

## Index of Records

Project Name		Roads and Access		
<b>Part 2 - PLANNING COMMISSION</b>				
Exhibit #	Record Type	Date	Received From	Exhibit Description
2.0001	Public Participation	10/26/2021	Planning Commission	Planning Commission Agenda 10262021 (Briefing)
2.0002	Public Participation	10/26/2021	The Herald	Confirmation of Agenda publication in The Herald (Briefing)
2.0003	Legislative Documents	9/27/2021	PDS Staff	Roads and Access Staff Report 09272021 (Briefing)
2.0004	Public Participation	10/26/2021	PDS Staff	Roads and Access Presentation 10262021 (Briefing)
2.0005	Public Participation	10/26/2021	Planning Commission	Planning Commission Written Meeting Minutes 10262021 (Briefing)
2.0006	Public Participation	10/26/2021	PDS Staff	Planning Commission Audio Recording of Meeting 10262021 (Briefing)
2.0007	Public Participation	11/16/2021	Planning Commission	Planning Commission Agenda 11162021 (Hearing)
2.0008	Public Participation	11/16/2021	The Herald	Affidavit of Agenda publication in The Herald 11092021 (Hearing)
2.0009	Public Participation	11/16/2021	Planning Commission	Planning Commission Written Meeting Minutes 11162021 (Hearing)
2.0010	Public Participation	11/16/2021	PDS Staff	Planning Commission Audio Recording of Meeting 11162021 (Hearing)
2.0011	Public Participation	11/16/2021	Planning Commission	Recommendation Letter 11172021
2.0012	Public Participation	10/20/2021	Sarah Blake	Sarah Blake, letter of public comment Roads and Access 10202021
2.0013	Public Participation	10/20/2021	Tom Rodgers	Tom Rodgers, letter of public comment Roads and Access 10202021
2.0014	Public Participation	11/3/2021	Tracy Tate	Tracy Tate, letter of public comment Roads and Access 10202021



Snohomish County

**PLANNING COMMISSION  
PLANNING & DEVELOPMENT SERVICES**

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

Clerk Email: [Megan.Moore@snoco.org](mailto:Megan.Moore@snoco.org)

**REGULAR (Remote) MEETING AGENDA  
Snohomish County Planning Commission**

**October 26, 2021  
5:30 PM**

**Join the Zoom Meeting:** <https://zoom.us/j/91774106168>  
or call (253) 215-8782  
Meeting ID: 917 7410 6168

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

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

**B. OPEN PUBLIC COMMENT**

**C. APPROVAL OF MINUTES**

- [September 22, 2021: Special Meeting](#)
- [September 28, 2021: Regular Meeting](#)

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

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

**E. UNFINISHED BUSINESS**

**F. NEW BUSINESS**

Accessory Dwelling Units: Briefing

Ryan Countryman, Senior Legislative Analyst, 425-309-6164, [Ryan.Countryman@snoco.org](mailto:Ryan.Countryman@snoco.org)

The County Council has referred code amendments (via Motion 21-297) to the Planning Commission for consideration and a recommendation back to the council. The proposed code amendments would (1) allow detached accessory dwelling units (DADUs) on substandard lots in rural, resource and other non-urban zones, and (2) remove the "100-foot rule" that requires most new DADUs in these zones to be within 100 feet of a primary residence. Council staff will brief the Planning Commission on the proposal with an eye towards a potential public hearing at the commission's November 16 meeting.



Snohomish County

PLANNING COMMISSION

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For further information, please review the following:

- [Briefing Staff Report dated 10/26/2021](#)
- [Motion 21-297](#)
- [Proposed Ordinance on Accessory Dwelling Units](#)

**G.** Roads and Access Code: Briefing

Amber Piona, PDS Planner, [Amber.Piona@snoco.org](mailto:Amber.Piona@snoco.org)

Staff will present a proposal to amend Title 30 of the Snohomish County Code to address roads and access network. The proposed amendments seek the following objectives: a.) promote access for emergency fire responders and apparatus; b.) remove the need for variance requests to develop private road networks within proposed subdivisions or short subdivisions in urban areas; c.) allow the county engineer to approve private road access to individual dwelling units within a unit lot subdivision and d.) promote flexibility for the provision of pedestrian facilities within rural cluster and subdivision development.

For further information, please review the following:

- [Briefing Staff Report dated 10/26/2021](#)

**H.** Joint Planning Meeting Debrief: Discussion

Commissioners will discuss the September 22<sup>nd</sup> joint meeting with the Tulalip Tribes Planning Commission. They will discuss impressions of the meeting, the topics that were brought up, and consider next steps.

**I.** ADJOURN



**Snohomish County**

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**PLANNING COMMISSION  
PLANNING & DEVELOPMENT SERVICES**

**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 Megan Moore, Planning Commission Clerk, PDS, M/S 604, 3000 Rockefeller Avenue, Everett, WA 98201 or email at Megan.Moore@snoco.org.*

**WHERE TO GET COPIES OF DOCUMENTS AND WEBSITE ACCESS:**

*Please check [www.snohomishcountywa.gov](http://www.snohomishcountywa.gov) for additional information or the Snohomish County Department of Planning and Developmental Services, Reception Desk, 2<sup>nd</sup> Floor, County Administration Building East, 3000 Rockefeller Avenue, Everett, WA 98201 or email at Megan.Moore@snoco.org.*

**AMERICANS WITH DISABILITIES ACT NOTICE:**

*Snohomish County facilities are accessible. The county strives to provide access and services to all members of the public. Sign language interpreters and communication materials in alternate form will be provided upon request of one calendar week. Contact Angela Anderson at 425-262-2206 Voice, or 425-388-3700 TDD.*

**Snohomish County Planning Commissioners:**

<i>Merle Ash, District 1</i>	<i>Vacant, District 4</i>
<i>Mark James, District 1</i>	<i>Neil Pedersen, District 4</i>
<i>Tom Norcott, District 2</i>	<i>Vacant, District 5</i>
<i>Raymond Sheldon, Jr., District 2</i>	<i>Leah Everett, District 5</i>
<i>Robert Larsen, District 3</i>	<i>Keri Moore, Executive Appointee</i>
<i>Vacant, District 3</i>	

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

<i>Mike McCrary, Commission Secretary</i>	<i>Megan Moore, Commission Clerk</i>
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**Snohomish County**

**Planning and Development Services**

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

**MEMORANDUM**

TO: Snohomish County Planning Commission

**Dave Somers**  
*County Executive*

FROM: Janet Wright, Planner  
Amber Piona, Planner

SUBJECT: Proposed Amendments to Roads and Access Regulations in SCC 30.24.100, 30.24.050,  
30.24.055 and 30.24.100

DATE: September 27, 2021

**INTRODUCTION**

The purpose of this staff report is to outline and provide information regarding a non-project proposal to amend regulations related to roads and access. The proposed amendments seek the following objectives: a.) promote access for emergency fire responders and apparatus; b.) remove the need for variance requests to develop private road networks within proposed subdivisions or short subdivisions in urban areas; c.) allow the county engineer to approve private road access to individual dwelling units within a unit lot subdivision and d.) promote flexibility for the provision of pedestrian facilities within rural cluster and subdivision development.

