



Snohomish County

PLANNING COMMISSION

PLANNING & DEVELOPMENT SERVICES

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

Clerk Email: megan.moore@snoco.org

REGULAR (Remote) MEETING AGENDA
Snohomish County Planning Commission

May 25, 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 our website at <http://www.snohomishcountywa.gov> and enter "Planning Commission" in the search box.

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

B. APPROVAL OF MINUTES

- [April 27, 2021](#): Regular Meeting

C. STATUS OF PAST RECOMMENDATIONS AND FUTURE AGENDA ITEMS

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

D. UNFINISHED BUSINESS

1. Historic & Archaeology Resources: Deliberation

Amber Piona, PDS Planner, 425-262-2375, amber.piona@snoco.org

Gretchen Kaehler, DCNR County Archeologist, 425-388-343, gretchen.kaeler@snoco.org

The proposed code amendments to chapter 30.32D SCC address archaeological resources. The purpose of the proposed amendments is to revise land use regulations associated with archaeological resources to reflect current law, clarify terminology, and increase the protection of archaeological resources in unincorporated Snohomish County.

For further information, please review the following:

- [Hearing Memo dated May 7, 2021](#)
- [Hearing Memo dated April 9, 2021](#)
- [Briefing Staff Report dated March 5, 2021](#)



Snohomish County

PLANNING COMMISSION

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E. NEW BUSINESS

1. County Council Referred Amendments to Mineral Lands Comprehensive Plan Policies and Code Provisions: Briefing

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

Staff will brief the Planning Commission on a County Council referred proposal to amend the portions of the Snohomish County Growth Management Act (GMA) Comprehensive Plan 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.

For further information, please review the following:

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

2. County-initiated Comprehensive Plan Amendments: Briefing

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

The Planning Commission will be briefed on the annual consideration of county-initiated amendments to the GMA comprehensive plan according to the requirements of Chapter 30.73 SCC. Staff is requesting a public hearing be tentatively scheduled for June 22, 2021, for this year's package of proposed amendments that consist of:

GPP21-3 – Technical Corrections

The 2021 Technical Corrections consist 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.

For further information, please review the following:

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

3. Docket XX: Briefing

Steve Skorney, PDS Senior Planner, 425-262-2207, steve.skorney@snoco.org
Terri Strandberg, PDS Principal Planner, 425-262-2359, terri.strandberg@snoco.org

The Planning Commission will be briefed on Final Docket XX which consists of four docket proposals to amend the Snohomish County Growth Management Act Comprehensive Plan (GMACP) and implementing zoning according to the requirements of Chapter 30.74 SCC:



Snohomish County

PLANNING COMMISSION

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1. Olympic View Water and Sewer District (CFP1) – Amend the Capital Facilities Plan of the GMACP to identify Olympic View as the 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.
2. 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 rezone from R-8,400 to Multiple Residential (MR).
3. Tom Winde et al. (SW6) – Amend the FLU map of the GPP to:
 - a. (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
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4. Marv Thomas (SW7) – Amend the FLU map of the GPP to redesignate 6.6 acres in the SWUGA from ULDR to Urban Commercial and rezone from R-7,200 to Community Business

For further information, please review the following:

- [Olympic View Water and Sewer District Briefing Staff Report dated May 7, 2021](#)
- [Edward Tokarz Briefing Staff Report dated May 7, 2021](#)
- [Tom Winde et al. Briefing Staff Report dated May 7, 2021](#)
- [Marv Thomas Briefing Staff Report dated May 7, 2021](#)

F. ADJOURN



Snohomish County

**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:

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<i>Mark James, District 1</i>	<i>Neil Pedersen, District 4</i>
<i>Tom Norcott, District 2</i>	<i>James Kamp, 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

Lia Toupin 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 2576998 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 05/15/2021 and ending on 05/15/2021 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$313.95.

Lia Toupin

Subscribed and sworn before me on this

27th day of, *May*

2021
Linda Phillips

Notary Public in and for the State of Washington.



Account Name **Snohomish County Planning Acct. 14107010**
REQUESTED BY **Megan Moore**
PO/Notice Description **SCPC Agenda May 2021**

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Vacant, District 3	
Commission Staff (from Planning and Development Services (PDS) Department):	
Mike McCrary, Commission Secretary	Megan Moore, Commission Clerk



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.

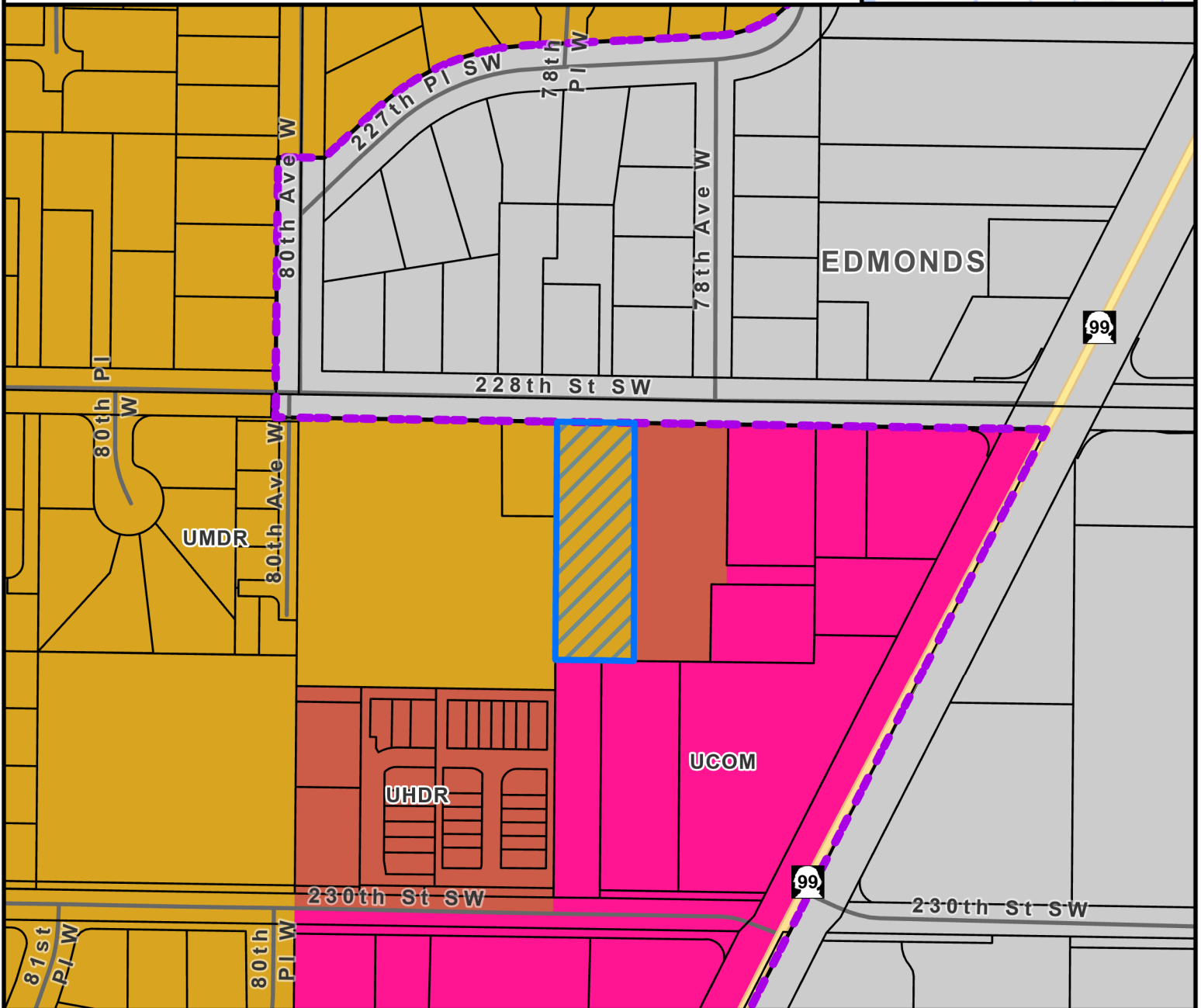
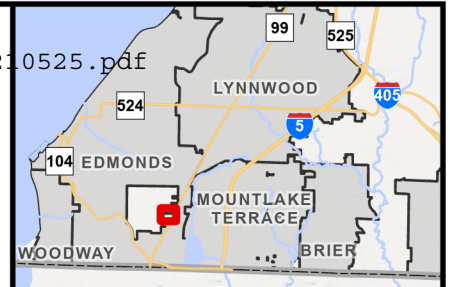
ATTACHMENT

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

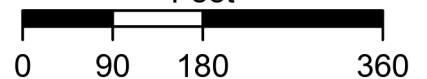
City Boundary

Parcels

Major Roads

Streets

Feet

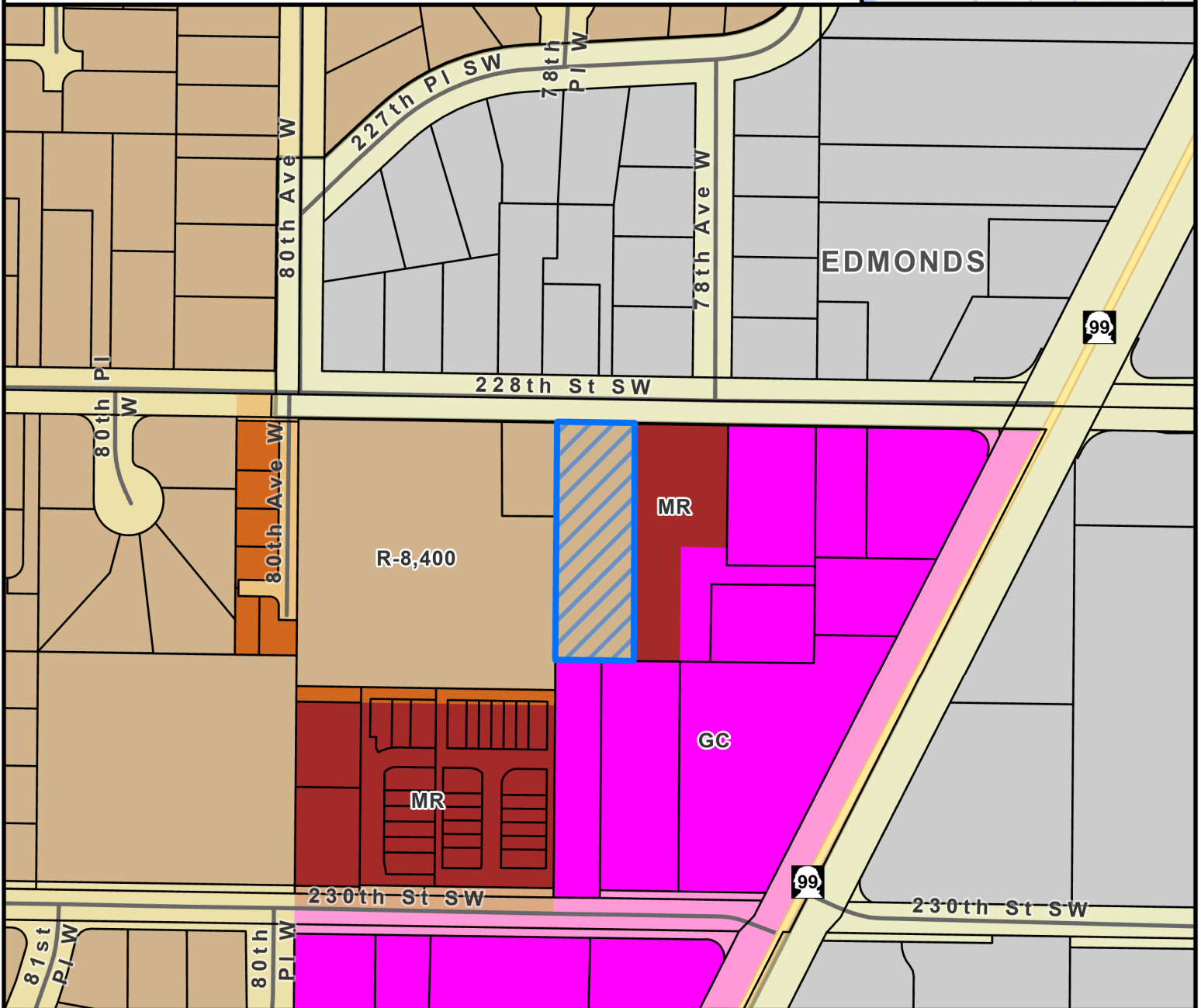
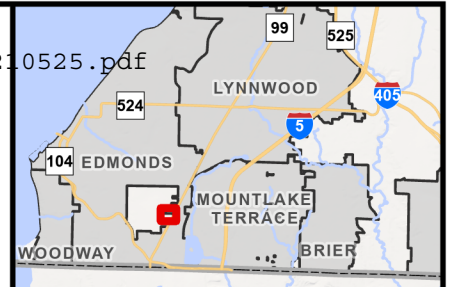


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Final Docket XX Tokarz - (SW5)

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

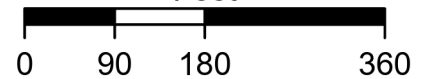
Road Right of Way

Parcels

Major Roads

Streets

Feet

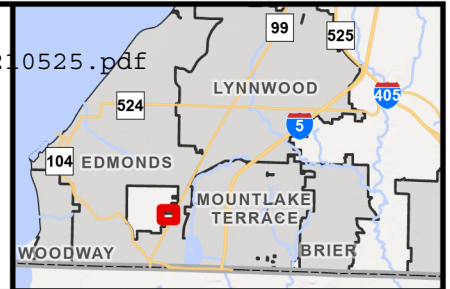



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Final Docket XX Tokarz - (SW5)

