish County's Capital Facilities Plan (CFP) is an element of its GMA comprehensive plan. Amendments to the CFP can therefore only happen once per year and are part of the same annual amendment cycle as the land use changes above. The CFP includes an inventory of service area boundaries for utility providers. Olympic View Water and Sewer District (OVWSD) has separately taken action to expand its service area boundaries to include properties commonly called Point Wells. This area had previously been part of the Ronald Water District. Ordinance 21-056 would reflect those changes in the County's CFP.

Analysis – Ordinance 21-056 (Olympic View Water and Sewer 1)

The change proposed in the CFP by OVWSD would merely update the Snohomish County's inventory utility services provided by the district and it would remove Ronald Water District from the inventory. These changes reflect actions already taken by others. There is a related action under the heading for Motion 21-289 below.

Overview of Proposal in Ordinance 21-056 (Olympic View Water and Sewer 1)

Summary: Update the CFP to show a current OVWSD boundaries and to remove Ronald Water District from the inventory

Effective Date: TBD

Fiscal Implications: None

Scope: Capital Facilities Plan

Background – Motion 21-289 (Olympic View Water and Sewer 2)

State requirement for local improvement districts (RCW 57.16) require that water and sewer districts prepare utility plans. These plans are subject to adoption processes and timelines that are different from GMA requirements. However, the Snohomish County relies on utility comprehensive plans to meet obligations under GMA. Any time a utility provider amends a plan, the County must then apply GMA-required processes to approve the amended utility plan. OVWSD has amended its utility plan. Motion 21-289 would be Snohomish County's action to formally approve the 2007 Olympic View Water and Sewer District Comprehensive Sewer Plan Amendment No. 2, August 2019.

Analysis – Motion 21-289 (Olympic View Water and Sewer 2)

Approving Motion 21-289 would close the loop in how Snohomish County's CFP incorporates OVSWD's updated utility plan. Since OVSWD's update involves facility planning in the former Ronald Water District territory, the County Council should act on this motion action on Ordinance 21-056 to recognize the change in district boundaries.

Overview of Motion 21-289 (Olympic View Water and Sewer 2)

Summary: Motion for Snohomish County to approve Amendment No 2 to the 2007 Olympic View Water and Sewer District Comprehensive Sewer Plan

Effective Date: Upon passage of motion

Fiscal Implications: None

Scope: Capital Facilities Plan

Background – Ordinance 21-054 (GPP21-3 – Technical Corrections)

Most years, PDS processes technical corrections to the comprehensive plan. Proposed Ordinance 21-054 would update several maps in the General Policy Plan to reflect three city annexations since the last update of the maps. There are three proposed amendments, bringing to six the total number of city annexations actions that the maps reflect. These are the only technical corrections in 2021. The last update to the affected maps was on December 6, 2020 (Ord. 20-080). As recommended by the Planning Commission, the ordinance would make change for three city annexations (Arlington, Darrington and Lake Stevens). Finalization of three more annexations took place after issuance of the notice for the Planning Commission public hearing on the original three. Accordingly, staff from Planning and Development Services have prepared three amendment sheets, bringing the total to six annexations. Amendment 1 addresses an annexation by Everett. Amendment 2 is for an annexation by Sultan. Amendment 3 would reflect a second annexation by Lake Stevens during the past year.

Analysis – Ordinance 21-054 (GPP21-3 – Technical Corrections)

Updating the affected maps will simply reflect annexations that have already taken place. This is a regular part of keeping the comprehensive plan current.

Overview of Ordinance 21-054 (GPP21-3 – Technical Corrections)

Summary: This ordinance and its amendment sheets would bring several maps in the GPP up to date with respect to city boundaries.

Effective Date: TBD

Fiscal Implications: None

Scope: Maps 1, 2, 4 and 5 of the GPP, plus a reference in SCC 30.10.060

Processing Summary Common to all 2021 Comprehensive Plan Amendments

Handling: NORMAL

Approved-as-to-form: YES

Risk Management: APPROVE

Request: Move to General Legislative Session on September 15th to set time and date for a public hearing.

Final Docket XX and 2021 County-Initiated Comprehensive Plan Amendments

Snohomish County Council
Planning Committee Briefing
September 7, 2021



Comprehensive Plan Amendment Process

- The Growth Management Act (GMA) allows changes to a comprehensive plan no more frequently than once per year with limited exceptions.
- The GMA also requires a process (the docket) for persons and non-county agencies to propose amendments to the comprehensive plan.
- Snohomish County docket (non-county initiated) is adopted every two or four years depending if a minor or major docket cycle.
- Snohomish County adopts county-initiated plan amendments annually.



Snohomish County Docket Cycles

Major Dockets

- Include proposals that:
 - Alter UGA boundaries
 - Add significant population or employment capacity
 - Have significant environmental or capital facilities impacts
 - Propose significant policy change
- Final action occurs every four years

Minor Dockets

- All docket proposals that are not considered major
- Final action within two years if a minor docket cycle
- Final action every four years if part of a major docket cycle



Snohomish County Final Docket XX/Annual County-Initiated Amendment Process

1

County Council sets Final Docket XX – 7/22/2020

2

PDS briefed Planning Commission on final docket/county-initiated proposals – 5/25/21