**BACKGROUND**

Fire Access- Regulations related to providing fire apparatus access are outlined in Snohomish County code (SCC) 30.24.100 and SCC 30.53A.512. The existing code SCC 30.24.100(3) allows for the inclusion of a pedestrian facility on one side of a drive aisle or shared court to be included as part of the minimum 20-foot driving surface width to be classified as a fire lane. The county fire officials have encountered objects stored and located on sidewalks (pedestrian facility) as obstructions for fire access. These objects often include: garbage cans and portable basketball hoops which impede access for fire vehicles when the sidewalk width is included for the fire lane. The proposed amendment to SCC 30.24.100(3) would remove the allowance to include the pedestrian facility to meet the minimum driving surface width to qualify as a fire lane.

Access and Road Networks- Under current code SCC 30.24.050 and SCC 30.24.055, access to a subdivision, short subdivision, binding site plan development or Single Family Detached Units (SFDU) in urban areas shall be provided by a public road unless a variance is approved to allow a private road. The requirement to seek a variance for a proposed private road can add considerable time, cost, and uncertainty to a residential project. The proposed code amendment is to promote the authority of the County Engineer to determine if a proposed private road meets public health, safety and welfare or connectivity of the public

road system and removes the need for an applicant to seek a variance. Allowing this decision to be made by the county engineer will help to expedite permit review for subdivisions and short subdivisions.

Additionally, the amendment would allow a private road or drive aisle for access to individual dwelling units within a unit lot subdivision or unit lot short subdivision in urban areas unless the county engineer determines that a public road is required. A unit lot subdivision or unit lot short subdivision is used in a Townhouse development to subdivide the land under each townhome into individual lots rather than retained in common ownership akin to a condominium development.

Site Design Standards- Roads, Gates and Pedestrian Pathways- The standards for road design in a rural cluster subdivision or short subdivision as outlined in SCC 30.41C.080(6) require pedestrian facilities to be physically separated from the vehicular roadway. This requirement for a specific design for pedestrian facilities for rural subdivisions and short subdivisions does not provide any flexibility. This code amendment proposes to remove this specific design requirement and add language that the pedestrian facilities shall be designed in accordance with the Engineering Design and Development Standards (EDDS). The EDDS establish the construction standard for building road and are the more appropriate place to define pedestrian facilities required in rural cluster subdivisions and short subdivisions.

**PROPOSED CODE AMENDMENTS**

Table 1 outlines all proposed code changes and provides a brief description of the updates.

<b>TABLE 1: SUMMARY OF PROPOSED CODE CHANGES AND FINDINGS</b>	
<b>Proposed Change</b>	<b>Finding</b>
<p><b>SCC 30.24.100(3) Fire Lanes:</b> When pedestrian facilities are required, the minimum driving surface width for a drive aisle or shared court that is a fire lane <del>((may)) shall not include a pedestrian facility ((on one side that meets emergency vehicle load specifications))</del> .</p>	<p>This proposed amendment requires that the drive aisle meet the minimum 20-foot width of a driving surface for a fire lane and that it does not include the width of the pedestrian facility to meet that requirement. This code amendment would align the county code with the Engineering Design and Development Standards (EDDS) which already excludes pedestrian facilities to meet fire lane requirements.</p>
<p><b>30.24.050 Access and road network requirements to a proposed subdivision, short subdivision or binding site plan development, or single-family detached unit development (SFDU):</b></p> <p>Access to a proposed subdivision, short subdivision, or binding site plan development or to a proposed SFDU in the urban area shall be provided by a public road, except a private road <del>network may be requested as a variance pursuant to chapter 30.43B SCC if unique circumstances of the site, such as topography, the surrounding road network, soils, hydrology or maintenance requirements make the extension of the public road to the development impractical or infeasible</del> <u>may be allowed by the county engineer, in accordance with chapter 30.66B SCC.</u></p>	<p>This proposed change promotes the authority of the county engineer to determine the type of roadway required to provide access to a proposed subdivision, short subdivision, binding site plan development or SFDU. The proposed amendment removes the requirement to seek a variance if an applicant proposes a private road instead of a public road.</p>
<p><b>30.24.055 Access and road network requirements to individual lots within a proposed subdivision, short</b></p>	<p>This proposed change promotes the authority of the county engineer to determine the type of roadway</p>

**subdivision or binding site plan development or to proposed SFDU units.**

Access to lots within a proposed subdivision, short subdivision or binding site plan development or to proposed SFDU units shall meet the requirements of this section.

(1) Access to individual lots, tracts or easements within a proposed subdivision, or short subdivision in the urban area shall be provided by a public road, except a private road ~~((network element:))~~ may be allowed by the county engineer, in accordance with chapter 30.66B SCC.

~~((a) May be allowed for unit lot subdivisions and unit lot short subdivisions, except when the county engineer, in accordance with chapter 30.66B SCC, determines that a public road is required to provide for the public health, safety and welfare or connectivity of the public road system;))~~

~~((b) May be allowed if serving nine lots or fewer with traffic generation of 90 average daily trips or less, except when the county engineer, in accordance with chapter 30.66B SCC, determines that a public road is required to provide for the public health, safety and welfare or connectivity of the public road system; and))~~

~~((c) May be requested as a variance pursuant to chapter 30.43B SCC if unique circumstances of the site, such as topography, the surrounding road network, soils, hydrology or maintenance requirements make the extension of the public road within the development impractical or infeasible.))~~

(2) Access to individual lots, tracts or easements, within a proposed subdivision, short subdivision, or binding site plan development in the rural area may be provided by a private road network element as provided for in this chapter, except when the county engineer, in accordance with chapter 30.66B SCC, determines that a public road is required to provide for the public health, safety and welfare or connectivity of the public road system.

(3) Access to individual dwelling units within a SFDU shall be provided by a drive aisle, ~~((unless))~~ except when the county engineer, in accordance with chapter 30.66B SCC, determines a public road is required to provide for the public health, safety and welfare or connectivity of the public road system.