Proposed FLU and Zoning Designation



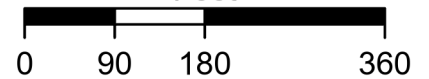
 Proposed FLU and Zoning Designation

 City Boundary

 Parcels

2018 Aerial Imagery

Feet



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Final Docket XX and 2021 County-Initiated Comprehensive Plan Amendments

Snohomish County Planning Commission

Briefing

May 25, 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

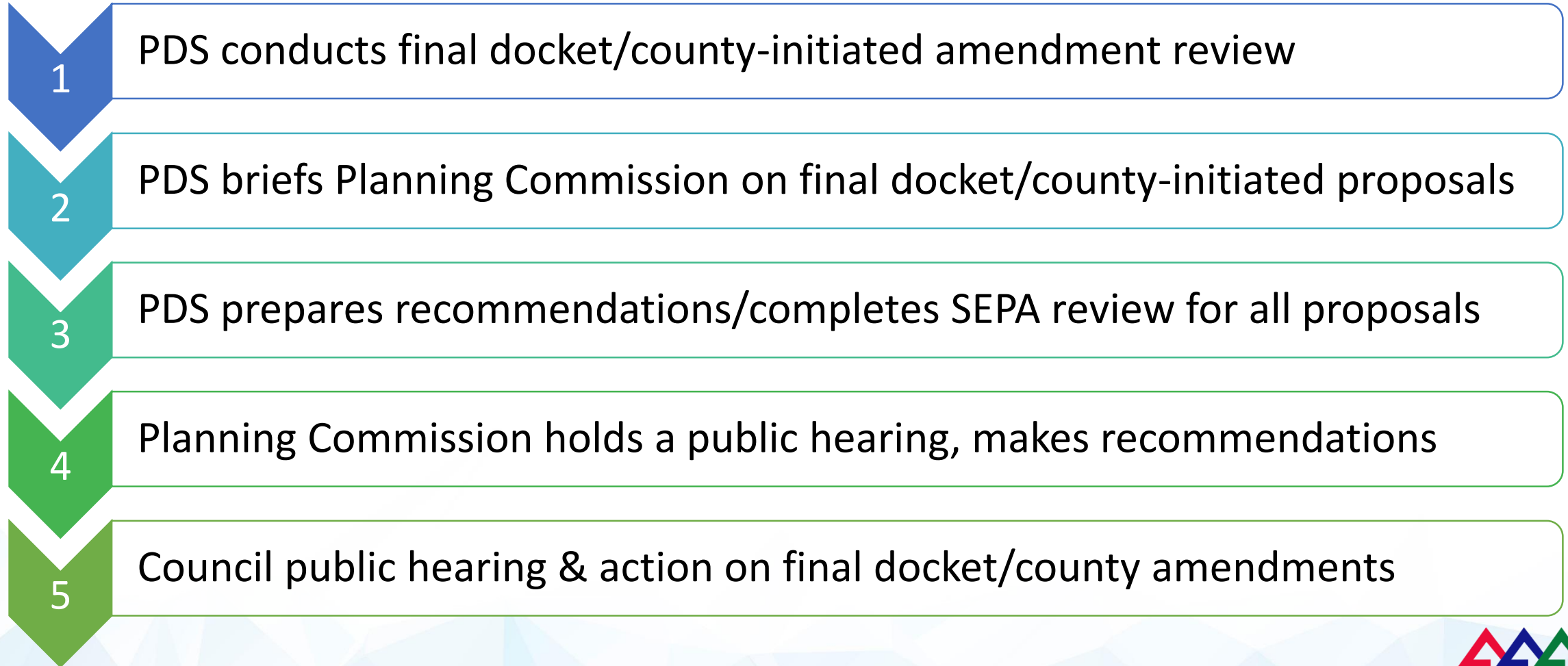
- Include proposals that:
 - Alter UGA boundaries
 - Add significant population or employment capacity
 - Have significant environmental or capital facilities impacts
 - Propose significant policy change
- Final action occurs every four years

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



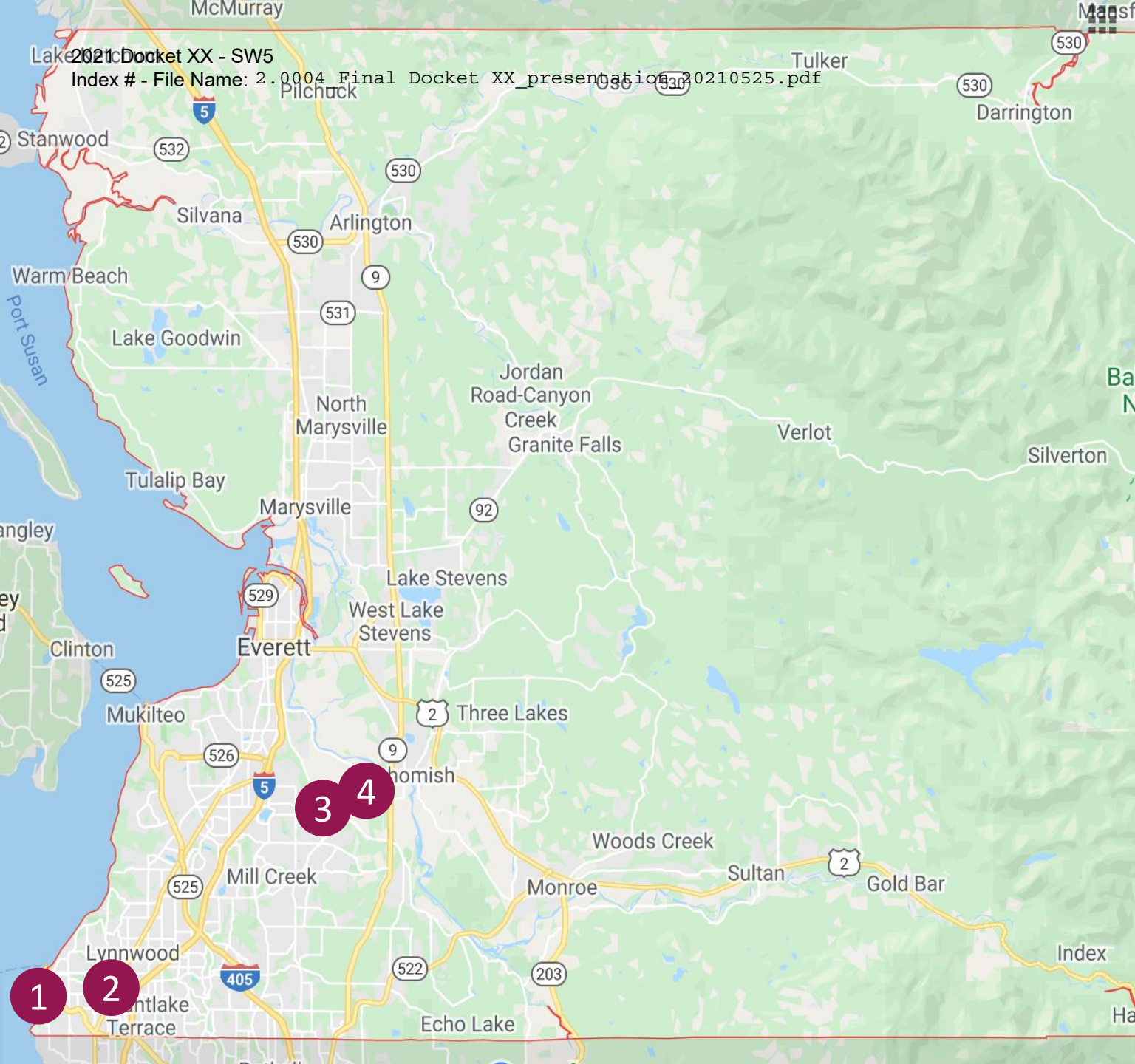
Snohomish County Final Docket/County-Initiated Process



Snohomish County Docket XX

Four minor docket proposals to amend the county's GMA comprehensive plan and implementing zoning and regulations.





Final Docket XX Proposals

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

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



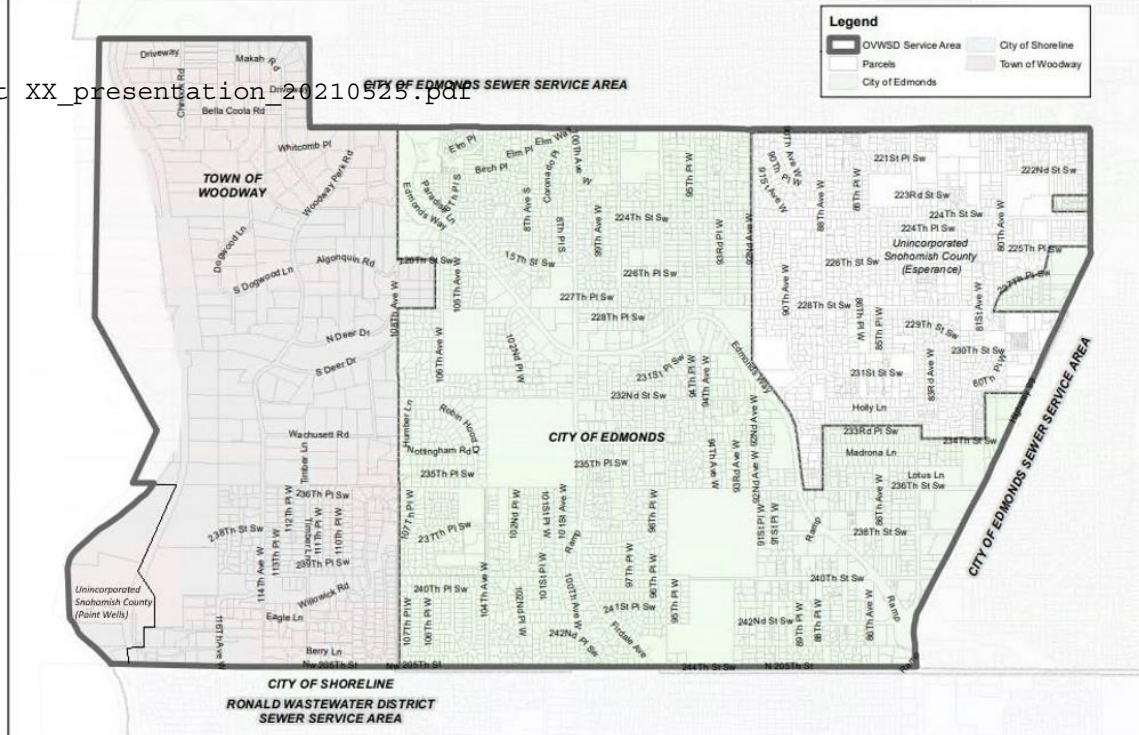


Figure 2
 Sewer Service Corporate Boundary Map
 2019 Sewer Comprehensive Plan Amendment

Document Path: \\k-fs1\project\P1919094 Sewer Plan Amendment 2 Update\GIS\Plan\Figures_2015Amendment\Doc\OVVSD_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)