3

PDS prepared recommendations/conducted SEPA review for all proposals

4

Planning Commission held a public hearing, made recommendations – 6/22/21

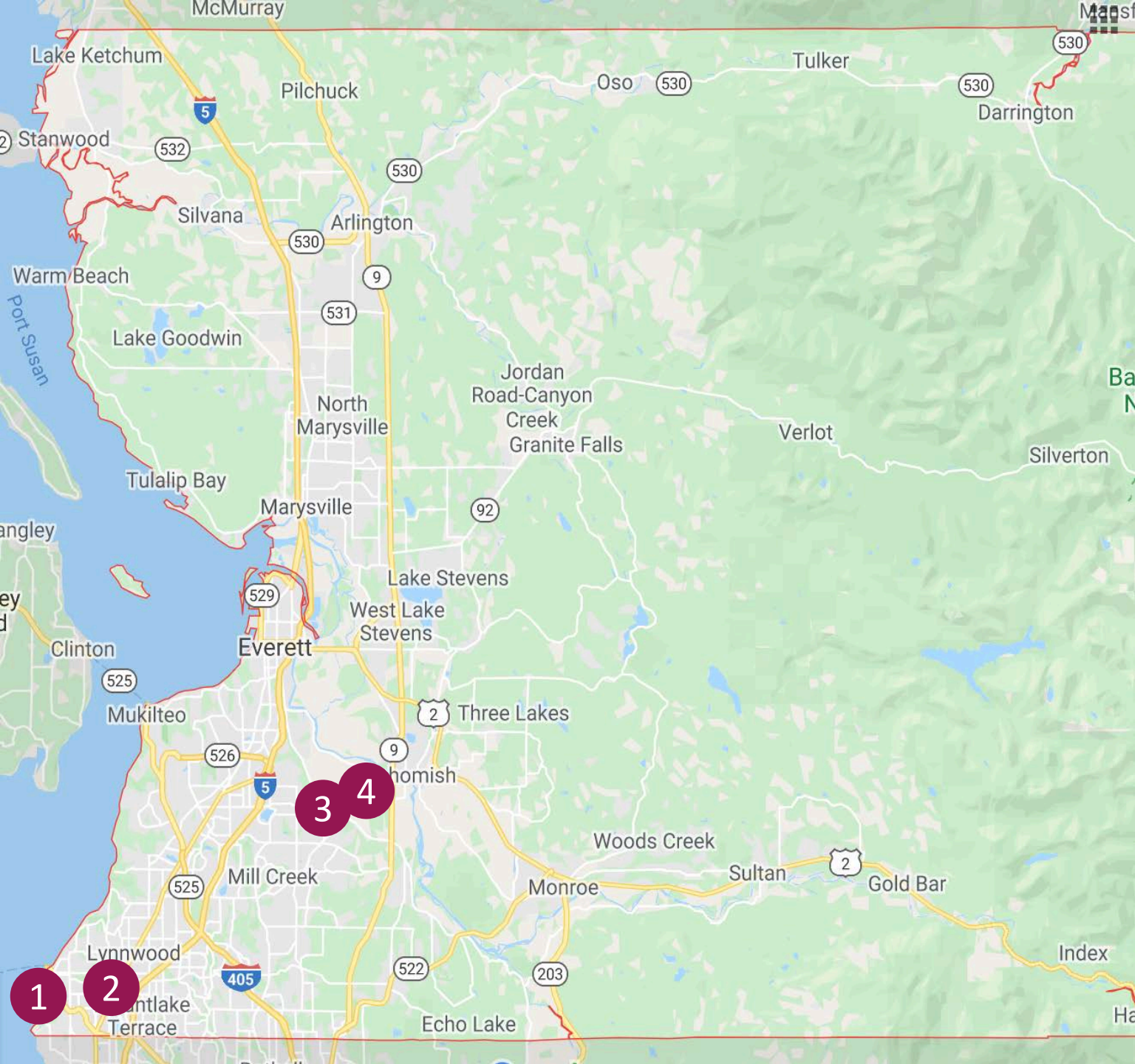
5

Council briefing (9/7/21) & public hearing/final action by end of 2021



Final Docket XX Proposals

1. Olympic View Water and Sewer District (CFP1)
2. Tokarz (SW5)
3. Winde (SW6)
4. Thomas (SW7)



Marv Thomas (SW7)

- ❑ 6.6 acres along Lowell-Larimer Road within the SWUGA
- ❑ Redesignate from Urban Low Density Residential to Urban Commercial
- ❑ Rezone the site from R-7,200 to Community Business
- ❑ Applicant proposes to use existing farm buildings for a winery



Marv Thomas (SW7)