(5) Access to individual dwelling units within a unit lot subdivision or unit lot short subdivision may be provided by a private road or drive aisle, except when the county engineer, in accordance with chapter

required to serve individual lots, tracts or easements within a proposed subdivision, short subdivision, unit lot subdivision and unit lot short subdivision. The proposed amendment removes the requirement to seek a variance if an applicant proposes a private road network element instead of a public road to serve individual lots, tracts or easements within a proposed subdivision and short subdivision.

The proposed new language for SCC 30.24.055(5) would allow a private road or drive aisle for access to individual dwelling units within a unit lot subdivision or unit lot short subdivision unless the county engineer determines that a public road is required.



<p><u>30.66B SCC, determines a public road is required to provide for the public health, safety and welfare or connectivity of the public road system.</u></p>	
<p><b>30.41C.080 Site design standards - roads, gates and pedestrian pathways.</b></p> <p>The following standards shall apply to the design of roads in a rural cluster subdivision or short subdivision.</p> <p>(1) All roads, whether public or private, shall be designed and constructed in accordance with county engineering design and development standards (EDDS). Minimum required pavement dimensions consistent with the EDDS shall be used to minimize stormwater runoff.</p> <p>(2) Access to the internal roads of a rural cluster subdivision by a private road may be permitted pursuant to SCC 30.41A.210.</p> <p>(3) Access to the existing public roadway system shall be limited to no more than two points per cluster unless specifically approved or required by the county engineer.</p> <p>(4) Internal roads shall be provided in accordance with the EDDS and with chapter 30.24 SCC.</p> <p>(5) Connect clusters with pedestrian trails or pathways when feasible.</p> <p>(6) Pedestrian facilities shall be <del>((physically separate from vehicular roadways))</del> <u>designed in accordance with the EDDS.</u> Use of pervious materials for pedestrian facilities is encouraged where conditions allow.</p> <p>(7) If entrance gates are used, they shall be constructed to accommodate emergency vehicle access in accordance with SCC 30.53A.512. Gate locations and width shall be approved by the fire marshal and the county engineer. Gates serving two or fewer dwelling units may be exempt from these requirements if approved by the local fire district.</p>	<p>This code amendment proposes to remove the specific requirement to provide physically separated pedestrian facilities and adds language that the pedestrian facilities shall be designed in accordance with the Engineering Design and Development Standards (EDDS).</p>

**ANALYSIS**

Fire Access- Snohomish County code seeks to provide adequate access for emergency fire responders and apparatus. The minimum unobstructed access road width is twenty feet as outlined in SCC 30.53A.503.2.1: *Fire apparatus access roads shall have an unobstructed width of not less than 20ft (6,096 mm), exclusive of shoulders, except for approved security gates in accordance with section 503.6, and an unobstructed vertical clearance of 13 feet and 6 inches (4,115 mm).*

The existing county code as outlined in SCC 30.24.100(3) allows for the inclusion of a pedestrian facility on one side of a drive aisle or shared court to be included as part of the minimum 20-foot driving surface

width to be classified as a fire lane. However, the inclusion of pedestrian facilities as part of the required minimum 20-foot wide fire lane has been problematic due to the objects located on sidewalks (pedestrian facility) which obstruct fire access. The objects stored on sidewalks include the following: garbage cans and portable basketball hoops, as well as, other objects which can impede access by fire apparatus. The proposed amendment to SCC 30.24.100(3) would remove the existing allowance to include a pedestrian facility in order to meet the minimum driving surface width for a fire lane.

The road standard outlined in the Engineering Design and Development Standards (EDDS) has already been updated to exclude pedestrian facilities from the required width for a fire lane. EDDS 3-01 Road Circulation states the following: 3). *When pedestrian facilities or on street parking are proposed or required along any portion of a drive aisle or shared court designated a fire lane, they shall be located outside the minimum required unobstructed fire lane width. Deviation from this requirement is not allowed.* This proposed code amendment would update the code to be consistent with the relevant EDDS standard.

Access and Road Networks- The requirement to seek a variance for a proposed private road network can add considerable time, cost, and uncertainty to a residential project. The proposed code amendment is to promote the authority of the County Engineer to determine if a proposed private road network element meets public health, safety and welfare or connectivity of the public road system and removes the need for an applicant to seek a variance. Allowing this decision to be made by the county engineer will help to expedite permit review for subdivisions and short subdivisions.

Site Design Standards- Roads, Gates and Pedestrian Pathways- The requirement for a specific design for pedestrian facilities to be physically separated from a roadway within rural subdivisions does not provide any flexibility. This code amendment proposes to remove this specific design requirement and add language that the pedestrian facilities shall be designed in accordance with the Engineering Design and Development Standards (EDDS) which provides flexibility for design standards for roadways and pedestrian walkways.

The following analysis provides a summary of the proposed code amendments compliance with state law, regional, countywide and county comprehensive plan policies.

### **Compliance with State Law**

The Growth Management Act (GMA) contains planning goals, contained in the Revised Code of Washington (RCW) 36.70A.020, which guide the development of local comprehensive plans and development regulations. The following planning goals apply to these proposed code changes:

GMA Goal 3- *“Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.”*

Analysis: The proposed code amendments for roads and access regulations are aligned with the county comprehensive plan to promote flexibility within development regulations and provide for public safety. Access for fire apparatus is important for public health and safety, so this code amendment which excludes pedestrian facilities from the required fire lane width, where various obstructions may be located, helps to promote public safety.

GMA Goal 7- *“Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.”*

Analysis: The proposed code amendment to remove the requirement to seek a variance for a proposed private road network is supportive of this housing goal to promote timely and fair review of permit applications. This proposed change allows the County Engineer, who is considered the final authority on decisions concerning county roads, to make decisions whether a proposed private road network for subdivisions and short subdivisions meets applicable standards. This proposed code amendment is consistent with this Growth Management goal.

### **Compliance with the Multi-County Planning Policies**

MPP-H-10- *“Encourage jurisdictions to review and streamline development standards and regulations to advance their public benefit, provide flexibility, and minimize additional costs to housing.”*

Analysis: The proposed code amendments would promote flexibility in development standards and regulations by providing authority to the county engineer to review and approve a proposed private road network to subdivisions and short subdivisions in accordance with Chapter 30.66. This proposed amendment to remove the requirement for a variance request when a private road network is proposed would likely result in reduced costs and permit review times. Additionally, the proposed change would authorize the county engineer to determine if a private road or drive aisle meets public health, safety and welfare for access to individual dwelling units within a unit lot subdivision or unit lot short subdivision, or if a public road may be required.