Key Preliminary Findings

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

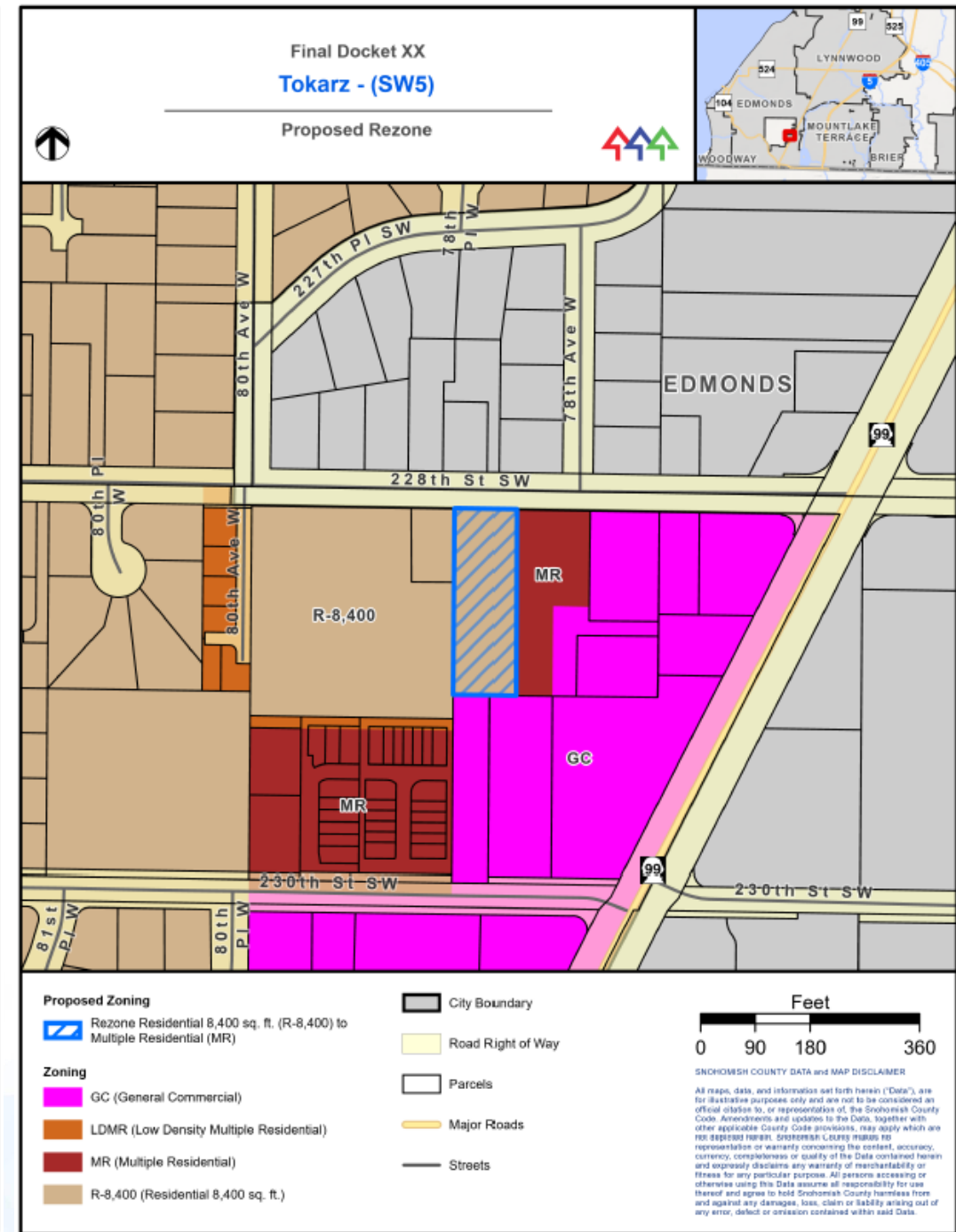
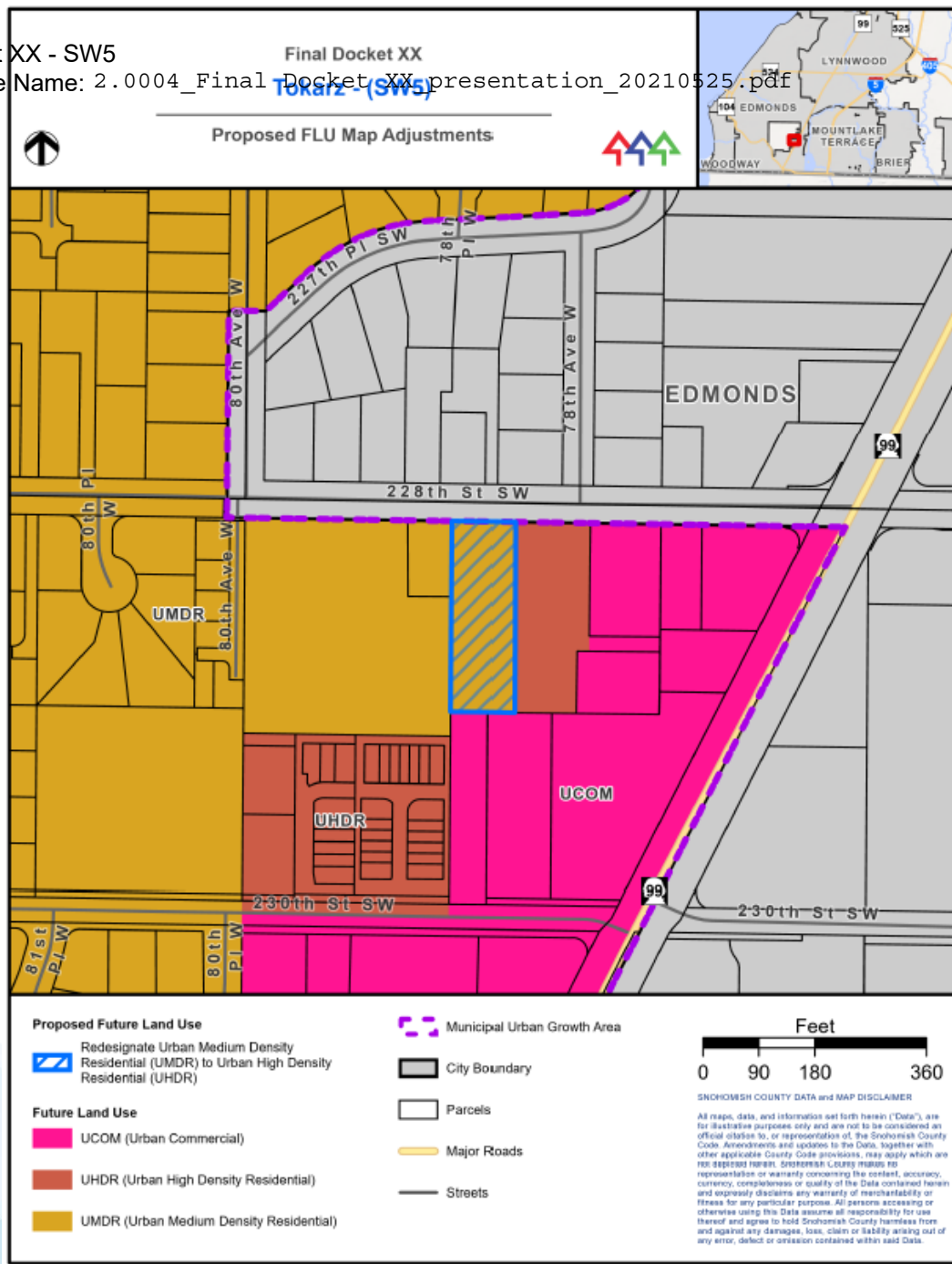
- GMA:
 - 36.70A.020(1) and (12)
 - 36.70A.070(3)
- Multicounty Planning Policies (MPPS)
 - PS-7
 - PS-10
- Countywide Planning Policies (CPPS)
 - PS-13
- General Policy Plan (GPP)
 - Goal UT 3



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)



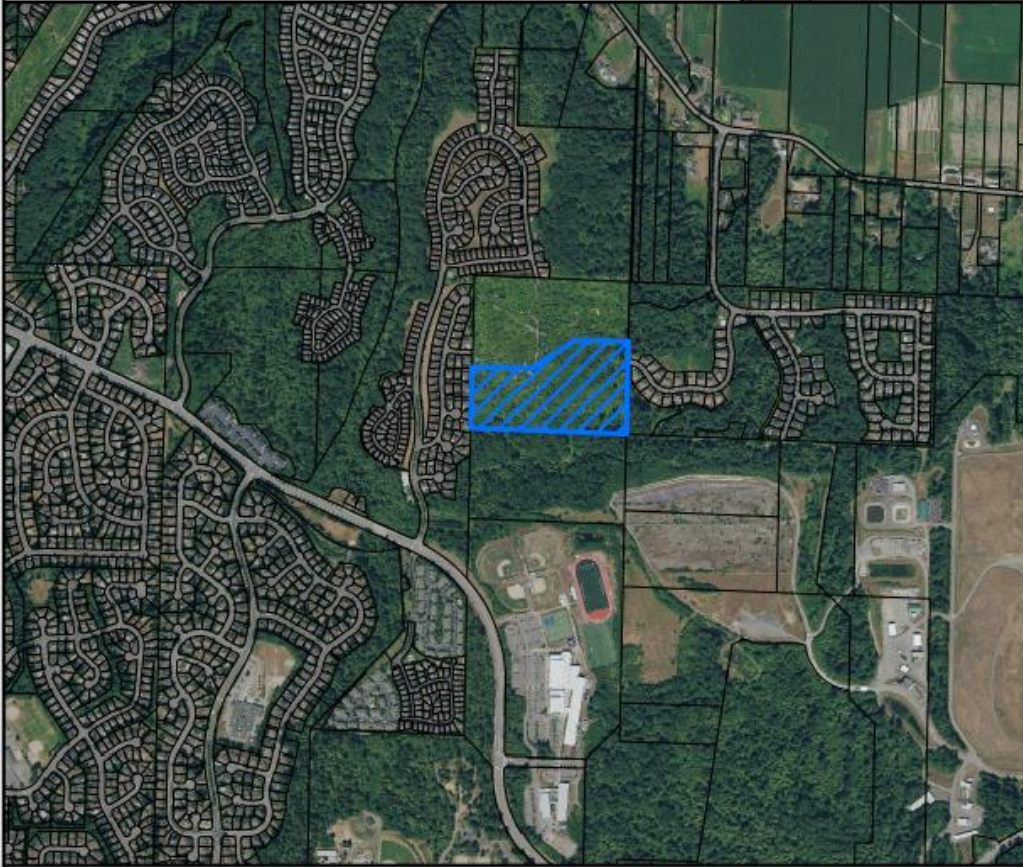


Edward Tokarz (SW5)

Key Preliminary Evaluation Findings

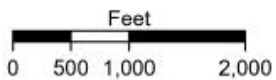
- Consistent with the GMA, MPPs, CPPs and GPP.
- Infill proposal would encourage more compact and efficient urban residential development.
- Proposal site is located where urban services and facilities are readily available, including sanitary sewer, public water and public transit.





Proposed FLU and Zoning Designation
 Parcels

2018 Aerial Imagery



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Tom Winde et al. (SW6)

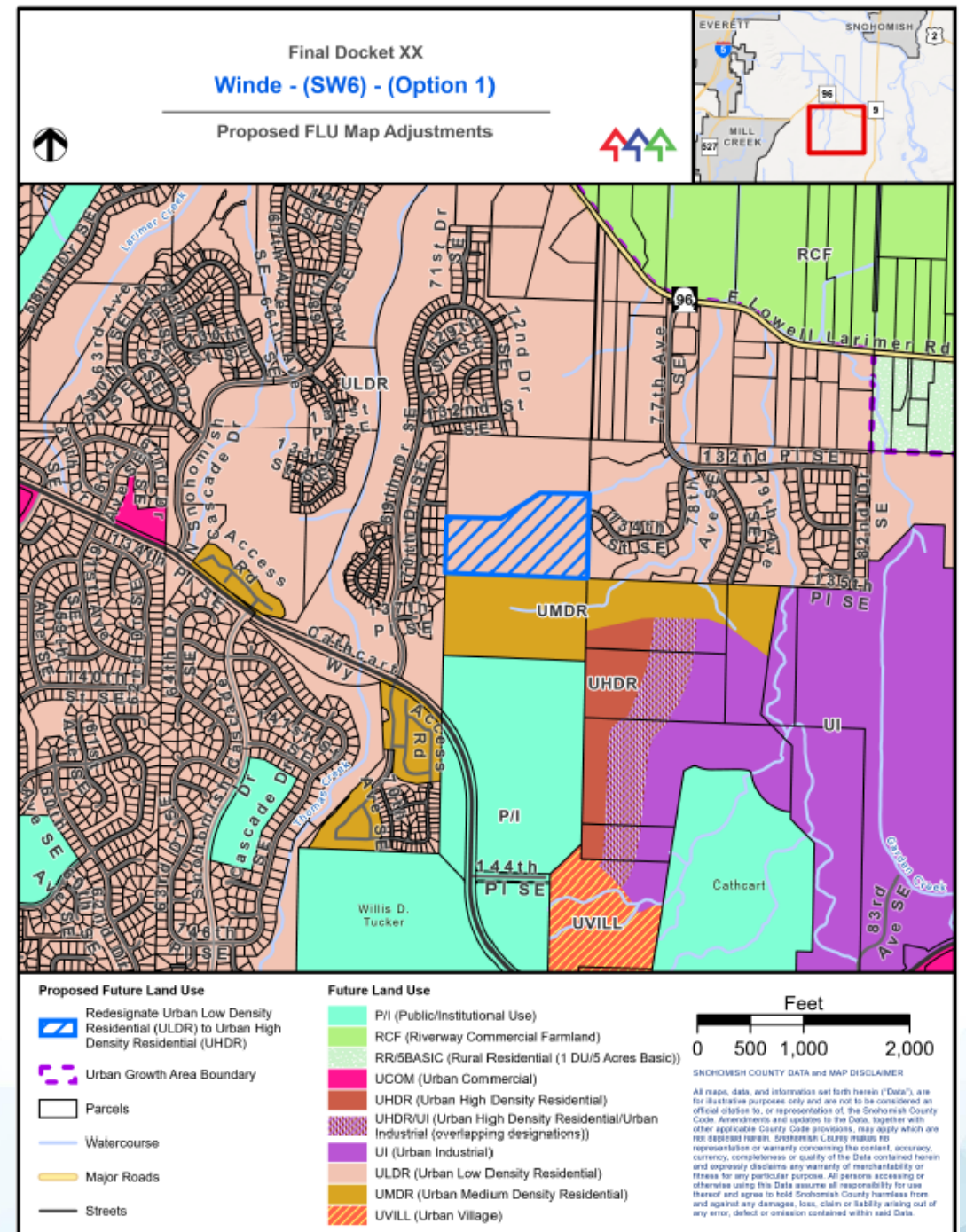
- ❑ Infill a vacant 19.96 acre parcel in the Snohomish Cascade neighborhood.
- ❑ Two proposed infill options.
- ❑ Located in the SWUGA, north of the 144 acre Cathcart property, recently sold by the County to a developer.
- ❑ Located within the Silver Lake Water and Sewer District and service is accessible to the site.
- ❑ Site contains steep slopes greater than 33% and a seasonal stream.
- ❑ The only improved access to the site is by local streets adjacent to the north in the newly platted Glacier View single family residential subdivision.