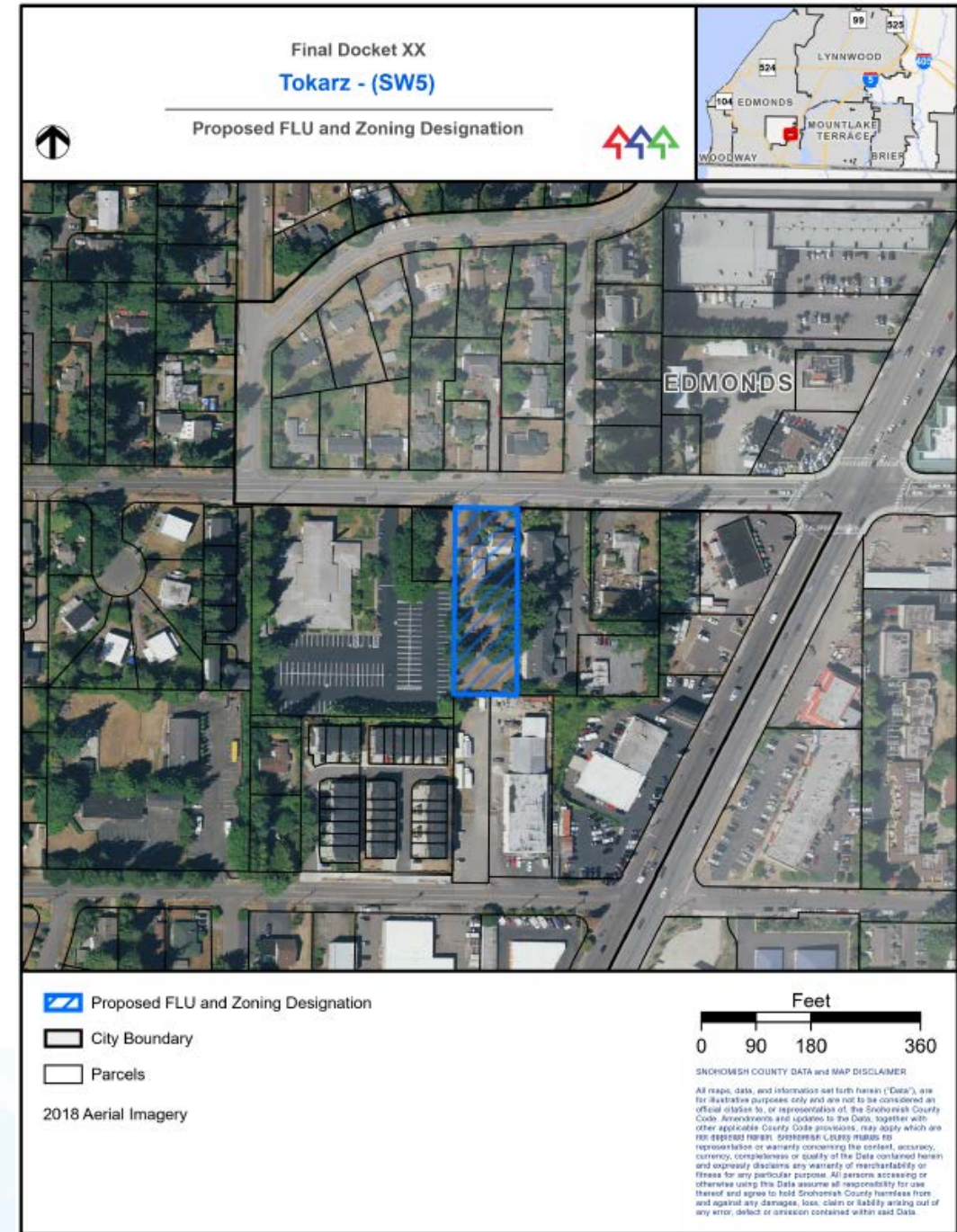
Planning Commission and PDS Recommend Approval of Thomas SW7

- ❑ Consistent with the GMA, MPPs and CPPs.
- ❑ Infill proposal would provide commercial and employment opportunities in close proximity to urban residential areas and nearby rural residents.
- ❑ The site can be served by urban levels of service including sewer and water and an urban minor arterial, Lowell-Larimer Road.
- ❑ Applicant proposes to establish a winery on the site, which would help diversify the county's agricultural economy and provide living wage jobs.



Edward Tokarz (SW5)

- ❑ Redesignate a .72 acre parcel from Urban Medium to Urban High Density Residential.
- ❑ Rezone the parcel from R-8,400 to Multiple Residential.
- ❑ Located in the Southwest Urban Growth Area (SWUGA) adjacent to City of Edmonds.
- ❑ Access from 228th St. SW, an urban minor arterial. Sewer and water serve the site.
- ❑ Bus Rapid Transit service less than one-quarter mile east on SR 99 (Community Transit Swift line)

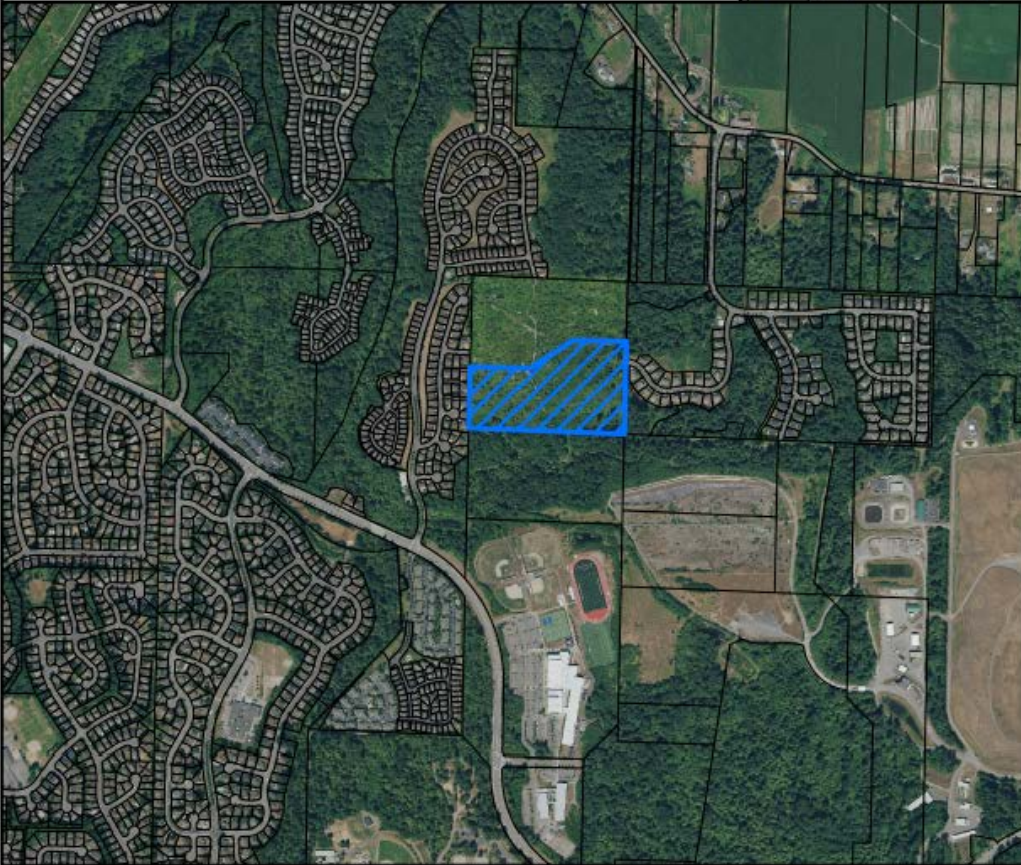


Edward Tokarz (SW5)

Planning Commission and PDS Recommend Approval of Tokarz SW5

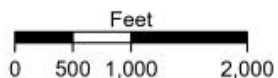
- ❑ Consistent with the GMA, MPPs, CPPs and GPP.
- ❑ Increased urban residential densities would provide more opportunities for affordable housing.
- ❑ Encourage more compact and efficient residential development, reduces demand for new public facilities and service.
- ❑ Increased multi-family residential densities would support high-capacity public transit service within the nearby SR99 transit emphasis corridor.