### **Compliance with the Countywide Planning Policies**

CPP-HO-11- *“The county and cities should consider the economic implications of proposed building and land use regulations so that the broader public benefit they serve is achieved with the least additional cost to housing.”*

Analysis: The proposed amendments to SCC 30.24.050, 30.24.55 and 30.41C.080 increase flexibility for road design and pedestrian facilities. The permit review process is potentially streamlined by allowing the county engineer to make the determination regarding road types for access to residential development and removing the requirement for a variance request. The proposed amendment to SCC 30.24.100 promotes fire apparatus access by ensuring that fire lane width is adequate and unobstructed, and therefore, increases public safety.

### **Compliance with the Snohomish County Comprehensive Plan**

The following goals and policies within the Housing Chapter support these proposed changes to road and access regulations.

GPP- Goal HO 3 - *“Land use policies and regulations should contribute as little as possible to the cost of housing.”*

Objective HO 3.A - *“Encourage land use practices, development standards, and building permit requirements that reduce housing production costs.”*

Analysis: The proposed code amendments include greater flexibility for design of pedestrian facilities within rural subdivisions and additionally the reduction of regulatory costs and barriers by removing the requirement for a variance.

The following goals and policies within the Transportation element and Land Use Chapter support these proposed code amendments.

TR 1.C.2- Adequate access to and circulation within all developments shall be maintained for emergency service and public transportation vehicles.

Analysis: The proposed code amendment to SCC 30.24.100 to remove inclusion of pedestrian facilities for a fire lane will improve access for fire apparatus and public safety.

TR-1.D.1- A private road or access way shall not be permitted where a public road is required to meet public road access and circulation standards.

Analysis: The proposed code amendments authorize the county engineer to determine when a private road network to a subdivision or short subdivision meets applicable regulations. Additionally, the code amendment allows a private road or drive aisle to provide access to individual dwelling units within a unit lot subdivision and unit lot short subdivision unless the county engineer determines that a public road is required.

LU 6.A.2- Establish rural infrastructure standards that are consistent with appropriate rural development patterns and densities.

Analysis: The proposed code amendment to SCC 30.41C.080 allows for flexibility for design of pedestrian facilities for rural clusters and subdivisions. This change can help facilitate consistency with rural infrastructure standards.

The Economic Development chapter of the Snohomish County Comprehensive Plan includes the following goal and policies which support these proposed changes to road and access regulations.

GPP- Goal ED 2 – *“Provide a planning and regulatory environment which facilitates growth of the local economy.”*

GPP- Objective ED 2.A - *“Develop and maintain a regulatory system that is fair, understandable, coordinated and timely.”*

Policy ED 2.A.1 - *“Snohomish County shall work to ensure that the Snohomish County Code is an understandable, accessible, and user friendly document.”*

Policy ED 2.A.2 - *“Snohomish County should stress predictability but maintain enough flexibility in the Comprehensive Plan and development codes to allow for timely response to unanticipated and desirable developments.”*

Analysis: The proposed code amendments will provide greater flexibility for the provision of access roads for subdivisions, short subdivisions and unit lot subdivisions and also pedestrian facilities for rural cluster development. This flexibility is similar to that which is allowed for other types of land use applications.

## **Environmental Review**

Staff is in the process of completing a State Environmental Policy Act (SEPA) checklist for this proposed code amendment and will issue a likely Determination of Nonsignificance in early October 2021. The fourteen day public comment period will conclude prior to the Planning Commission hearing scheduled for November 16, 2021.

**Notification of State Agencies**

Pursuant to RCW 36.70A.106, a notice of intent to adopt the proposed regulations and standards was transmitted to the Washington State Department of Commerce on October 4, 2021.

**Staff Recommendation:**

Staff recommends approval of the proposed code amendments and findings contained in this staff report.

**Action Requested**

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

cc: Ken Klein, Executive Director  
Mike McCrary, PDS Director  
David Killingstad, PDS Manager  
Michael Dobesh, PDS Manager  
Ryan Countryman, Legislative Analyst

# Roads and Access: Proposed Code Amendments

Amber Piona, Planner



# Objectives for these Code Amendments:

1. Promote access for emergency fire responders and apparatus
2. Remove the need for variance requests to develop private roads for access in urban subdivisions and unit lot subdivisions
3. Promote flexibility for the provision of pedestrian facilities within rural cluster development and rural subdivisions



# Fire Lanes and Access

Current code allows the inclusion of a pedestrian facility to meet the minimum 20-ft width for a fire lane.

Obstructions on the sidewalk can impede fire access.





# Proposed Code Amendment: Fire Access

**SCC 30.24.100(3) Fire Lanes:** When pedestrian facilities are required, the minimum driving surface width for a drive aisle or shared court that is a fire lane ~~((may)) shall not include a pedestrian facility ((on one side that meets emergency vehicle load specifications))~~ .



The Engineering Design and Development Standards (EDDS) has already been updated to exclude pedestrian facilities from the required width for a fire lane.

# Fire Access and the EDDS



*EDDS 3-01(3): When pedestrian facilities or on street parking are proposed or required along any portion of a drive aisle or shared court designated a fire lane, they shall be located outside the minimum required unobstructed fire lane width.*

This code amendment would provide consistency between the county code and the EDDS.



# Access and Road Network Requirements

Current code requires a variance request to develop private roads for access in urban subdivisions and unit lot subdivisions.

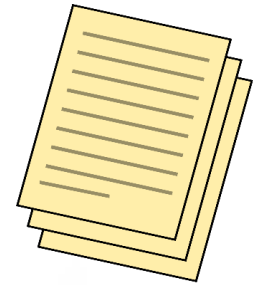
The requirement to seek a variance for proposed private roads can add considerable time, cost, and uncertainty to a residential project.



# Access and Road Network

Removing the requirement for a variance for proposed private roads:

- Gives authority to the county engineer to determine if a private road meets public health, safety and welfare or connectivity of the public road system
- Reduces permit applications for review by county staff



# Proposed Code Amendment: Access

- **30.24.050 Access and road network requirements to a proposed subdivision, short subdivision or binding site plan development, or single-family detached unit development (SFDU):**
- Access to a proposed subdivision, short subdivision, or binding site plan development or to a proposed SFDU in the urban area shall be provided by a public road, except a private road network ~~may be requested as a variance pursuant to chapter 30.43B SCC if unique circumstances of the site, such as topography, the surrounding road network, soils, hydrology or maintenance requirements make the extension of the public road to the development impractical or infeasible~~ may be allowed by the county engineer, in accordance with chapter 30.66B SCC.