Tom Winde et al. (SW6)

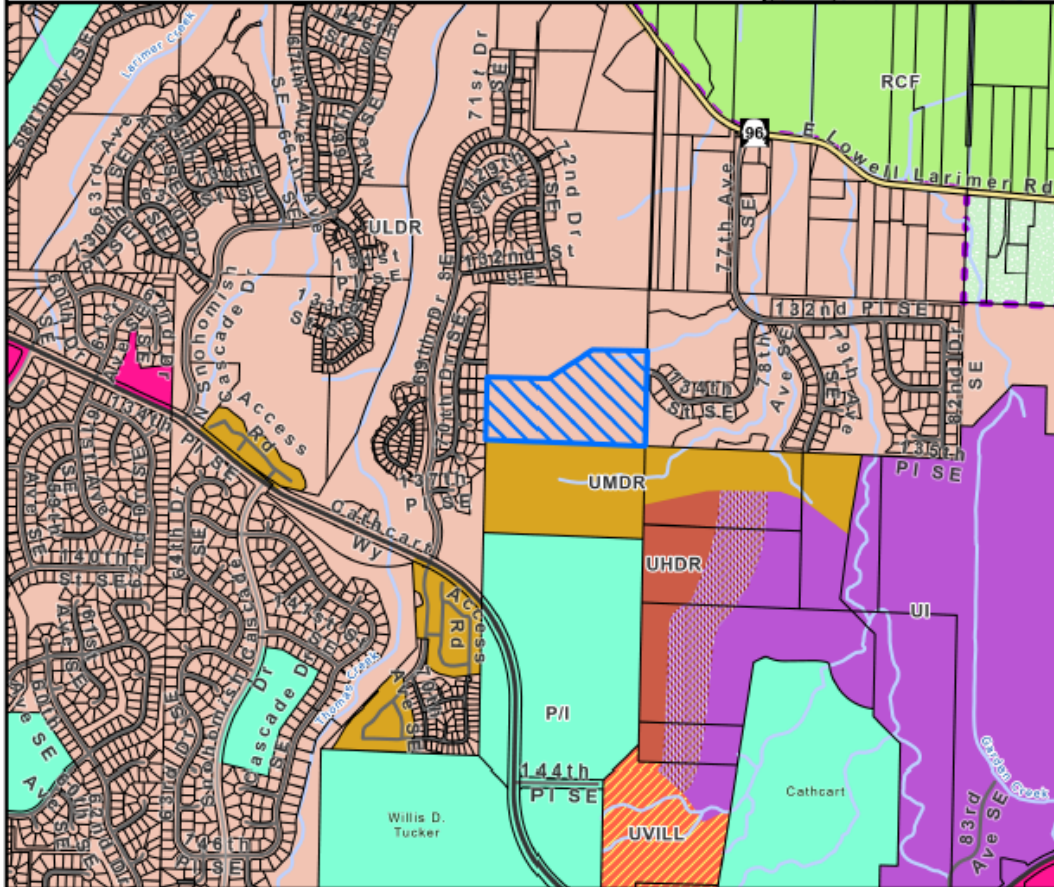
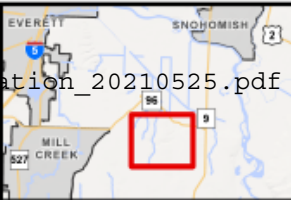
Option 1

- ❑ Redesignate from Urban Low to Urban High Density Residential.
- ❑ Rezone the parcel from R-7,200 to Multiple Residential (MR).
- ❑ Maximum MR density – 22 dwelling units/acre.





Proposed FLU Map Adjustments

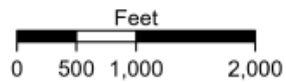


Proposed Future Land Use

- Redesignate Urban Low Density Residential (ULDR) to Urban Medium Density Residential (UMDR)
- Urban Growth Area Boundary
- Parcels
- Watercourse
- Major Roads
- Streets

Future Land Use

- P/I (Public/Institutional Use)
- RCF (Riverway Commercial Farmland)
- RR/5BASIC (Rural Residential (1 DU/5 Acres Basic))
- UCOM (Urban Commercial)
- UHDR (Urban High Density Residential)
- UHDR/UI (Urban High Density Residential/Urban Industrial (overlapping designations))
- UI (Urban Industrial)
- ULDR (Urban Low Density Residential)
- UMDR (Urban Medium Density Residential)
- UVILL (Urban Village)



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Tom Winde et al. (SW6)

Option 2

- Redesignate from Urban Low to Urban Medium Density Residential.
- Rezone the parcel from R-7,200 to Low Density Multiple Residential (LDMR).
- Maximum LDMR density – 11 dwelling units/acre.



Snohomish County



Tom Winde et al. (SW6)

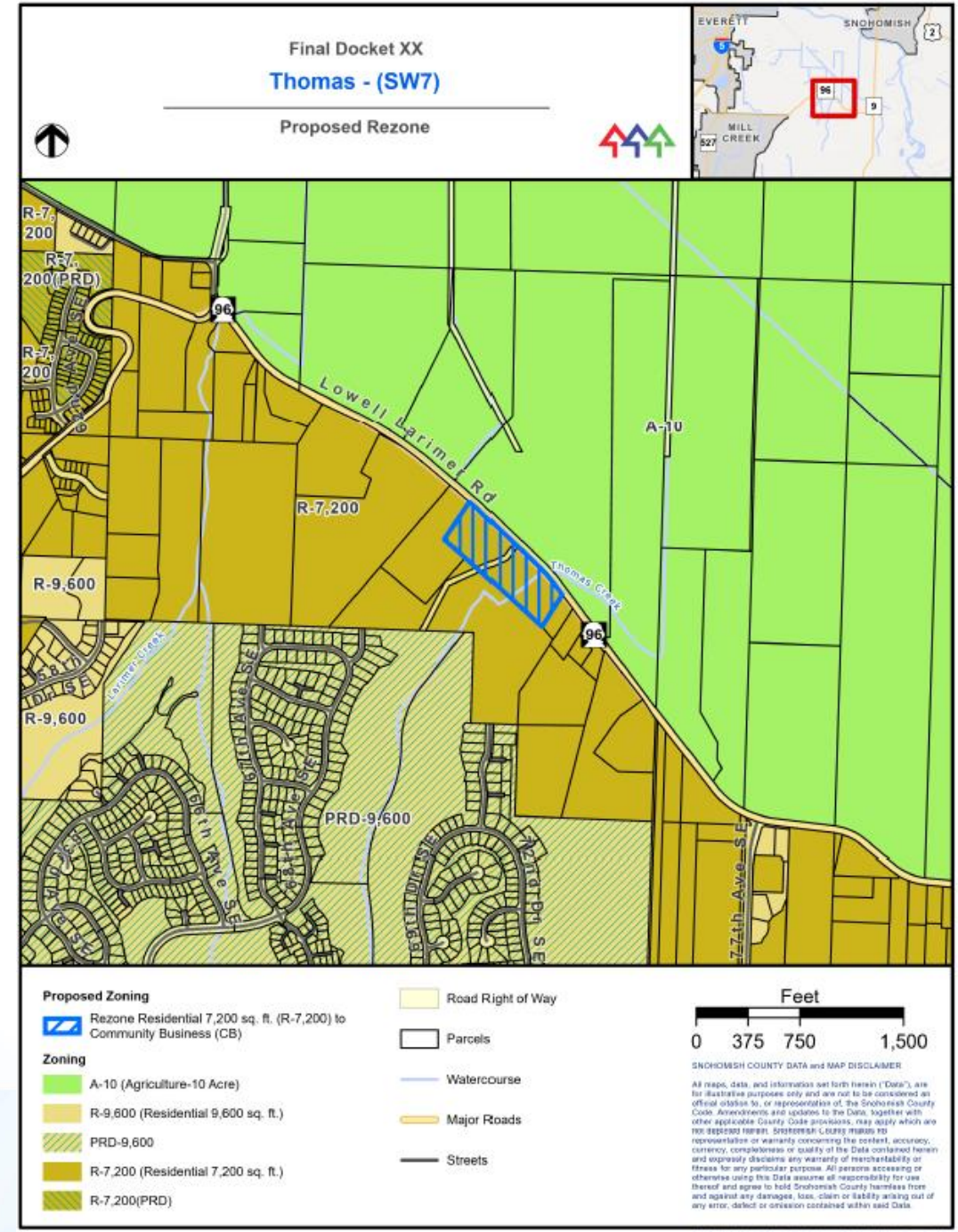
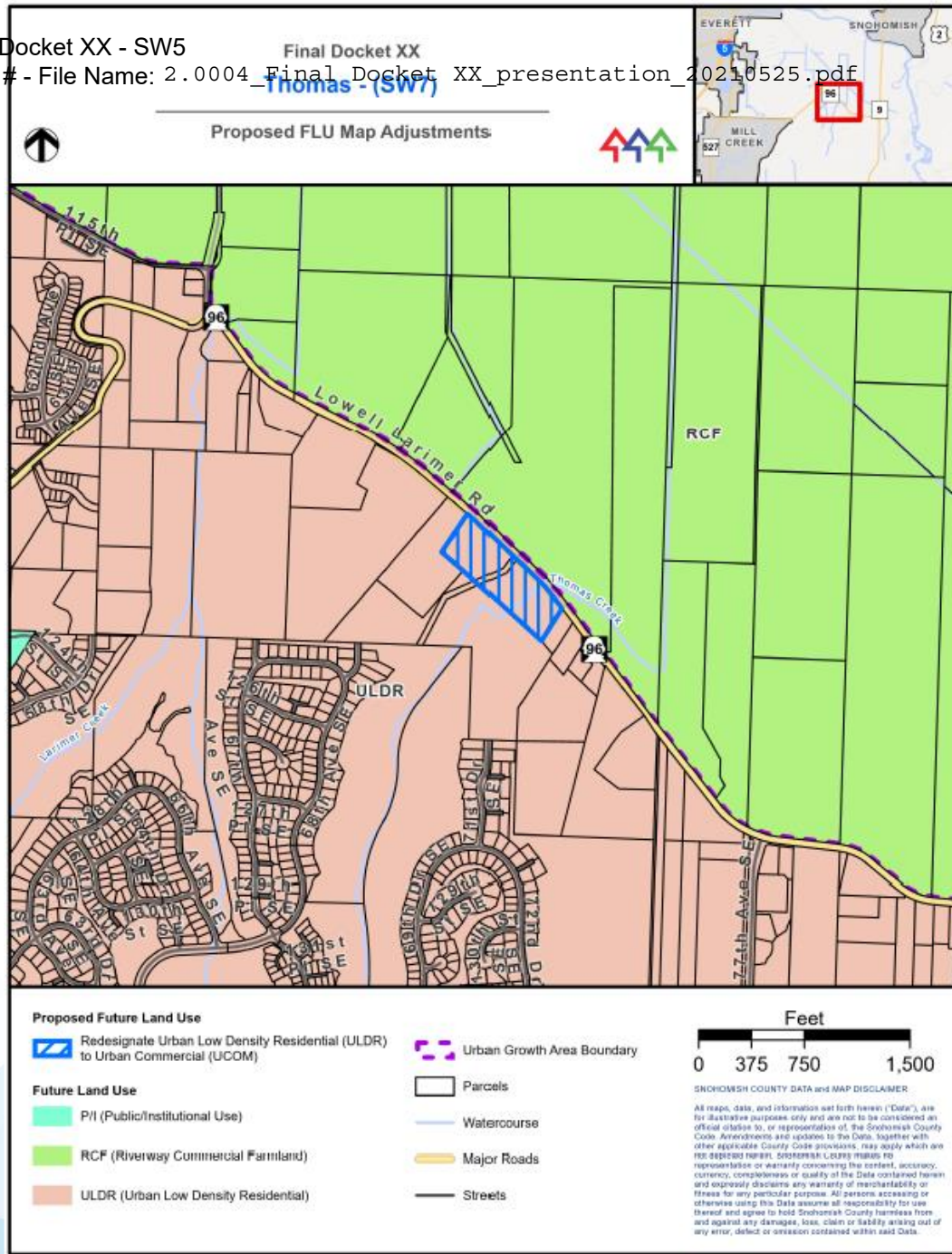
Key Preliminary Evaluation Findings

- ❑ Both options inconsistent with the GMA, MPPs and CPPs.
- ❑ Lack of roadway capacity for multi-family development, site only served by local streets.
- ❑ Road system in Snohomish Cascade area designed for single-family development.
- ❑ Higher densities would trigger demand for public transit - nearest transit stop is three-quarters of a mile away.

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





Thomas (SW7)

Key Preliminary Evaluation Findings

- ❑ Consistent with the GMA, MPPs and CPPs.
- ❑ Infill proposal would encourage more efficient use of urban land by maximizing development potential.
- ❑ The site can be served by urban levels of service including sewer and water.
- ❑ Site access from Lowell-Larimer Road, an urban minor arterial.



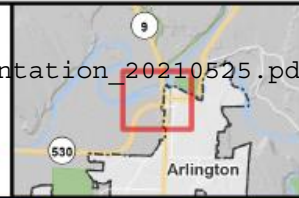
Annual County-Initiated Plan Amendments

- ❑ Typically 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 three city and town annexations.