- Proposed FLU and Zoning Designation
- Parcels

2018 Aerial Imagery



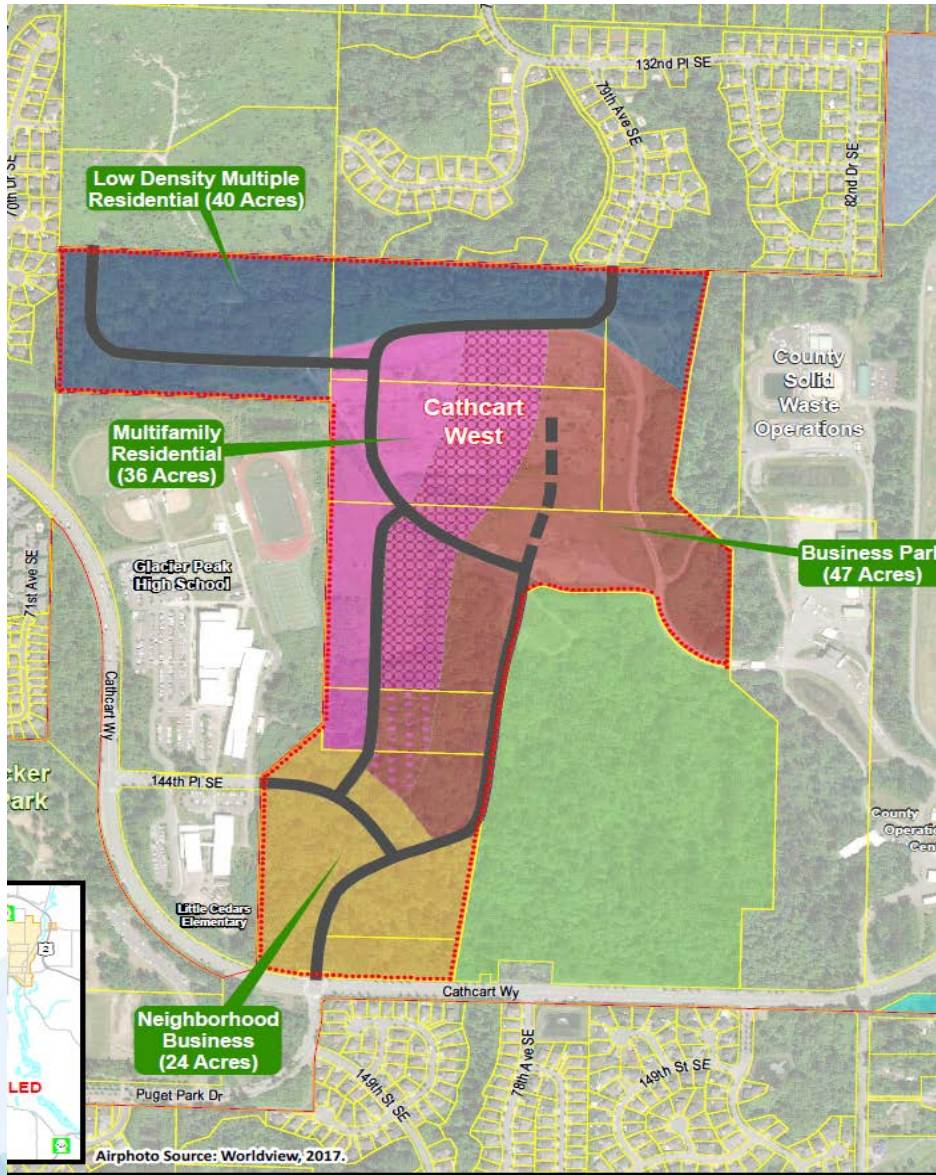
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All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official opinion, or representation of the Snohomish County Code Administrators and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. SNOHOMISH COUNTY MAKES NO REPRESENTATION OR WARRANTY CONCERNING THE CONTENT, ACCURACY, CURRENCY, COMPLETENESS OR QUALITY OF THE DATA CONTAINED HEREIN AND EXPRESSLY DISCLAIMS ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE. All persons accessing or otherwise using this Data assume all responsibility for use hereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data.

Tom Winde (SW6)

- ❑ Infill a vacant 19.96 acre parcel in the Snohomish Cascade neighborhood.
- ❑ Applicant proposed two infill options.
- ❑ Located in the SWUGA, north of the 147 acre Cathcart West property recently purchased from the County by a developer.
- ❑ Located within the Silver Lake Water and Sewer District and service is accessible to the site.
- ❑ Site contains steep slopes greater than 33% and a seasonal stream.
- ❑ The only improved access to the site is by a local street in the new Glacier View single family residential subdivision, directly to the north.