# Proposed Code Amendment: Access

**30.24.055 Access and road network requirements to individual lots within a proposed subdivision, short subdivision or binding site plan development or to proposed SFDU units.**

(1) Access to individual lots, tracts or easements within a proposed subdivision, or short subdivision in the urban area shall be provided by a public road, except **a private road network element ((:)) may be allowed by the county engineer, in accordance with chapter 30.66B SCC.**



# Proposed Code Amendment: Access

- (3) Access to individual dwelling units within a SFDU shall be provided by a drive aisle, (~~unless~~) except when the county engineer, in accordance with chapter 30.66B SCC, determines a public road is required to provide for the public health, safety and welfare or connectivity of the public road system.
- (5) Access to individual dwelling units within a unit lot subdivision or unit lot short subdivision may be provided by a private road or drive aisle, except when the county engineer, in accordance with chapter 30.66B SCC, determines a public road is required to provide for the public health, safety and welfare or connectivity of the public road system.



# Pedestrian facilities in Rural Cluster subdivisions and Rural subdivisions

Current code requires physically separated pedestrian facilities for rural cluster subdivisions and rural subdivisions.

The code does not provide the flexibility in the design of pedestrian facilities that is currently allowed by the Engineering Design and Development Standards (EDDS).





# Proposed Code Amendment

## 30.41C.080 Site design standards - roads, gates and pedestrian pathways.

(6) Pedestrian facilities shall be ~~((physically separate from vehicular roadways))~~ designed in accordance with the EDDS. Use of pervious materials for pedestrian facilities is encouraged where conditions allow.



# Summary

These proposed amendments seek to:

- Improve access for fire apparatus for public safety
- Allow private roads for access within urban subdivisions and unit lot subdivisions per approval by the county engineer
- Allow greater flexibility for design of pedestrian facilities in rural residential development.



# Questions?





**Snohomish County**  
**Planning Commission**  
**Planning and Development Services**

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201  
Clerk Email: [Megan.Moore@snoco.org](mailto:Megan.Moore@snoco.org)

**REGULAR SESSION**  
**OCTOBER 26, 2021**  
**MINUTES**

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

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

Commissioner Robert Larsen, Planning Commission Chair, called the meeting to order at 5:31 p.m. Of the eight (8) currently appointed commissioners, seven (7) were in attendance (a quorum being six (6) members and a majority being six (6) members):

<b>Commissioners Present</b>	<b>Commissioners Absent</b>
Merle Ash	Tom Norcott
Leah Everett	
Mark James	
Robert Larsen	
Keri Moore	
Neil Pedersen	
Raymond Sheldon	

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

**B. PUBLIC COMMENT**

No public comment was given.

**C. APPROVAL OF MINUTES**

The minutes of [September 22, 2021](#) were unanimously approved.  
The minutes of [September 28, 2021](#) were unanimously approved.

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

Mike McCrary reviewed anticipated topics for upcoming Planning Commission meetings and the status of past recommendations.

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

**E. UNFINISHED BUSINESS**



## **F. NEW BUSINESS**

### 1. Accessory Dwelling Units: Briefing

Ryan Countryman, Senior Legislative Analyst, 425-309-6164, [Ryan.Countryman@snoco.org](mailto:Ryan.Countryman@snoco.org)

Council Staff briefed the commission on the County Council referred code amendments (via Motion 21-297). The proposed code amendments would (1) allow detached accessory dwelling units (DADUs) on substandard lots in rural, resource and other non-urban zones, and (2) remove the “100-foot rule” that requires most new DADUs in these zones to be within 100 feet of a primary residence.

Following the presentation, the commissioners had a discussion and on what constitutes rural character and asked clarifying questions on the proposed code amendments. The main points of the discussion on rural character included the diversity of rural character in Snohomish County, houses being set back from the road, ADU spacing, visual landscaping including open spaces and pastures or farmland, and low density.

Clarifying questions on the proposed code amendments included accessibility for utilities, shoreline areas especially on the Tulalip Reservation, capacity and code enforcement, equity for conforming and non-conforming lots, and the origin of the 100 ft rule.

For further information, please review the following:

- [Briefing Staff Report dated 10/26/2021](#)
- [Motion 21-297](#)
- [Proposed Ordinance on Accessory Dwelling Units](#)
- [Presentation dated 10/26/2021](#)

### 2. Roads and Access Code: Briefing

Amber Piona, PDS Planner, [Amber.Piona@snoco.org](mailto:Amber.Piona@snoco.org)

Staff presented a proposal to amend Title 30 of the Snohomish County Code to address roads and access network. The proposed amendments seek the following objectives: a.) promote access for emergency fire responders and apparatus; b.) remove the need for variance requests to develop private road networks within proposed subdivisions or short subdivisions in urban areas; c.) allow the county engineer to approve private road access to individual dwelling units within a unit lot subdivision and d.) promote flexibility for the provision of pedestrian facilities within rural cluster and subdivision development.

After the briefing questions were taken from the commissioners. Topics included homeowner’s association rights and access for firetrucks.

For further information, please review the following:

- [Briefing Staff Report dated 10/26/2021](#)
- [Presentation dated 10/26/2021](#)



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**Snohomish County**  
**Planning Commission**  
**Planning and Development Services**

3. Joint Planning Meeting Debrief: Discussion

Commissioners discussed the September 22nd joint meeting with the Tulalip Tribes Planning Commission. Several commissioners voiced their strong support to have another joint meeting with the Tulalip Tribes Planning Commission. Topics of discussion included the Swinomish Planning Advisory Board model, the 2016 MOU, and the next meeting location.

**G. ADJOURN**

The meeting was adjourned at 6:46 pm.



**Snohomish County**

**Planning Commission**

**Planning and Development Services**

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.

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Snohomish County Planning Commissioners:

Merle Ash, District 1	Vacant, District 4
Mark James, District 1	Neil Pedersen, District 4
Tom Norcott, District 2	Vacant, District 5
Raymond Sheldon, Jr., District 2	Leah Everett, District 5
Robert Larsen, District 3	Keri Moore, Executive Appointee
Vacant, District 3	

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

Mike McCrary, Commission Secretary	Megan Moore, Commission Clerk
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EXHIBIT 2.0006

Planning Commission Meeting 10/26/21

Contact Clerk of the Council for recording at 425-388-3494 or [contact.council@snoco.org](mailto:contact.council@snoco.org)

*(Clerk Note: saved in G:\ECAF\Council Approved\2022\21-1085 Roads and Access\Part 2 Documents\2.0006 – Planning Commission Audio Recording 10262021)*





**Snohomish County**  
**Planning Commission**  
**Planning and Development Services**

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201  
Clerk Email: [Megan.Moore@snoco.org](mailto:Megan.Moore@snoco.org)

**REGULAR (Remote) MEETING AGENDA**  
**Snohomish County Planning Commission**

**November 16, 2021**  
**5:30 PM**

Join the Zoom Meeting: <https://zoom.us/j/91774106168>  
or call (253) 215-8782  
Meeting ID: 917 7410 6168