Technical Corrections (GPP21-3)

Proposed Future Land Use (FLU) Map Adjustments



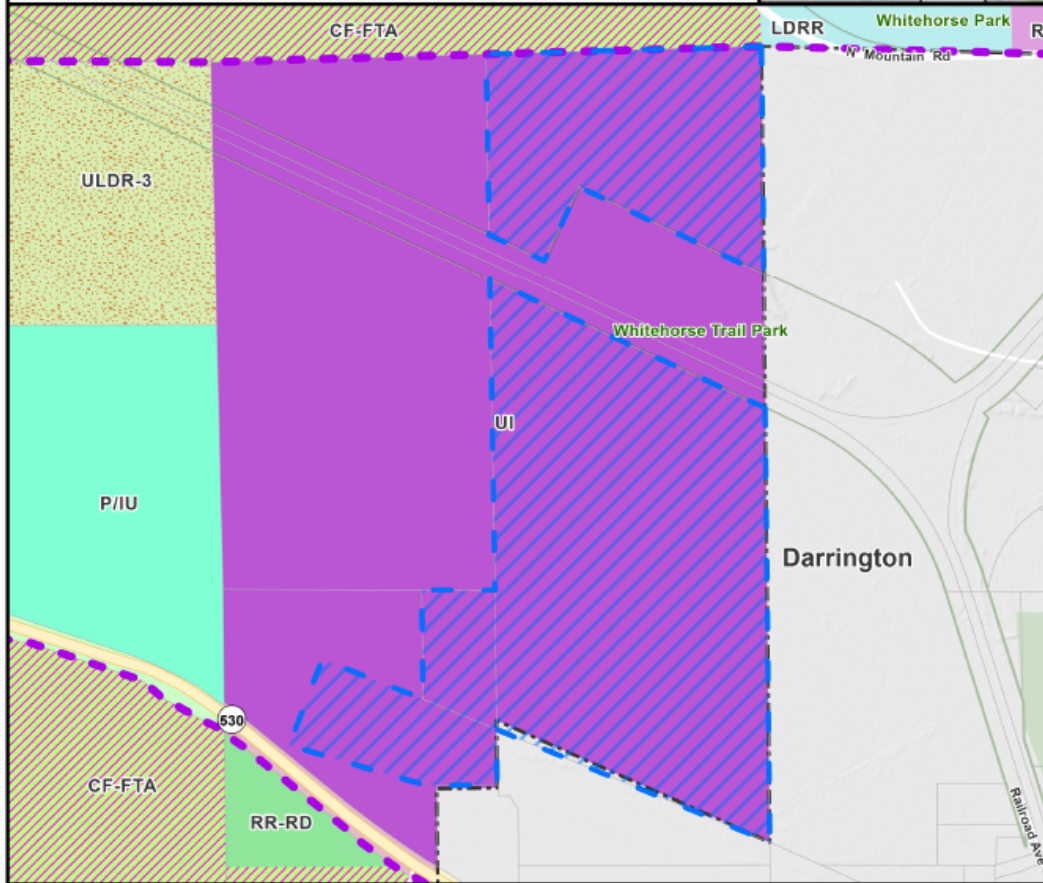
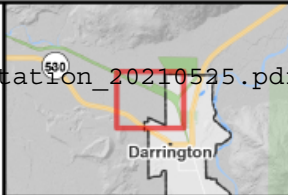
<p>Proposed FLU Adjustments</p> <ul style="list-style-type: none"> Arlington Butler Wetland Annexation <p>Future Land Use</p> <ul style="list-style-type: none"> RCF: Riverway Commercial Farmland RR: Rural Residential (1 DU/5 Acres Basic) RR-10: Rural Residential-10 (1DU/10 Acres) 	<ul style="list-style-type: none"> Urban Growth Area Boundary City Boundary Road Right of Way Parcels Waterbodies Watercourses Major Roads Streets 	<p style="text-align: center;">Feet</p> <p style="text-align: center;">0 365 730 1,460</p> <p style="font-size: small;">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 action or representation of the Snohomish County Council. 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 accepting or otherwise using the 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. Washington State Law, Ch. 42.56 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes and, thus, no commercial use may be made of any Data comprising lists of individuals contained herein.</p>
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City of Arlington Butler Wetland Annexation

- ❑ GPP21-3 Technical Corrections amendment to GPP Maps to recognize a City of Arlington municipal purpose annexation.
- ❑ Butler Wetland Annexation consists of 108.36 acres of city-owned land.
- ❑ Annexation area was formerly designated Riverway Commercial Farmland on the Future Land use (FLU) map.
- ❑ Added to the UGA in 2013 for passive recreation and stormwater treatment uses.

Technical Corrections (GPP21-3)

Proposed Future Land Use (FLU) Map Adjustments



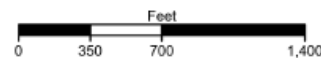
Proposed FLU Adjustments

Darrington Municipal Purpose Annexation

- CF-FTA: Commercial Forest - Forest Transition Area
- LDRR: Low Density Rural Residential (1 DU/20 Acres)
- P/IU: Public/Institutional Use
- Ri: Rural Industrial
- RR-RD: Rural Residential - RD (1 DU/5 Acres)
- UI: Urban Industrial
- ULDR-3: Urban Low Density Residential (3 DU/Acre)

Urban Growth Area Boundary

- City Boundary
- Road Right of Way
- Parcels
- Waterbodies
- Watercourses
- Major Roads
- Streets

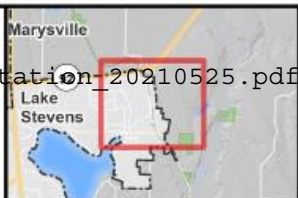


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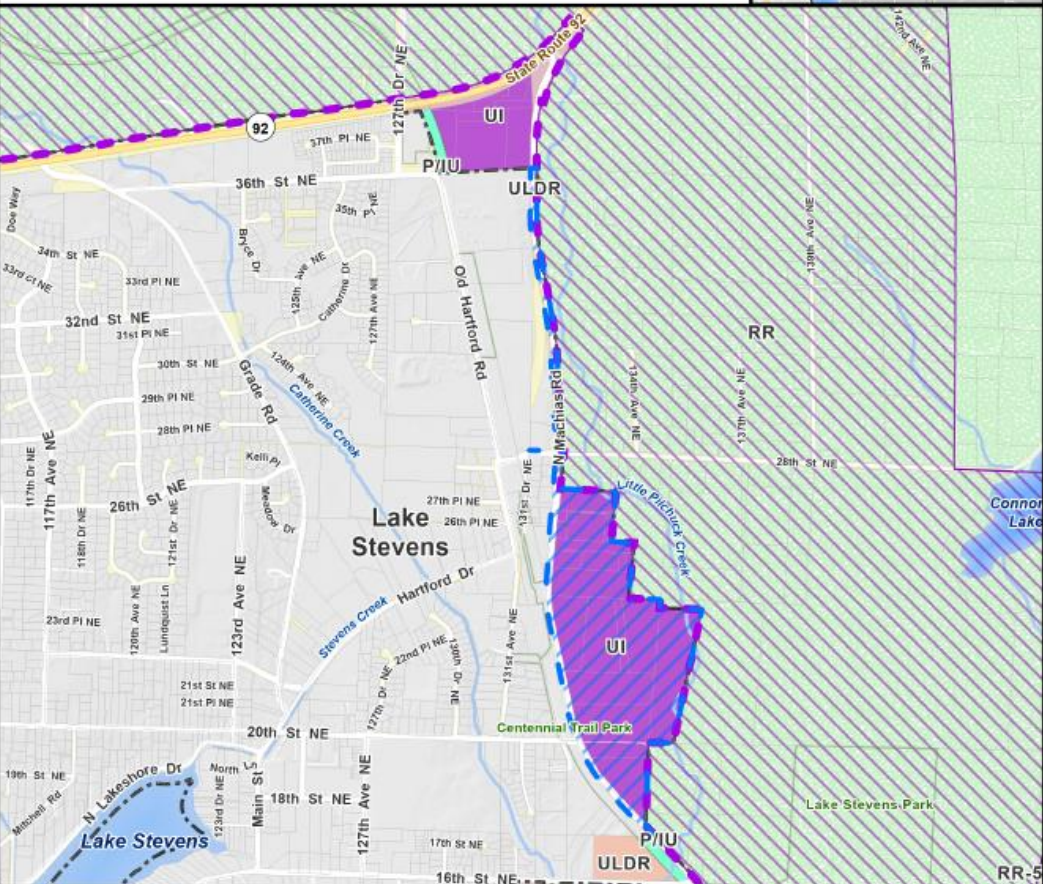
Town of Darrington Annexation

- ❑ GPP21-3 Technical Corrections amendment to GPP Maps to recognize a Town of Darrington municipal purpose annexation.
- ❑ Annexation consists of 107.31 acres of town-owned land.
- ❑ Annexation area was formerly designated Urban Industrial on the FLU map.
- ❑ Municipal purposes include establishing recreation facilities and an education center.





Proposed Future Land Use (FLU) Map Adjustments



Proposed FLU Adjustments	Urban Growth Area Boundary
Lake Stevens Machias Industrial Annexation	City Boundary
Future Land Use	Road Right of Way
P/IU: Public/Institutional Use	Parcels
RR: Rural Residential (1 DU/5 Acres Basic)	Waterbodies
RR-5: Rural Residential-5 (1 DU/5 Acres)	Watercourses
UI: Urban Industrial	Major Roads
ULDR: Urban Low Density Residential (4 - 6 DU/Acre)	Streets
Rural Urban Transition Area (RUTA)	

Feet

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City of Lake Stevens Machias Industrial Annexation

- ❑ GPP21-3 Technical Corrections amendment to GPP Maps to recognize a City of Lake Stevens annexation.
- ❑ Annexation area consists of 66 acres including North Machias Road right-of-way.
- ❑ Annexation area was formerly designated Urban Industrial on the FLU map

GPP21-3 Evaluation

Proposed GPP21-3 Technical Corrections:

- ❑ Comply with GMA requirements
- ❑ Consistent with the Countywide Planning Policies
- ❑ Consistent with the goals, objectives, and policies of the county Comprehensive Plan
- ❑ Supports other elements of the Comprehensive Plan, including the Capital Facilities Plan and the Transportation Element

Comments or Questions?





Snohomish County

PLANNING COMMISSION

PLANNING & DEVELOPMENT SERVICES

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

Clerk Contact: megan.moore@snoco.org; (425) 262-2891

REGULAR SESSION

MAY 25, 2021

MINUTES

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

Commissioner Robert Larsen, Planning Commission Chair, called the meeting to order at 5:31 p.m. Of the nine (9) currently appointed commissioners, eight (8) were in attendance (a quorum being six (6) members and a majority being six (6) members):

Merle Ash

James Kamp

Tom Norcott

Leah Everett @ 5:33 pm

Robert Larsen

Neil Pedersen

Mark James

Raymond Sheldon @ 5:34 pm

Keri Moore was absent from this meeting.

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

B. APPROVAL OF MEETING MINUTES

The minutes of [April 27, 2021](#) regular meeting were approved unanimously.

C. STATUS OF PAST RECOMMENDATIONS AND FUTURE AGENDA ITEMS

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

- [Status of Past Recommendations](#)
- [Upcoming Planning Commission Meeting Topics](#)

D. UNFINISHED BUSINESS

1. Historic & Archaeology Resources: Deliberation

Amber Piona, PDS Planner, 425-262-2375, amber.piona@snoco.org

Gretchen Kaehler, DCNR County Archeologist, 425-388-343, gretchen.kaeler@snoco.org

Amber briefed the commission on the Staff Recommended Amendment Sheet. The proposed code amendments to chapter 30.32D SCC address archaeological resources. The purpose of the proposed amendments is to revise land use regulations associated with archaeological resources to reflect current law, clarify terminology, and increase the protection of archaeological resources in unincorporated Snohomish County.

After a summary of the proposed amendments Chair Larsen asked for questions from the commissioner. There were no comments or questions from commissioners.

A **Motion** was made by Commissioner Pedersen and seconded by Commissioner Norcott recommending **approval** on the proposed code amendments to chapter 30.32D.

VOTE (Motion):

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

0 opposed

0 abstention

Motion PASSED

For further information, please review the following:

- [Hearing Memo dated May 7, 2021](#)
- [Hearing Memo dated April 9, 2021](#)
- [Briefing Staff Report dated March 5, 2021](#)
- [Staff Recommended Amendment Sheet](#)

E. NEW BUSINESS

1. County Council Referred Amendments to Mineral Lands Comprehensive Plan Policies and Code Provisions: Briefing

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

Staff briefed the Planning Commission on a County Council referred proposal to amend the portions of the Snohomish County Growth Management Act (GMA) Comprehensive Plan 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 briefing Chair Larsen asked for questions from the commissioners. Key discussion points included definitions of mineral exhaustion, category of extractions, organizations responsible for code enforcement regarding mineral land use, permitting types, and public notices for the hearing next month.

For further information, please review the following:

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

2. County-initiated Comprehensive Plan Amendments: Briefing

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

The Planning Commission was briefed by staff on the annual consideration of county-initiated amendments to the GMA comprehensive plan according to the requirements of Chapter 30.73 SCC. Staff is requesting a public hearing be tentatively scheduled for June 22, 2021, for this year's package of proposed amendments that consist of:

GPP21-3 – Technical Corrections

The 2021 Technical Corrections consist 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.

Directly following this briefing, the commissioners were briefed on the next item, Docket XX.

For further information, please review the following:

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

3. Docket XX: Briefing

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

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

The Planning Commission was briefed on Final Docket XX which consists of four docket proposals to amend the Snohomish County Growth Management Act Comprehensive Plan (GMACP) and implementing zoning according to the requirements of Chapter 30.74 SCC:

1. Olympic View Water and Sewer District (CFP1) – Amend the Capital Facilities Plan of the GMACP to identify Olympic View as the 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.
2. 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 rezone from R-8,400 to Multiple Residential (MR).
3. Tom Winde et al. (SW6) – Amend the FLU map of the GPP to:
 - a. (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
 - b. (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).
4. Marv Thomas (SW7) – Amend the FLU map of the GPP to redesignate 6.6 acres in the SWUGA from ULDR to Urban Commercial and rezone from R-7,200 to Community Business

For further information, please review the following:

- [Olympic View Water and Sewer District Briefing Staff Report dated May 7, 2021](#)
- [Edward Tokarz Briefing Staff Report dated May 7, 2021](#)
- [Tom Winde et al. Briefing Staff Report dated May 7, 2021](#)
- [Marv Thomas Briefing Staff Report dated May 7, 2021](#)

Discussion/question: map clarification, clarification of recommendations of options for Tom Winde et al. site, site location specifics, sewer discharge volume and treatment plants, policy for transportation stops and distance, impacts of transportation stops, jurisdictions and ownership, and clarification of timing for testimony and public comments at hearing date.

Further discussion was held on the length of time for public comment during hearings. Chair Larsen asked that timing for public comment be discussed at the top of the agenda at the next Planning Commission.