Tom Winde (SW6)



Winde (SW6) Supplemental EIS

- ❑ PDS prepared a non-project environmental review, with analysis by DPW, of potential transportation impacts from the Winde proposed comprehensive plan and zoning amendments.
- ❑ The SEPA review document is a Draft SEIS to the 2015 Comp Plan Update EIS
- ❑ Draft SEIS issued by PDS on June 7, 2021, with a 30-day public comment period.
- ❑ Draft SEIS analyzed three alternatives (Options 1 and 2, and a no-action alternative).
- ❑ PDS is preparing a Final SEIS which includes responses to public comments on the DSEIS received during the 30-day comment period.
- ❑ The FSEIS will be issued no later than 7 days prior to County Council final action on Docket XX.



Transportation Analysis – Winde SEIS

Provides current and future year (2035) analysis of the transportation impacts for the Winde proposals. Looks at:

- Existing Conditions
- Impacts to key roadway segments
- Impacts to key intersections
- Transit availability
- Possible Mitigation Measures



Transit Availability

- Current and planned local fixed route transit service is not located to provide effective service to the Winde site.
- Future *Swift* BRT service may be located to provide service to a small portion of the Winde site.



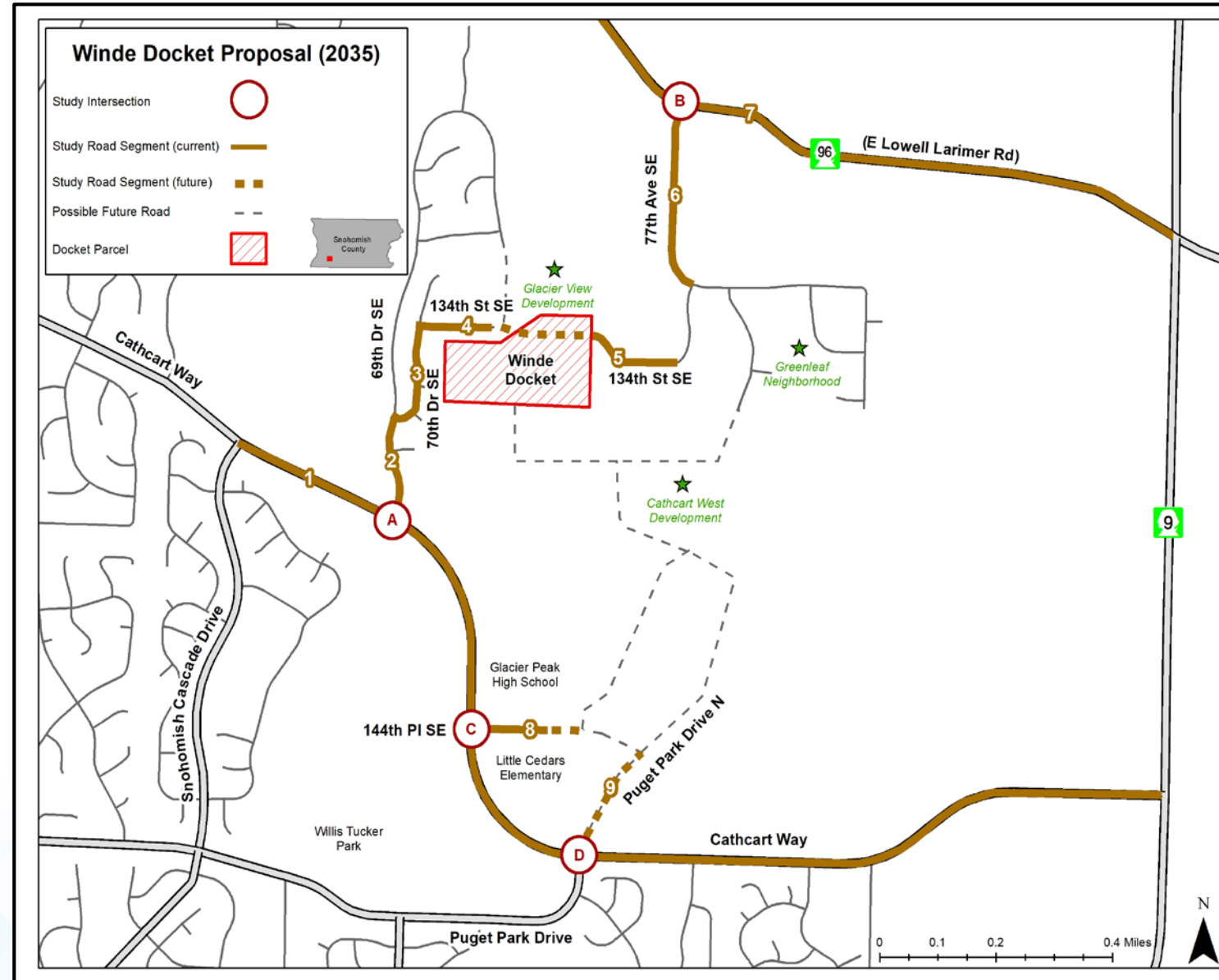
Study Roadway Segments

1. Cathcart Way
2. 69th Dr SE
3. 70th Dr SE
4. 134th St SE (east)
5. 134th St SE (west)
6. 77th Ave SE
7. SR 96
8. 144th PI SE
9. Puget Park Dr N

Study Intersections

- A. 69th Dr/Cathcart Way
- B. 77th Ave/SR 96
- C. 144th PI/Cathcart Way
- D. Puget Park Dr/Cathcart Way