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

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

**B. PUBLIC COMMENT**

**C. APPROVAL OF MINUTES**

- [October 26, 2021: Regular Meeting](#)

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

- [Upcoming Planning Commission Meeting Topics](#)
- County Council Actions on Planning Commission Recommendations

**E. UNFINISHED BUSINESS**

1. Accessory Dwelling Units: Hearing

Ryan Countryman, Senior Legislative Analyst, 425-309-6164, [Ryan.Countryman@snoco.org](mailto:Ryan.Countryman@snoco.org)

The County Council has referred code amendments (via Motion 21-297) to the Planning Commission for consideration and a recommendation back to the council. The proposed code amendments would (1) allow detached accessory dwelling units (DADUs) on substandard lots in rural, resource and other non-urban zones, and (2) remove the “100-foot rule” that requires most new DADUs in these zones to be within 100 feet of a primary residence. At the October 26<sup>th</sup> Planning Commission meeting, council staff provided a briefing to the commissioners and the commissioners discussed rural character and possible amendments to the referral ordinance. At the November 16<sup>th</sup> meeting, council staff will provide an update on their understanding of ideas discussed on October 26 and what that might look like as an amendment to the ordinance with Motion 21-297. Additionally, a public hearing will be held on



**Snohomish County**  
**Planning Commission**  
**Planning and Development Services**

the referred proposed code revisions relating to detached accessory dwelling units.

For further information, please review the following:

- Proposed Planning Commission Direction to Revise Referral Ordinance Attached to Motion 21-297
- [Briefing Staff Report dated 10/26/2021](#)
- [Motion 21-297](#)
- [Proposed Ordinance on Accessory Dwelling Units](#)
- [Presentation dated 10/26/2021](#)

2. Roads and Access Code: Hearing

Amber Piona, PDS Planner, [Amber.Piona@snoco.org](mailto:Amber.Piona@snoco.org)

The Planning Commission will hold a public hearing on a proposal to amend Title 30 of the Snohomish County Code to address roads and access network. The proposed amendments seek the following objectives: a.) promote access for emergency fire responders and apparatus; b.) remove the need for variance requests to develop private road networks within proposed subdivisions or short subdivisions in urban areas; c.) allow the county engineer to approve private road access to individual dwelling units within a unit lot subdivision and d.) promote flexibility for the provision of pedestrian facilities within rural cluster and subdivision development.

For further information, please review the following:

- [Briefing Staff Report dated 10/26/2021](#)
- [Presentation dated 10/26/2021](#)

**F. NEW BUSINESS**

1. Missing Middle Housing and Housing Preservation Code: Briefing

Ryan Countryman, Senior Legislative Analyst, 425-309-6164, [Ryan.Countryman@snoco.org](mailto:Ryan.Countryman@snoco.org)

The County Council has referred code amendments (via Motion 21-309 and in a substitute ordinance dated November 2, 2021) to the Planning Commission for consideration and a recommendation back to the council. The proposed code amendments would: 1) Increase density bonuses for Planned Residential Developments (PRDs) and Townhomes; 2) Exempt retained existing residential units from density calculations; 3) allow density bonuses in (1) and (2) to be additive; 4) Increase the permitted building height in R-7,200 zoning from 30 feet to 35 feet to allow more flexibility in the type of housing built; 5) Add a new section on setbacks for buildings above 30 feet in R-7,200 zoning to address neighborhood compatibility and fire code issues; and 6) Make townhomes (and mixed-townhomes) a permitted use in R-7,200 zoning rather than an administrative conditional use.

For further information, please review the following:

- [Briefing Staff Report dated 11/2/2021](#)



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**Snohomish County**  
**Planning Commission**  
**Planning and Development Services**

- [Substitute Ordinance dated 11/2/2021](#)
- [Motion 21-309 dated 9/15/2021](#)

**G. ADJOURN**



**Snohomish County  
Planning Commission  
Planning and Development Services**

PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:

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Snohomish County Planning Commissioners:

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<i>Mark James, District 1</i>	<i>Neil Pedersen, District 4</i>
<i>Tom Norcott, District 2</i>	<i>Vacant, District 5</i>
<i>Raymond Sheldon, Jr., District 2</i>	<i>Leah Everett, District 5</i>
<i>Robert Larsen, District 3</i>	<i>Keri Moore, Executive Appointee</i>
<i>Vacant, District 3</i>	

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

<i>Mike McCrary, Commission Secretary</i>	<i>Megan Moore, Commission Clerk</i>
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# Everett Daily Herald

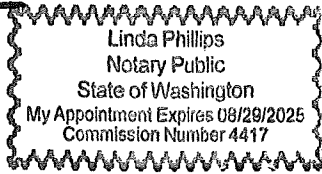
## Affidavit of Publication

State of Washington }  
County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH942598 SCPC AGENDA 11/16/21 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 11/09/2021 and ending on 11/09/2021 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$157.08.

[Signature]



Subscribed and sworn before me on this 9<sup>th</sup> day of November 2021.

[Signature: Linda Phillips]

Notary Public in and for the State of Washington.  
Snohomish County Planning | 14107010  
MEGAN MOORE

**Classified Proof**

more flexibility in the type of housing built; 5) Add a new section on setbacks for buildings above 30 feet in R-7,200 zoning to address neighborhood compatibility and fire code issues; and 6) Make townhomes (and mixed-townhomes) a permitted use in R-7,200 zoning rather than an administrative conditional use.

**G. ADJOURN**

**PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:**

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**Snohomish County Planning**

**Commissioners:**

- |                                  |                           |
|----------------------------------|---------------------------|
| Merle Ash, District 1            | Vacant, District 4        |
| Mark James, District 1           | Neil Pedersen, District 4 |
| Tom Norcott, District 2          | Vacant, District 5        |
| Raymond Sheldon, Jr., District 2 | Leah Everett, District 5  |
| Robert Larsen, District 3        | Keri Moore, Executive     |
| Vacant, District 3               | Appointee                 |

**Commission Staff (from Planning and Development Services**

**(PDS) Department):**

- Mike McCrary, Commission Secretary
- Megan Moore, Commission Clerk

Published: November 9, 2021.