F. ADJOURN

[Meeting agenda](#)

[Meeting recording](#)

[Planning Commission Main Website](#)

Meeting adjourned at 7:18 pm

EXHIBIT 2.0006

Planning Commission Meeting 05/25/21

Contact Clerk of the Council for recording at 425-388-3494 or contact.council@snoco.org

*(Clerk Note: saved in G:\ECAF\Council Approved\2021\21-0626 SW 5 Tokarz\2.0006 – PC
20210525 Recording)*



Snohomish County

PLANNING COMMISSION

PLANNING & DEVELOPMENT SERVICES

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

Clerk Email: megan.moore@snoco.org

REGULAR (Remote) MEETING AGENDA
Snohomish County Planning Commission

June 22, 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 our website at <http://www.snohomishcountywa.gov> and enter "Planning Commission" in the search box.

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

B. APPROVAL OF MINUTES

- [May 25, 2021](#): Regular Meeting

C. STATUS OF PAST RECOMMENDATIONS AND FUTURE AGENDA ITEMS

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

D. UNFINISHED BUSINESS

1. Length of time for oral testimony

Commissioners will discuss the length of time for oral testimony.

2. 2021 County-initiated Comprehensive Plan Amendments: Hearing

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

The Planning Commission will hold a public hearing on the annual consideration of county-initiated amendments to the GMA comprehensive plan according to the requirements of Chapter 30.73 SCC. The 2021 package of proposed amendments consist of:

GPP21-3 – Technical Corrections



Snohomish County

PLANNING COMMISSION

PLANNING & DEVELOPMENT SERVICES

The 2021 Technical Corrections consist 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.

For further information, please review the following:

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

The Planning Commission will hold public hearings on Final Docket XX which consists of four docket proposals to amend the GMA comprehensive plan and implementing zoning according to the requirements of Chapter 30.74 SCC. Public comments will be accepted on the Final Docket XX proposals and on the Draft Supplemental Environmental Impact Statement (DSEIS) prepared by Planning and Development Services and the Department of Public Works on the Winde (SW6) docket proposal. The DSEIS comment period ends at 5:00 p.m. on Wednesday, July 7, 2021.

3.1 Olympic View Water and Sewer District (CFP1) Hearing – Amend the Capital Facilities Plan of the GMACP to identify Olympic View as the 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.

For further information, please review the following:

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

3.2 Edward Tokarz (SW5) Hearing – 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 rezone from R-8,400 to Multiple Residential (MR).

For further information, please review the following:

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



Snohomish County

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3.3 Tom Winde et al. (SW6) Hearing – Amend the FLU map of the GPP to:

- a. (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
- b. (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).

For further information, please review the following:

- [SW6 Winde Docket XX Staff Recommendation dated June 4, 2021](#)
- [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](#)
- [Tom Winde et al. Briefing Staff Report dated May 7, 2021](#)
- [Presentation dated May 25, 2021](#)
- [Draft Supplemental Environment Impact Statement – Winde \(SW6\)](#)

3.4 Marv Thomas (SW7) Hearing – Amend the FLU map of the GPP to redesignate 6.6 acres in the SWUGA from ULDR to Urban Commercial and rezone from R-7,200 to Community Business.

For further information, please review the following:

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

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

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

The Planning Commission will hold a public hearing on a County Council referred proposal to amend the portions of the Snohomish County Growth Management Act (GMA) Comprehensive Plan 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.

For further information, please review the following:

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



Snohomish County

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- [Presentation dated May 25, 2021](#)

E. NEW BUSINESS

F. ADJOURN



Snohomish County

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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 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:

<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>James Kamp, 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>
---	--------------------------------------

Everett Daily Herald

Affidavit of Publication

**State of Washington }
County of Snohomish } ss**

Lia Toupin 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 **2583500** 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 **06/12/2021** and ending on **06/12/2021** and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is **\$327.60**

Lia d Toupin

Subscribed and sworn before me on this

22nd day of, July

2021

Linda Phillips

Notary Public in and for the State of Washington.



Account Name **Snohomish County Planning Acct. 14107010**
REQUESTED BY **Megan Moore**
PO/Notice Description **SCPC Agenda June 2021**

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Activities, 2021 Docket XX, SW5
All Utilities (including Cable
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Cemetery Plots
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Found
No. 21-4-00946-31
NON PROBATE NOTICE TO CREDITORS (RCW 11.42.030) (NTRCD)
IN THE SUPERIOR COURT OF WASHINGTON FOR SNOHOMISH COUNTY
IN RE THE ESTATE OF RENA SUE SEYMOUR, DECEASED.

Transportation
To advertise, call
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FORD: 2003 Taurus, 4-dr sedan, 6-cyl 3.0, FWD, silver. Only one owner. Runs great, looks great, well kept!
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425-322-6077

LEGAL NOTICE

The notice agent named below has elected to give notice to creditors of the above-named decedent. As of the date of the filing of a copy of this notice with the court, the notice agent has no knowledge of any other person acting as notice agent or of the appointment of a personal representative of the decedent's estate in the state of Washington. According to the records of the court as are available on the date of the filing of this notice with the court, a cause number regarding the decedent has not been issued to any other notice agent and a personal representative of the decedent's estate has not been appointed.

Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.42.070 by serving on or mailing to the notice agent or the notice agent's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the notice agent's declaration and oath were filed. The claim must be presented within the later of: (1) Thirty days after the notice agent served or mailed the notice to the creditor as provided under RCW 11.42.020(2)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.42.050 and 11.42.060. This bar is effective as to claims against both the decedent's probate and non-probate assets.
Date of First Publication:
June 12, 2021.
Notice Agent:
Surena Israel
Address for Mailing or Service:
612 107th Pl. S.E.,
Everett, WA 98208
Court of Notice Agent's oath and declaration and cause number: Snohomish County Superior Court for the State of Washington under Cause No. 21-4-00946-31
The notice agent declares under penalty of perjury under the laws of the state of Washington on this 6th day of June, 2021, at Everett, Washington, that the foregoing is true and correct.
SURENA ISRAEL,
Notice Agent
Published: June 12, 19, 26, 2021.
EDH929859

List it or find it in The Daily Herald.
THE DAILY Herald
www.Heraldnet.com
425-339-3100
classified@heraldnet.com
heraldnet.com/classified
To list your business or service call the classified department.
425.339.3100

Snohomish County PLANNING COMMISSION PLANNING & DEVELOPMENT SERVICES

REGULAR (Remote) MEETING AGENDA
Snohomish County Planning Commission
June 22, 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 our website at <http://www.snohomishcountywa.gov> and enter "Planning Commission" in the search box.

- A. CALL TO ORDER, ROLL CALL, AND AGENDA REVIEW
- B. APPROVAL OF MINUTES
- C. STATUS OF PAST RECOMMENDATIONS AND FUTURE AGENDA ITEMS
- D. UNFINISHED BUSINESS

1. **Length of time for oral testimony**
Commissioners will discuss the length of time for oral testimony.
2. **2021 County-initiated Comprehensive Plan Amendments: Hearing**
Steve Skorney, PDS Senior Planner, 425-262-2207, steve.skorney@snoco.org
The Planning Commission will hold a public hearing on the annual consideration of county-initiated amendments to the GMA comprehensive plan according to the requirements of Chapter 30.73 SCC. The 2021 package of proposed amendments consist of:
GPP21-3 – Technical Corrections
The 2021 Technical Corrections consist 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.
3. Final Docket XX: Hearing
Steve Skorney, PDS Senior Planner, 425-262-2207, steve.skorney@snoco.org
Terri Strandberg, PDS Principal Planner, 425-262-2359, terri.strandberg@snoco.org

The Planning Commission will hold a public hearing on Final Docket XX which consists of four docket proposals to amend the GMA comprehensive plan and implementing zoning according to the requirements of Chapter 30.74 SCC. Public comments will be accepted on the Final Docket XX proposals and on the Draft Supplemental Environmental Impact Statement (DSEIS) prepared by Planning and Development Services and the Department of Public Works on the Winde (SW6) docket proposal. The DSEIS comment period ends at 5:00 p.m. on Wednesday, July 7, 2021.

1. **Olympic View Water and Sewer District (CFP1) – Amend the Capital Facilities Plan of the GMACP to identify Olympic View as the 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.**
2. **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 rezone from R-8,400 to Multiple Residential (MR).**
3. **Tom Winde et al. (SW6) – Amend the FLU map of the GPP to:**
 - a. (Option 1) Redesignate 19.96 acres in the SWUGA from Urban Low Density Residential (ULDR) to UHDR and rezone from R-7200 to MR; or
 - b. (Option 2) Redesignate 19.96 acres in the SWUGA from ULDR to UMDR and rezone from R-7200 to Low Density Multiple Residential (LDMR).
4. **Mary Thomas (SW7) – Amend the FLU map of the GPP to redesignate 6.6 acres in the SWUGA from ULDR to Urban Commercial and rezone from R-7200 to Community Business**

4. **County Council Referred Amendments to Mineral Lands Comprehensive Plan Policies and Code Provisions: Hearing**
Mitchell Brouse, PDS Senior Planner, 425-388-5127, mitchell.brouse@snoco.org

The Planning Commission will hold a public hearing on a County Council referred proposal to amend the portions of the Snohomish County Growth Management Act (GMA) Comprehensive Plan 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.

- E. NEW BUSINESS
- F. ADJOURN

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 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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WHERE TO GET COPIES OF DOCUMENTS AND WEBSITE ACCESS:
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The ideal candidate will identify, qualify and sell all digital, social, email, audio and print advertising solutions to businesses in Snohomish County. We are looking for a high energy individual with a positive attitude, willingness to work hard, brings a consultative sales approach, and the desire to succeed.

The position requires growing an established client base and bringing in new prospective advertisers on behalf of The Daily Herald and Sound Publishing. Our sales team offers up-to-date, innovative advertising solutions to meet our customers' needs. On-going training is provided to make sure you are the expert our business community deserves.

Successful candidates will possess clear written and verbal skills, be organized and capable of multitasking, have the willingness to provide excellent customer service and be internet and computer savvy.

List it or find it in The Daily Herald.

barnbaum@aol.com
Wed 6/16/2021 5:37 PM
To: Moore, Megan

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

Dear Ms. Moore,

I have received your notification of addenda for the Final Environmental Impact Statement for the Snohomish County Comprehensive Plan 2015 Update. I think you for sending that to me.

I am a resident and landowner in Snohomish County. I see that two addenda, SW5 and SW7, are proposed for increased densities on specific plots of land. I do not have the time nor the inclination to look up land ownerships of the two parcels, but I suspect the landowners are the ones who have proposed the addenda. I further suspect it is in their financial interests to propose these two addenda. If my speculation is correct, I strongly recommend rejection of those two addenda.

It should be clear that good government is not a product of those, and only those, directly, and specifically, benefitting from zoning changes, the very ones who propose such changes. Zoning changes should be those that benefit the public, in general, not specific land owners. If my speculation that the land upon which these zoning changes are proposed are ones owned by those proposing the changes, these are special interest zoning changes, ones that should never be considered by the County.

I ask you to check the ownership of those parcels, and reject the addenda if they are indeed, proposals made by the landowners, themselves.

Thank you for your consideration of these comments.

Bruce Barnbaum
31417 Mountain Loop Highway
Granite Falls, WA 98252
(360) 691-4105

Final Docket XX and 2021 County-Initiated Comprehensive Plan Amendments

Snohomish County Planning Commission

Public Hearing

June 22, 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

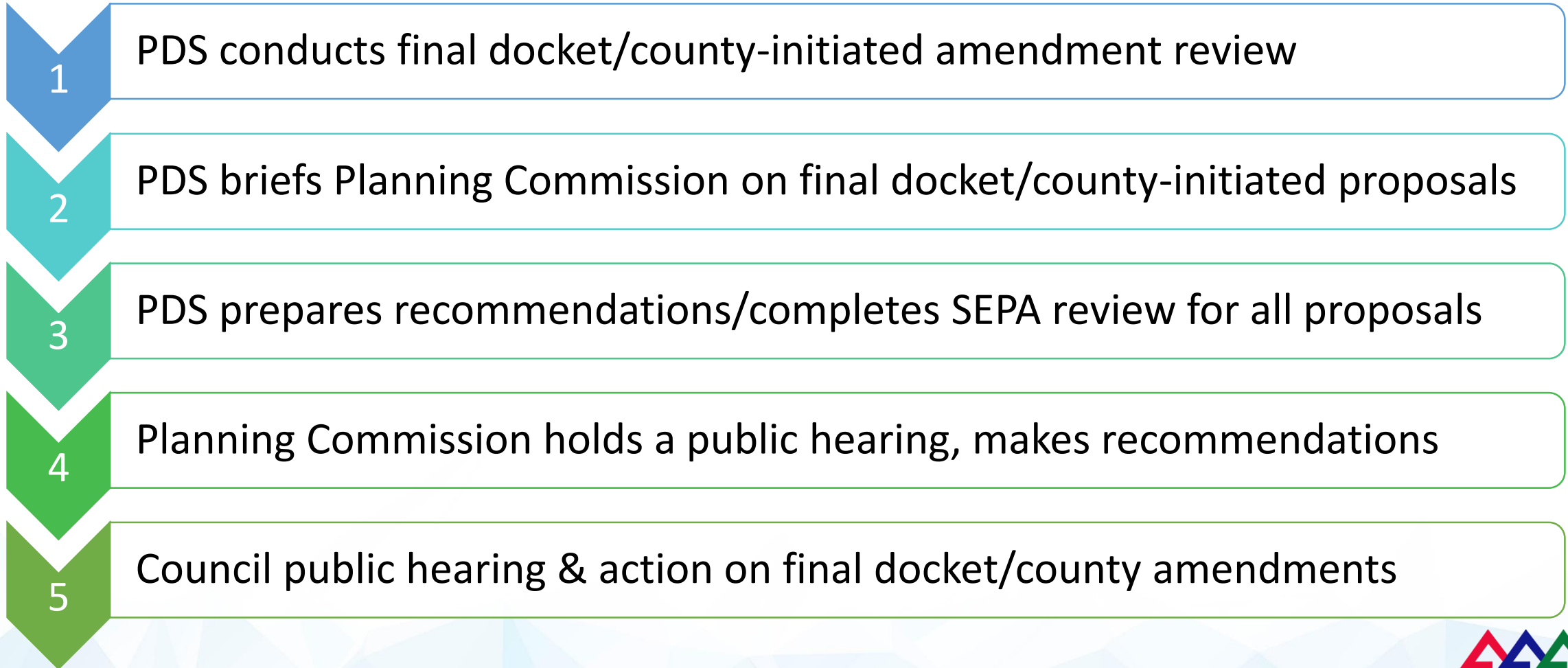
- Include proposals that:
 - Alter UGA boundaries
 - Add significant population or employment capacity
 - Have significant environmental or capital facilities impacts
 - Propose significant policy change
- Final action occurs every four years