Winde SEIS: Study Area

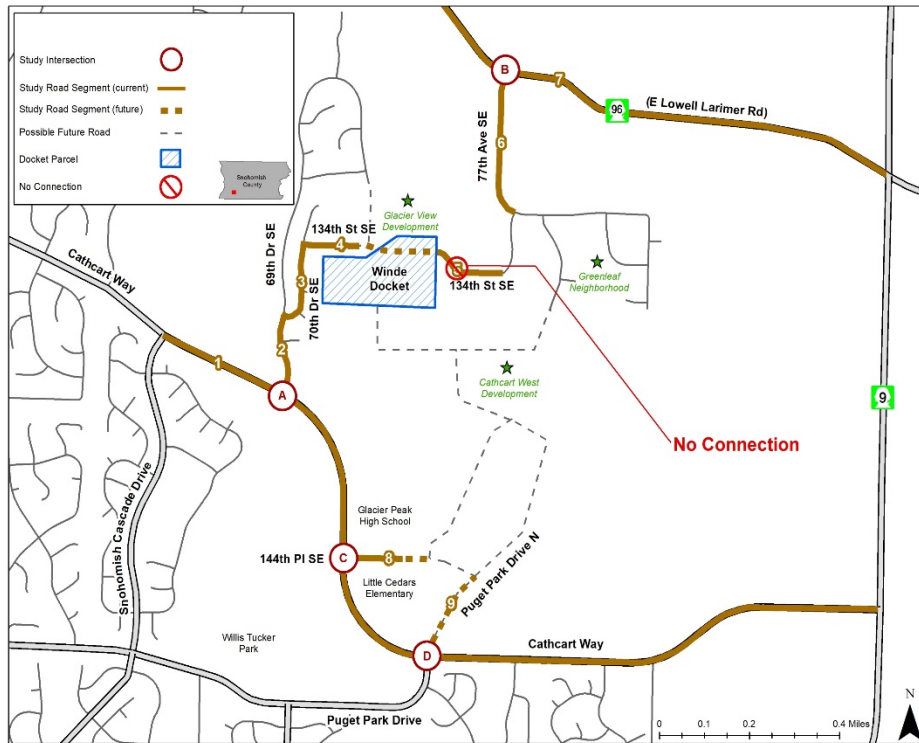


Results: Local Road Analysis

Road	EDDS ADT Threshold	Existing ADT	2035 ADT		
			No Action	Alternative 1	Alternative 2
69 th Dr SE	Up to 10,000	3,260	7,150	8,923	7,310
70 th Dr SE	Up to 2,000	770	5,100	6,873	5,250
134 th St SE (West)	Up to 2,000	n/a	4,350	6,123	4,510
134 th St SE (East)	Up to 2,000	n/a	3,580	3,957	3,570
77 th Ave SE	Up to 10,000	1,110	4,620	4,997	4,620
144 th Pl SE	Up to 10,000	2,850	7,400	7,421	7,405
Puget Park Dr N	Up to 10,000	n/a	4,370	4,391	4,375

Alternate Access: Scenario 1

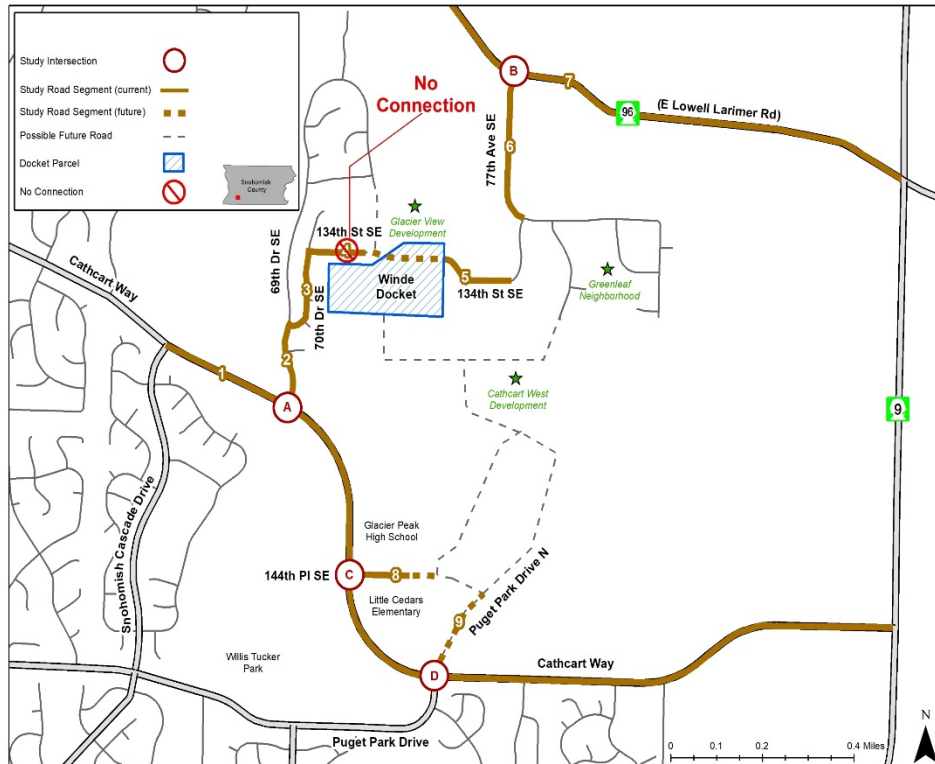
- Assumes that there will not be access to the Winde property from the east through the Greenleaf Neighborhood. Access to the Winde site would be from the west through the Glacier Peak development and from the south through the Cathcart West development only.



Road	EDDS ADT Threshold	2035 ADT		
		No Action	Alternative 1	Alternative 2
70 th Dr SE	Up to 2,000	3,670	5,260	3,970
134 th St SE (West)	Up to 2,000	2,690	4,290	2,990

Alternate Access: Scenario 2

- Assumes that there will not be access to the Winde property from the west through the Glacier Peak development. Access to the Winde site would be from the east through the Greenleaf neighborhood and from the south through the Cathcart West development only.