EDH942598



**Snohomish County**  
**Planning Commission**  
**Planning and Development Services**

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201  
Clerk Email: [Megan.Moore@snoco.org](mailto:Megan.Moore@snoco.org)

**REGULAR SESSION**  
**NOVEMBER 16, 2021**  
**MINUTES**

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

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

Commissioner Robert Larsen, Planning Commission Chair, called the meeting to order at 5:31 p.m. Of the eight (8) currently appointed commissioners, eight (8) were in attendance (a quorum being six (6) members and a majority being six (6) members):

<b>Commissioners Present</b>	<b>Commissioners Absent</b>
Merle Ash	
Leah Everett @ 5:33 pm	
Mark James	
Robert Larsen	
Keri Moore	
Tom Norcott	
Neil Pedersen @ 5:45 pm	
Raymond Sheldon	

David Killingstad, Long Range Planning Manager served as the Planning Commission Secretary for this meeting.

**B. PUBLIC COMMENT**

No public comment was given.

**C. APPROVAL OF MINUTES**

The minutes of [October 26, 2021](#) were unanimously approved.

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

David Killingstad reviewed anticipated topics for upcoming Planning Commission meetings and the status of past recommendations. David also let the commissioners know that Council Member Mead has nominated a new commissioner, Tom Campbell, for District 4. Pending confirmation from the Council, Tom Campbell may attend next month's Planning Commission as a new commissioner.

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



**E. UNFINISHED BUSINESS**

1. Accessory Dwelling Units: Hearing

Ryan Countryman, Senior Legislative Analyst, 425-309-6164, [Ryan.Countryman@snoco.org](mailto:Ryan.Countryman@snoco.org)

Ryan Countryman reviewed the document, "Proposed Planning Commission Direction to Revise Ordinance Attached to Motion 21-297". The document showed possible changes discussed at last month's Planning Commission. The drafted possible changes included required lot size, distance between dwellings, setback distance from the road, and accessory dwelling units prohibited on lots subject to chapter 30.67 SCC.

After the presentation the Commissioners had discussion and asked questions. The main topics of discussion included the definition of substandard lots, the need for a definition of rural character, and the origin of the 100ft separation limit between dwellings.

Commissioner Larsen opened the **Public Hearing at 6:06 p.m.** for proposed code amendments to Accessory Dwelling Units.

Three (3) written comments were received by the Planning Commission from the public before the November 16, 2021 hearing. Three (3) members of the public commented at the public hearing.

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

After the hearing the commissioners discussed rural and urban environments and the 100 ft separation limit.

A **Motion** was made by Commissioner Ash and seconded by Commissioner Everett recommending **approval** of the proposed code amendments to Accessory Dwelling Units as recommended by staff.

**VOTE (Motion):**

7 in favor (*Ash, Everett, James, Larsen, Moore, Norcott, Pederson*)

1 opposed (*Sheldon*)

0 abstention

**Motion PASSED**

A **Motion** was made by Commissioner Ash and seconded by Commissioner James recommending an amendment to the main motion to remove section 3.F.

**VOTE (Motion):**

6 in favor (*Ash, Everett, James, Larsen, Moore, Pederson*)

2 opposed (*Norcott, Sheldon*)

0 abstention

**Motion PASSED**





For further information, please review the following:

- [Proposed Planning Commission Direction to Revise Ordinance Attached to Motion 21-297](#)
- [Briefing Staff Report dated 10/26/2021](#)
- [Motion 21-297](#)
- [Proposed Ordinance on Accessory Dwelling Units](#)
- [Presentation dated 10/26/2021](#)

2. Roads and Access Code: Hearing

Amber Piona, PDS Planner, [Amber.Piona@snoco.org](mailto:Amber.Piona@snoco.org)

Amber Piona reiterated the hearing tonight would be to amend Title 30 of the Snohomish County Code to address roads and access network. Following the briefing last month three letters of public comment were received and forwarded to the commissioners.

The commissioners had no questions or comments.

Commissioner Larsen opened the **Public Hearing at 6:35 p.m.** for the proposal to amend Title 30 of the Snohomish County Code to address roads and access.

Three (3) written comments were received by the Planning Commission from the public before the November 16, 2021 hearing. No member of the public commented at the public hearing.

The **Public Hearing was closed at 6:36 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 Ash and seconded by Commissioner Everett recommending **approval** of the proposal to amend Title 30 of the Snohomish County Code to address roads and access as recommended by staff.

**VOTE (Motion):**

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

0 opposed

0 abstention

**Motion PASSED**

For further information, please review the following:

- [Briefing Staff Report dated 10/26/2021](#)
- [Presentation dated 10/26/2021](#)



**F. NEW BUSINESS**

1. Missing Middle Housing and Housing Preservation Code: Briefing

Ryan Countryman, Senior Legislative Analyst, 425-309-6164, [Ryan.Countryman@snoco.org](mailto:Ryan.Countryman@snoco.org)

Ryan Countryman presented on the County Council referred code amendments. The amendments were referred via Motion 21-309 and in a substitute ordinance dated November 2, 2021. The proposed code amendments would: 1) Increase density bonuses for Planned Residential Developments (PRDs) and Townhomes; 2) Exempt retained existing residential units from density calculations; 3) allow density bonuses in (1) and (2) to be additive; 4) Increase the permitted building height in R-7,200 zoning from 30 feet to 35 feet to allow more flexibility in the type of housing built; 5) Add a new section on setbacks for buildings above 30 feet in R-7,200 zoning to address neighborhood compatibility and fire code issues; and 6) Make townhomes (and mixed-townhomes) a permitted use in R-7,200 zoning rather than an administrative conditional use.

For further information, please review the following:

- [Staff Presentation dated 11/16/2021](#)
- [Briefing Staff Report dated 11/2/2021](#)
- [Substitute Ordinance dated 11/2/2021](#)
- [Motion 21-309 dated 9/15/2021](#)

After the presentation the Commissioners had discussion and asked questions. The main topics of discussion included encouraging the development of townhomes, transfer of development rights requirements, and the preference of receiving one resolution in the future instead of multiple resolutions.

**G. ADJOURN**

The meeting was adjourned at 7:20 pm.



**Snohomish County**  
**Planning Commission**  
**Planning and Development Services**

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Snohomish County Planning Commissioners:

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Mark James, District 1	Neil Pedersen, District 4
Tom Norcott, District 2	Vacant, District 5
Raymond Sheldon, Jr., District 2	Leah Everett, District 5
Robert Larsen, District 3	Keri Moore, Executive Appointee
Vacant, District 3	

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

Mike McCrary, Commission Secretary	Megan Moore, Commission Clerk
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EXHIBIT 2.0010

Planning Commission Meeting 11/14/21

Contact Clerk of the Council for recording at 425-388-3494 or [contact.council@snoco.org](mailto:contact.council@snoco.org)

*(Clerk Note: saved in G:\ECAF\Council Approved\2022\21-1085 Roads and Access\Part 2 Documents\2.0010 – Planning Commission Audio Recording 11142021)*



## Snohomish County

### SNOHOMISH COUNTY PLANNING COMMISSION

November 17, 2021

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

**SUBJECT:** Planning Commission recommendation on proposed code amendments to  
Roads and Access

Dear Snohomish County Council:

On behalf of the Snohomish County Planning Commission, I am forwarding our recommendation to amend regulations for Roads and Access. The Planning Commission had a briefing on this topic on October 26, 2021 and conducted a public hearing on November 16, 2021.