Road	EDDS ADT Threshold	2035 ADT		
		No Action	Alt 1	Alt 2
134th St SE (East)	Up to 2,000	350	850	430
Possible future road through Cathcart West	?	1130	2610	1410



Tom Winde (SW6)

PDS recommends denial of SW6 Options 1 and 2

- ❑ PDS finds that the proposal options do not meet 5 of the 6 Final Docket evaluation criteria (SCC 30.74.060)
- ❑ Both options inconsistent with the GMA, MPPs and CPPs.
- ❑ Inadequate existing or planned transportation facilities to serve the proposed increased housing densities.
- ❑ SEIS analysis determined that future traffic volumes from both multifamily development options are not supported by the current and planned local road system the site would access.
- ❑ SEIS identified that traffic impact mitigation would require the Winde site take 75% of its access south through the Cathcart West site on a non-existent and unplanned internal roadway system to serve future development.



Tom Winde (SW6)

Planning Commission recommends approval of a modified version of Option 2

- Redesignate from ULDR to UMDR, retain R-7,200 zoning
- PDS drafted an ordinance to recognize the Planning Commission's recommendation.
- PDS does not support the Commission's recommendation
- The Prosecuting Attorney's office cannot approve the ordinance as to form. The modified proposal remains inconsistent with the GMA, MPP, CPP, GPP and county code
- Not rezoning the property to LDMR to fully implement the UMDR plan designation still results in conflicts with transportation policies at every level of planning.
- GMA requires adequate transportation facilities to be planned or built concurrent with any change in land use designation.



Olympic View Water and Sewer District (CFP1)



- ❑ GMA Action: Revise the Wastewater Provider Inventory to show Olympic View as the sewer provider to Point Wells
 - Figure 7, Appendix B, Capital Facilities Plan – *Public Wastewater Systems*
 - Table 1, Section 2.3.A, Capital Facilities Plan

- ❑ Non-GMA Action: Approve a 2019 Amendment to Olympic View’s 2007 comprehensive sewer plan
 - Action authorized under RCW 57.16
 - Sewer plan amendment includes revised service area



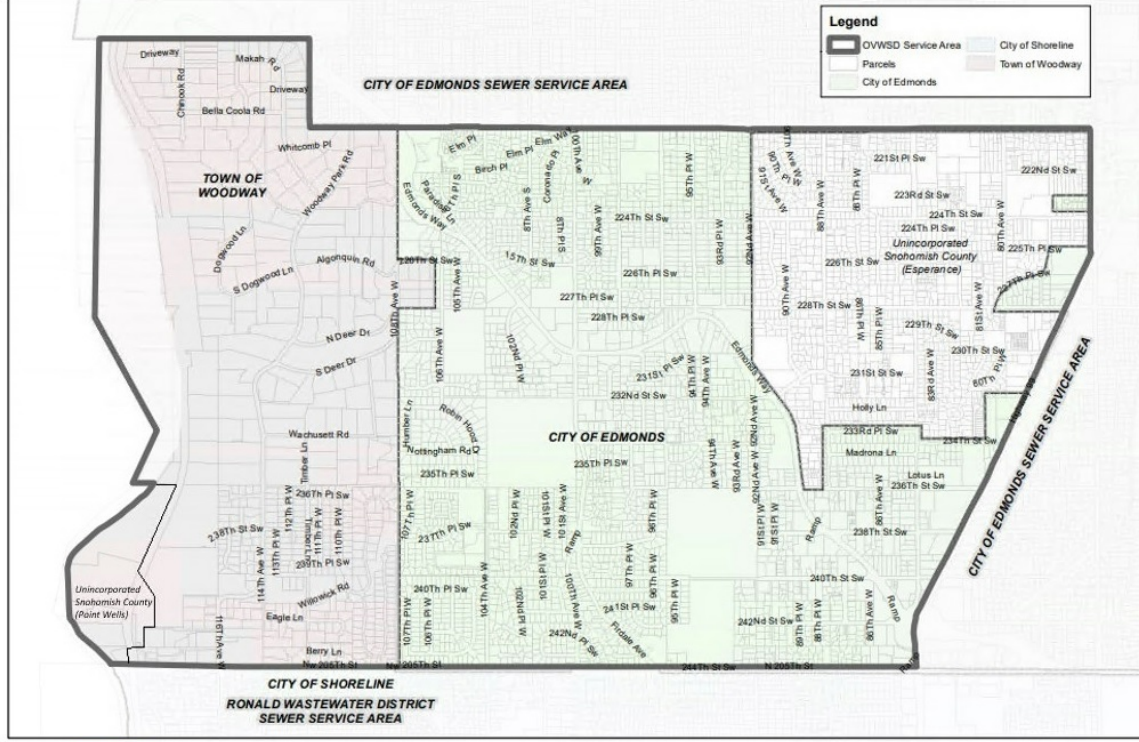


Figure 2
 Sewer Service Corporate Boundary Map
 2019 Sewer Comprehensive Plan Amendment

Document Path: \\k-fs1\project\P1919094 Sewer Plan Amendment 2 Update\GIS\PlanFigures_2015Amendment\Doc\OVWSD_Figure 2 SewerSystemCorporateBoundary.mxd
 Date: 8/28/2019

PUBLIC WASTEWATER SYSTEMS

Snohomish County Capital Facilities Inventory
 Adopted: XX-XX-XXXX

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FACILITIES AND DISTRICTS

- Sewage Treatment Plant
- Sewerline Diameter less than 12 Inches
- Sewerline Diameter greater than 12 Inches and less than 24 Inches
- Sewerline Diameter greater than 24 Inches and less than or equal to 84 Inches
- The Consolidated Borough of Quil Ceda Village
- Urban Growth Area Boundary
- Incorporated City Boundary
- National Forest
- Municipal District
- Special Purpose District
- Tribal District
- Unclaimed Service Area



Olympic View Water and Sewer District (CFP1)

Planning Commission and PDS Recommend Approval of CFP1

CFP1 is consistent with requirements to provide urban services and coordinate plans with the service providers:

- ❑ GMA:
 - 36.70A.020(1) and (12)
 - 36.70A.070(3)
- ❑ Multicounty Planning Policies (MPPS)
 - PS-7
 - PS-10
- ❑ Countywide Planning Policies (CPPS)
 - PS-13
- ❑ General Policy Plan (GPP)
 - Goal UT 3



2021 County-Initiated Plan Amendments

- ❑ Proposed by PDS as part of its annual work program.
- ❑ May include proposals by other departments, the County Executive & the County Council.
- ❑ GPP21-3 Technical Corrections to the GPP maps to recognize six city and town annexations.
 - Arlington, Darrington, Lake Stevens (2), Everett, and Sultan



Comments
or
Questions?



SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

NOTICE OF INTRODUCTION OF ORDINANCE
AND
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Snohomish County Council will hold a public hearing on October 6, 2021, at the hour of 6:30 p.m. and continuing thereafter as necessary, in the Henry M. Jackson Room, 8th Floor, Robert J. Drewel Building, 3000 Rockefeller, Everett, Washington, to consider proposed Ordinance No. 21-053, titled: RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING FUTURE LAND USE MAP AMENDMENTS TO THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN AND AMENDING THE ZONING MAP TO IMPLEMENT CHANGES TO THE FUTURE LAND USE MAP (SW5 – EDWARD TOKARZ)

NOTE: Due to current COVID-19 restrictions, Snohomish County Council is currently holding its public meetings remote only and will hold in-person meetings in conjunction with a remote platform when restrictions and conditions change. Please check the Council webpage 24 hours prior to the scheduled hearing time for the most up-to-date information <https://www.snohomishcountywa.gov/2288/Meetings-Webcasts> or contact the Council Clerk at 425-388-3494 or at contact.council@snoco.org.

Zoom Webinar Information:

Join online at <https://zoom.us/j/94846850772>
or by telephone call 1-253-215-8782 or 1-301-715-8592
Meeting ID: 948 4685 0772

Background: This ordinance consists of a Final Docket XX proposal by Edward Tokarz which would amend the Future Land Use (FLU) Map of the General Policy Plan (GPP) by redesignating .72 acres in the Southwest Urban Growth Area (SWUGA) from Urban Medium Density Residential (UMDR) to Urban High Density Residential (UHDR) with a concurrent rezone from R-8,400 to Multiple Residential (MR). A summary of the proposed ordinance is as follows:

A summary of the proposed ordinance is as follows:

PROPOSED ORDINANCE NO. 21-053

Sections 1 – 3. Adopts recitals, findings of fact, and conclusions, and states that the Council bases its findings and conclusions on the entire record of the Planning Commission and the County Council.

Section 4. Adopts Exhibit A, amending Map 1 (Future Land Use) of the GPP.

Section 5. Adopts Exhibit B, amending the official zoning maps maintained pursuant to SCC 30.21.030 to reflect the zoning change adopted by the County Council.

Section 6. Directs the code reviser to update SCC 30.10.060 pursuant to SCC 1.02.020(3).

Section 7. Provides a standard severability and savings clause.

State Environmental Policy Act: Requirements with respect to this non-project action have been satisfied through issuance of Addendum No. 22 to the Final Environmental Impact Statement for the Snohomish County Comprehensive Plan 2015 Update on June 7, 2021. Copies of all applicable SEPA documents are available at the office of the County Council.

Where to Get Copies of the Proposed Ordinance: Copies of the full ordinance and other documentation are available upon request by calling the Snohomish County Council Office at (425) 388-3494, 1-(800) 562-4367x3494, TDD (425) 388-3700 or by e-mailing contact.council@snoco.org.

Website Access: The ordinance can also be accessed through the County Council website at: <http://www.snohomishcountywa.gov/2134/County-Hearings-Calendar>

Range of Possible Actions the County Council May Take on This Proposal: At the conclusion of its public hearing(s), the County Council may make one of the following decisions regarding the proposed actions: (1) adopt the proposed ordinance; (2) adopt an amended version of the proposed ordinance; (3) decline to adopt the proposed ordinance; (4) adopt such other proposals or modification of such proposals as were considered by the County Council at its own hearing; or (5) take any other action permitted by law.

Public Testimony: Anyone interested may testify concerning the above described matter at the time and place indicated above or by remote participation in the meeting. The County Council may continue the hearing to another date to allow additional public testimony thereafter, if deemed necessary. Written testimony is encouraged and may be sent to the office of the Snohomish County Council at 3000 Rockefeller Ave M/S 609, Everett, WA 98201; faxed to (425) 388-3496 or e-mailing Contact.Council@snoco.org. Submitting public comments 24 hours prior to the hearing will ensure that comments are provided to the Council and appropriate staff in advance of the hearing .


Party of Record: You may become a party of record on this matter by sending a written request to the Clerk of the County Council at the above address, testifying at the public hearing, or entering your name and address on a register provided for that purpose at the public hearing.

Americans with Disabilities Act Notice: Accommodations for persons with disabilities will be provided upon request. Please make arrangements one week prior to the hearing by calling Debbie Eco at (425) 388-3494, 1(800) 562-4367 X3494, or TDD #1-800-877-8339, or by e-mailing Debbie.Eco@snoco.org.


QUESTIONS: For additional information or specific questions on the proposed ordinance please call Steve Skorney in the Department of Planning and Development Services at 425-262-2207.

DATED this 17th day of September, 2021.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington


Stephanie Wright
Council Chair

ATTEST:


Debbie Eco, CMC
Clerk of the Council

PUBLISH: September 22, 2021

Send Affidavit to: Council
Send Invoice to: Planning #107010

No.	Name	Organization	Email Address	Street Address	City	State	Zip Code	Notes
1	Bruce Barnbaum	Resident	barnbaum@aol.com	31417 Mountain Loop	Granite Falls	WA	98252	
2								
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6								FILE _____
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