The proposed code amendments would promote access for emergency fire responders and apparatus, remove the need for variance requests to develop private road networks within proposed subdivisions or short subdivisions in urban areas, allow the County Engineer to approve private road access to individual dwelling units within a unit lot subdivision and promote flexibility for the provision of pedestrian facilities within rural clusters and subdivision development.

There were three (3) written comments received by the Planning Commission from the public prior to the November 16 hearing.

#### **PLANNING COMMISSION RECOMMENDATION**

At the November 16, 2021, Planning Commission meeting, Commissioner Ash made a motion, seconded by Commissioner Everett, recommending APPROVAL of the proposed Roads and Access amendments contained in the staff report.

#### **Vote (Motion):**

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

0 opposed

0 abstentions

#### **Motion passed**

This recommendation was made following the close of the public hearing and after due consideration of information presented and is based on the findings and conclusions presented in the September 27, 2021, staff report, with which the Commission concurred.

Respectfully submitted,

Robert Larsen

Robert Larsen (Nov 17, 2021 15:02 PST)

SNOHOMISH COUNTY PLANNING COMMISSION  
Robert Larsen, Chairman

Roads and Access Code

Planning Commission Recommendation Letter  
Index # : File Name : 20011-Roads\_and\_Access\_Recommendation\_Letter\_11172021.pdf  
Code Amendments to Chapter 30.24 SCC

November 17, 2021

cc: Dave Somers, Snohomish County Executive

Mike McCrary, Director, Planning and Development Services

**From:** northforkstilly@frontier.com <northforkstilly@frontier.com>

**Sent:** Wednesday, October 20, 2021 1:25 PM

**To:** Piona, Amber <Amber.Piona@co.snohomish.wa.us>

**Subject:** public comment on DNS for amendments to roads/access network

**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

I would like to make comment regarding the non-project proposal to amend Title 30 of the Snohomish County Code to address roads and access network. Specifically, the proposal to make it easier to build private road networks within subdivision developments, by means of not requiring variance requests or by allowing the county engineer to approve private roads, will have adverse environmental (as well as realistic road use) impacts. One of our properties is on land accessed via a private road 'network' of poorly-maintained and utilized gravel, which is a source of turbid runoff to area streams and wetlands, not to mention the pollutant runoff to streams and wetlands of petroleum road 'sealants' or other oil applications in an effort to improve the road condition. Large subdivision developments should not be allowed to have private roads, as they inevitably are not maintained by homeowner associations, similar to stormwater or critical area protection zones (does the County have data to show that HOA's do properly maintain such assets?). It should be the County's responsibility to assure these roads will meet a higher standard from the beginning, provide maintenance and environmental protection.

Thank you,

Sarah Blake  
12506 Smokes Road  
Arlington, WA 98223

**From:** Tom Rogers <[tomr@cityofmillcreek.com](mailto:tomr@cityofmillcreek.com)>  
**Sent:** Tuesday, October 19, 2021 4:35 PM  
**To:** Piona, Amber <[Amber.Piona@co.snohomish.wa.us](mailto:Amber.Piona@co.snohomish.wa.us)>  
**Subject:** RE: Party of Record

**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

Thank you.

Our concern is for short plats that may be annexed to the City at a later date. As long as street trees are still required on the back side of the sidewalk that would be ok. We do that in Mill Creek on low volume private roads. Provides larger lots and more room for the tree roots. There should be a rolled curb though. Provides a visual and physical barrier. Also, helps keep cars from parking on the walkway. Separated walkways do not have that problem. Please make these comments part of the record.

Tom

Tom



**Tom Rogers, AICP**  
Planning and  
Development Services Manager  
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**Moore, Megan**

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**From:** Tracy Tate <seagalhawk12@me.com>  
**Sent:** Wednesday, November 3, 2021 6:27 AM  
**To:** Somers, Dave J  
**Cc:** Moore, Megan; McCrary, Mike; Piona, Amber  
**Subject:** Concerns over amendment to Title 30 of the Snohomish County Code to address roads

**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

Hi Dave,

My name is Tracy Tate, BSN RN-BC and I am a registered nurse, with over 20 years of experience, living at 3009 51st PL SW, Everett WA. I am attending the Planning Commission Meeting on Oct. 26th. This was my first time attending a government meeting and I know very little about the Unified Development Code so forgive my ignorance.

The situation that has come to my attention is an ever-growing, dire obesity crisis, for adults in Snohomish County.

The background is that obesity has health, economic and societal consequences. Examples include hypertension, diabetes, stroke, low quality of life and mental disorders, diagnostic and treatment cost, loss of productivity through work absentee, disability, and disqualification from military services. The 2014 Snohomish County Health Improvement Plan needs stronger language and Snohomish County Code need enforcement to address lack of pedestrian pathways and safe roadways in the neighborhood and build environment. Too many environmental barriers exist preventing physical activity. When adults have access to safe walking pathways, they have more opportunity for physical activity which will help combat the obesity crisis. During a Snohomish County Planning Commission meeting last week, the staff presented a proposal to amend code "30.41C.080 Site design standards - roads, gates and pedestrian pathways". The proposal was to remove a requirement that provided physically separated pedestrian pathways from vehicular roadways, and instead be designed in accordance with the Engineering Design and Development Standards (EDDS) to provide flexibility in designs, within rural clusters in subdivision development.

My assessment is that this proposal prioritizes flexibility in designs, providing authority to county engineers, and focuses on design cost reduction, over ensuring pedestrian pathways are physically separated from vehicular roadways. Pedestrian pathways that are physically separated from vehicles and roadways are enticing places to walk or bike and can encourage and create opportunity for increased physical activity that can combat the costly health issue of obesity.

My recommendation is that the proposal to amend code "30.41C.080 Site design standards - roads, gates and pedestrian pathways" gets reconsidered. Roadways that have pedestrian pathway that are physically separated from vehicles, entice people to take a walk and to be more physically active. I would like to see complete street policies that include additional environmental motivators like even level surfaces and benches for people to rest addressing the needs of our older and heavier community members. I believe it is the lack of complete street policies, and removal of code requirements for pedestrian pathways that are physically separate from vehicular roadways, that is contributing to our dire, and costly obesity health crisis.

Thank you for your time,

Roads and Access Code

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