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



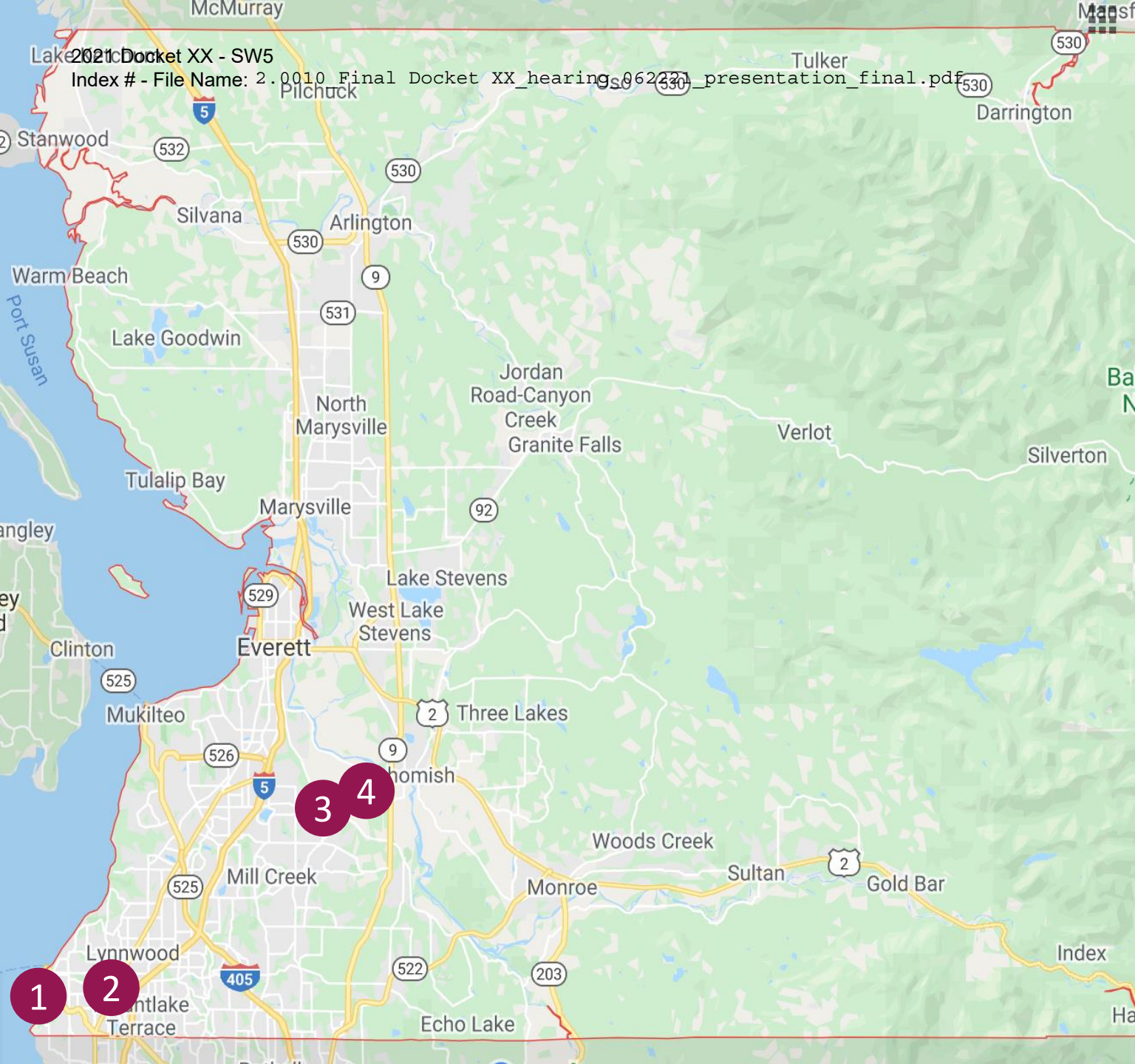
Snohomish County Final Docket/County-Initiated Process



Final Docket XX

Four minor docket proposals to amend the county's GMA comprehensive plan and implementing zoning and regulations.





Final Docket XX Proposals

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

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



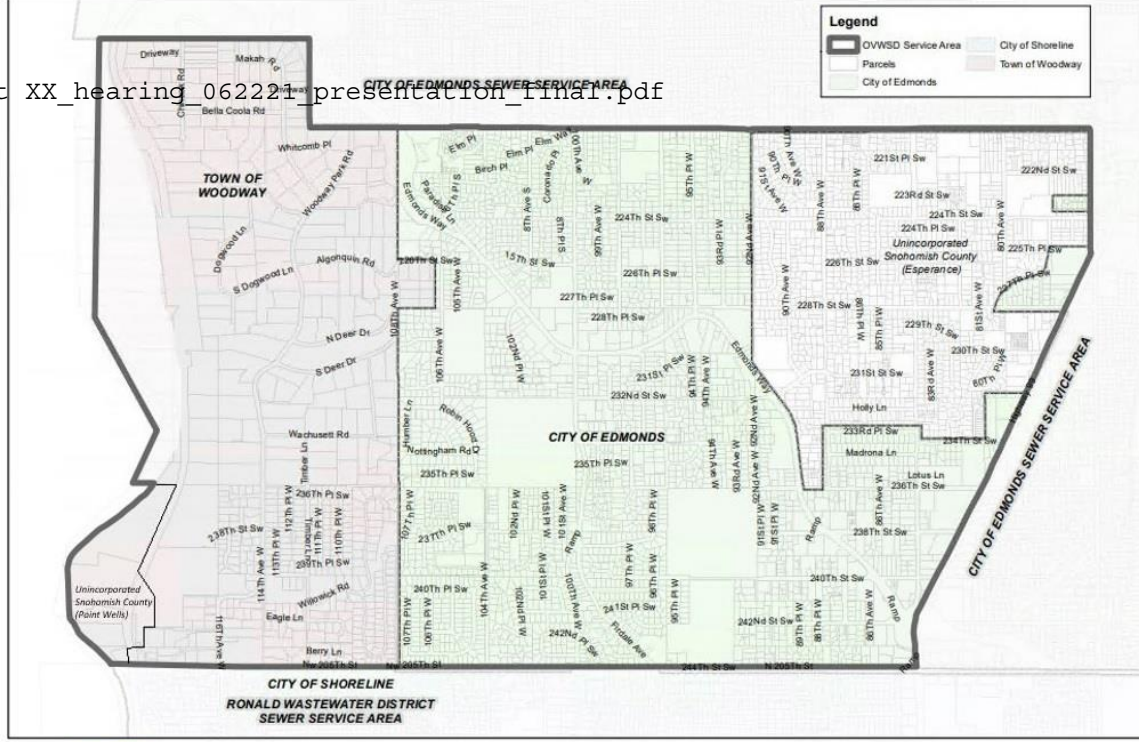


Figure 2
 Sewer Service Corporate Boundary Map
 2019 Sewer Comprehensive Plan Amendment

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

PUBLIC WASTEWATER SYSTEMS

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

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 statement, 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. Washington State Law, Ch. 42.56 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes and, thus, no commercial use may be made of any Data comprising lists of individuals contained herein.

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)

Recommend Approval of CFP1

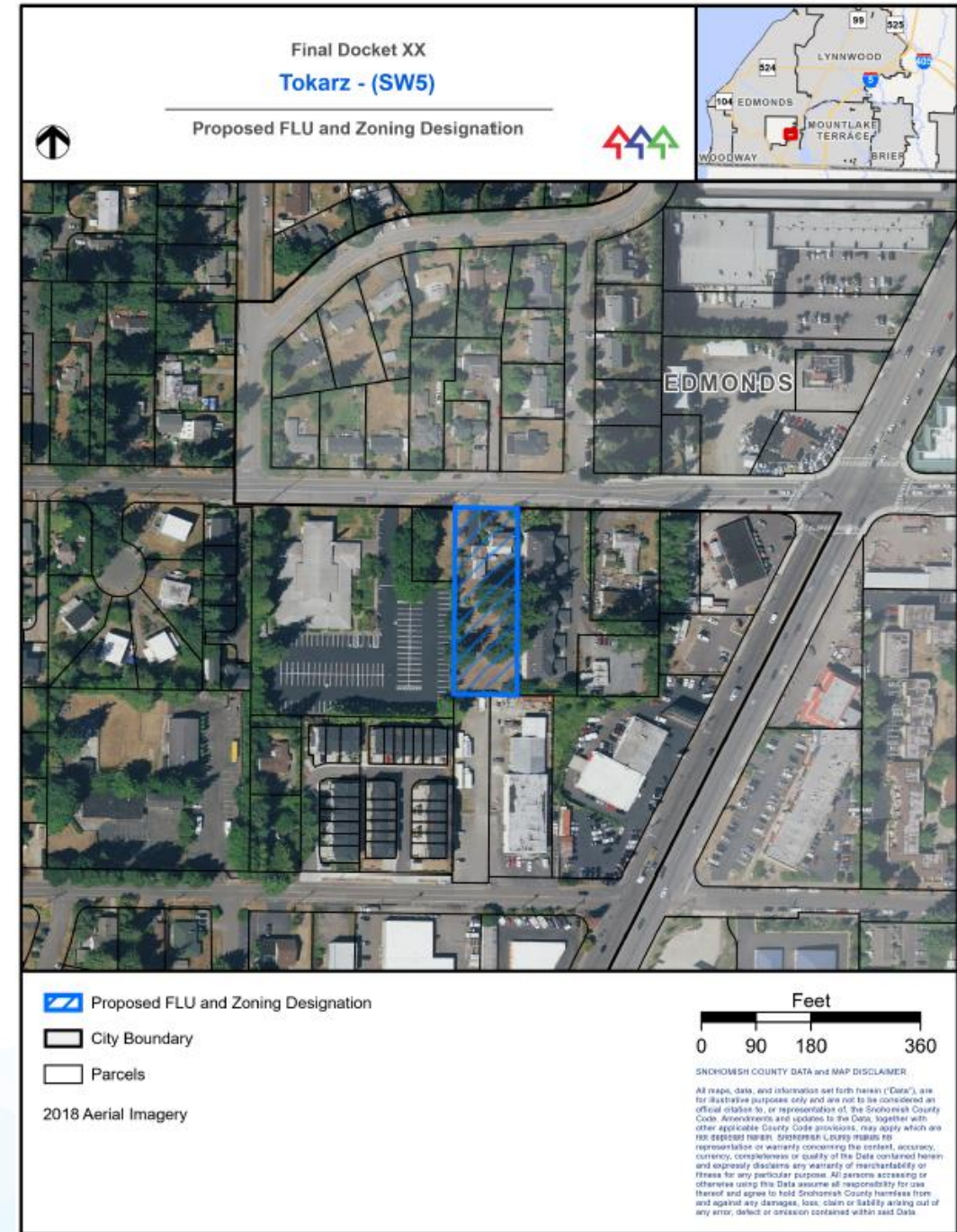
CFP1 is consistent with requirements to provide urban services and coordinate plans with the service providers:

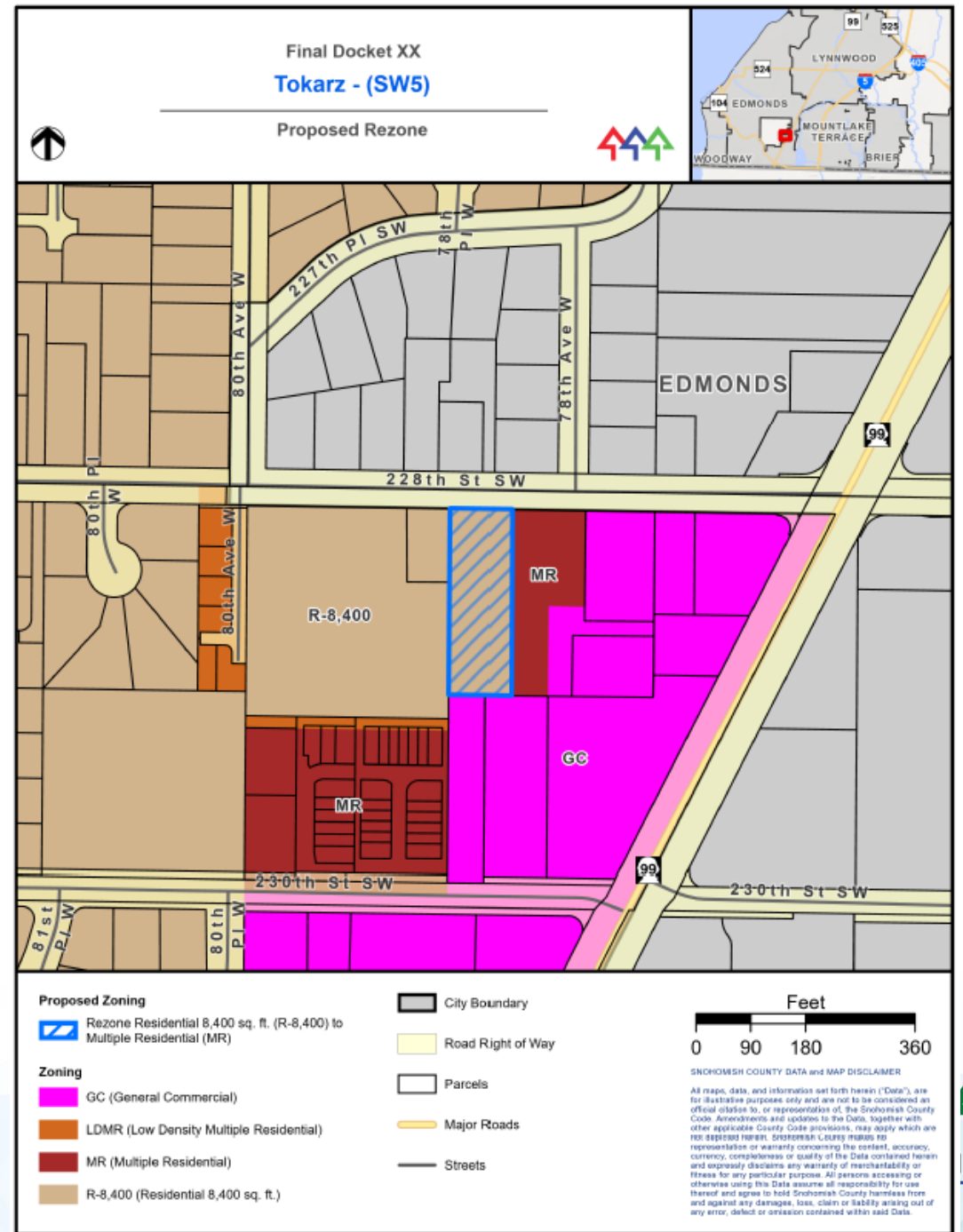
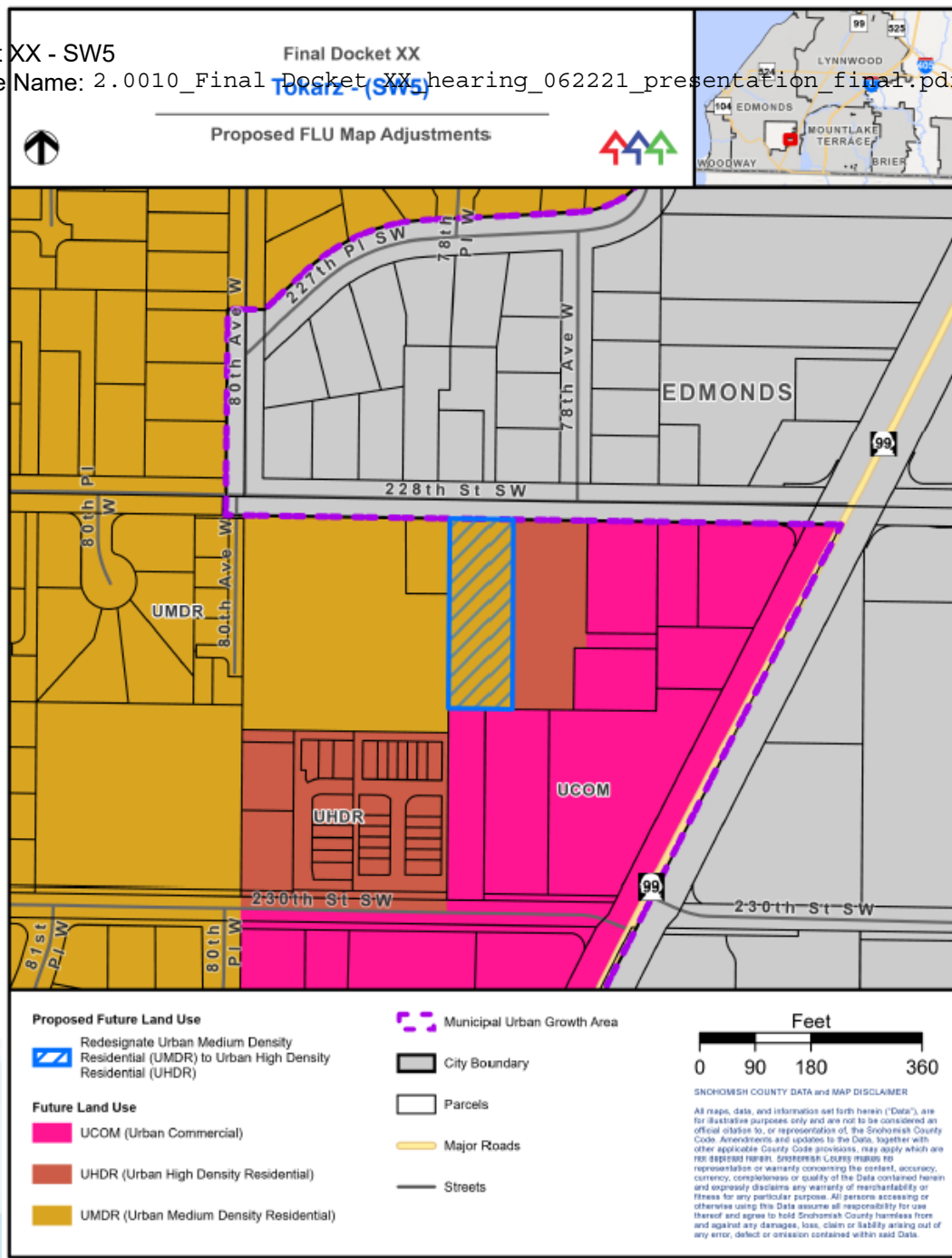
- ❑ GMA:
 - 36.70A.020(1) and (12)
 - 36.70A.070(3)
- ❑ Multicounty Planning Policies (MPPS)
 - PS-7
 - PS-10
- ❑ Countywide Planning Policies (CPPS)
 - PS-13
- ❑ General Policy Plan (GPP)
 - Goal UT 3



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)



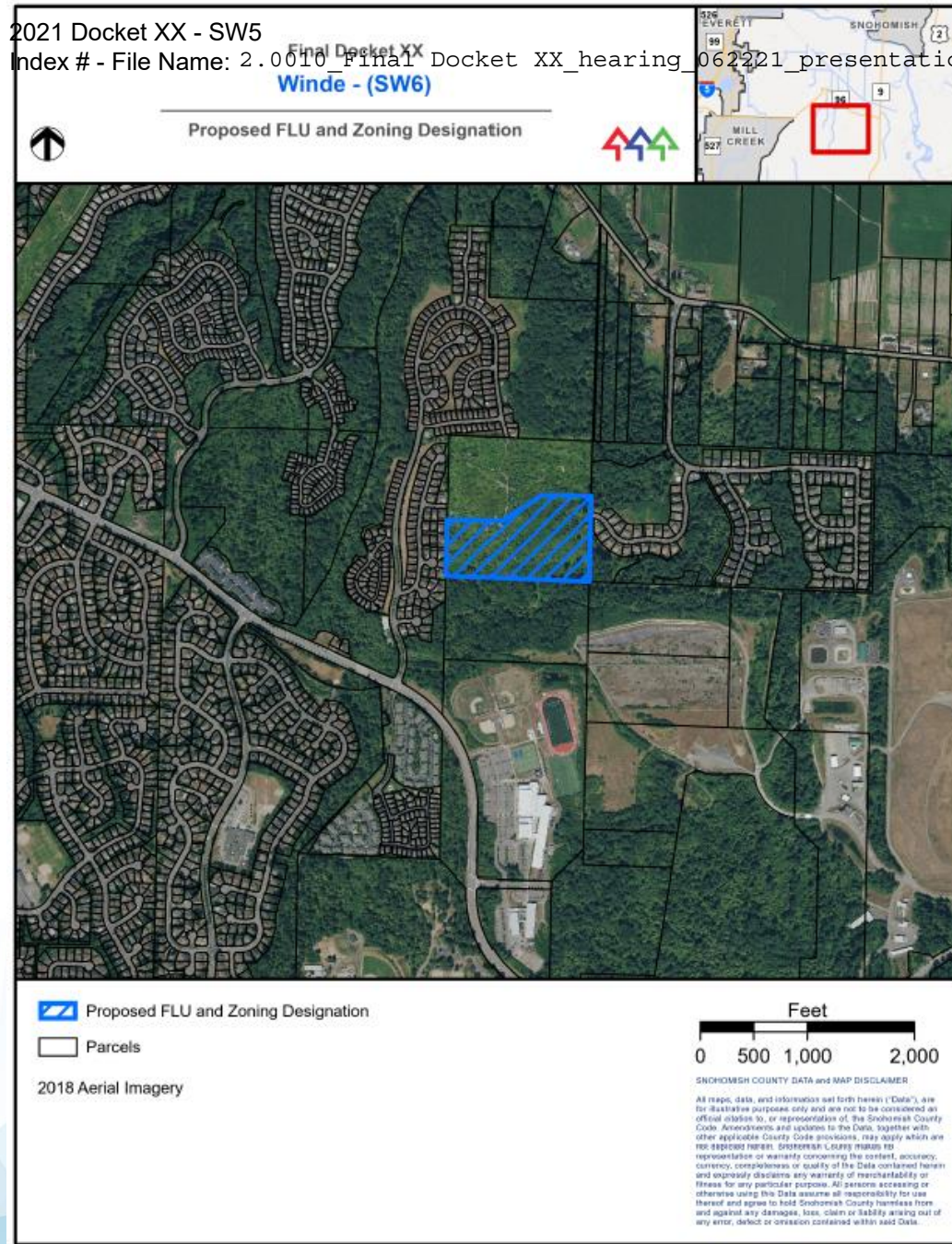


Edward Tokarz (SW5)

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.

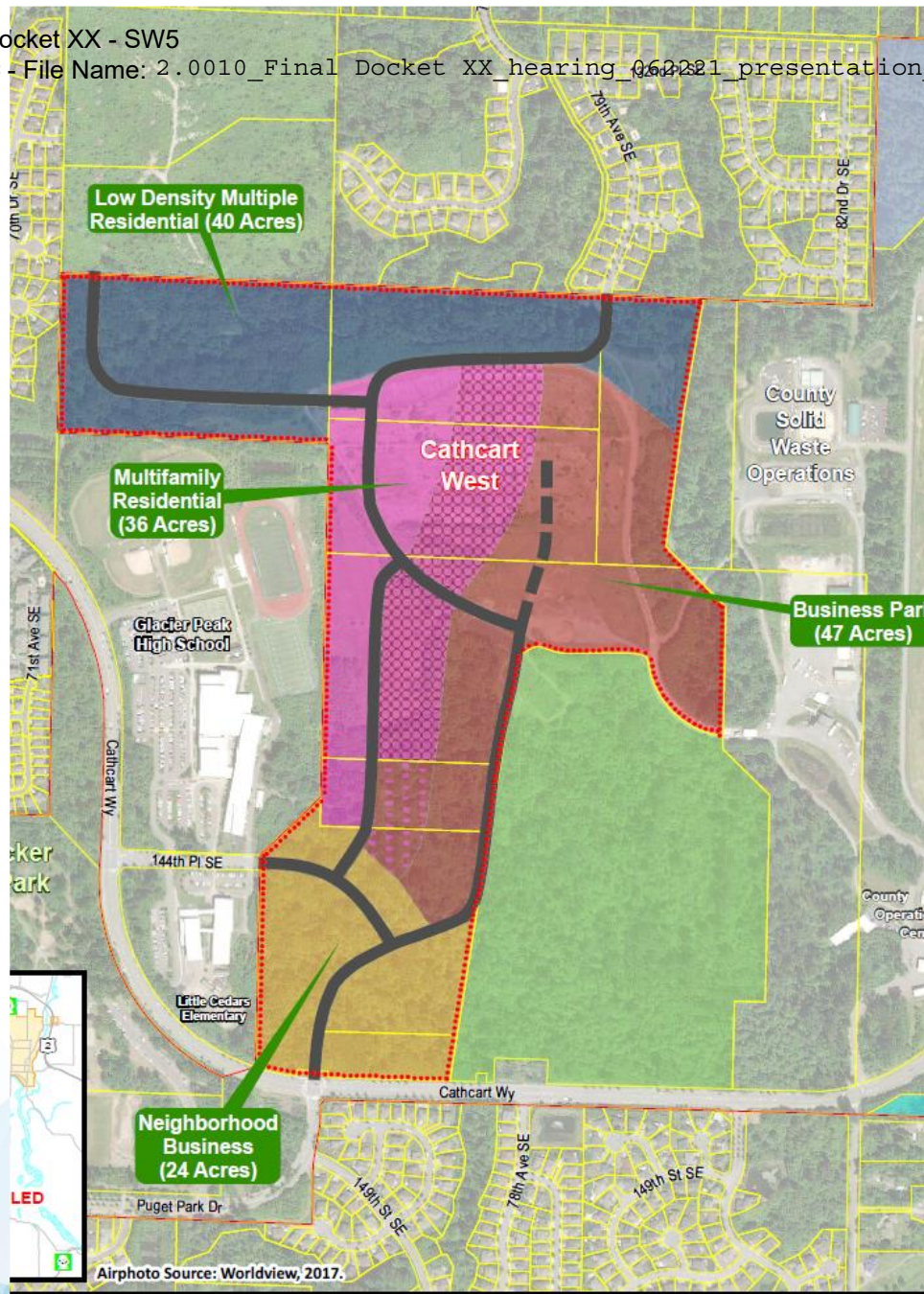




Tom Winde et al. (SW6)

- ❑ Infill a vacant 19.96 acre parcel in the Snohomish Cascade neighborhood.
- ❑ Two proposed infill options.
- ❑ Located in the SWUGA, north of the 144 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.

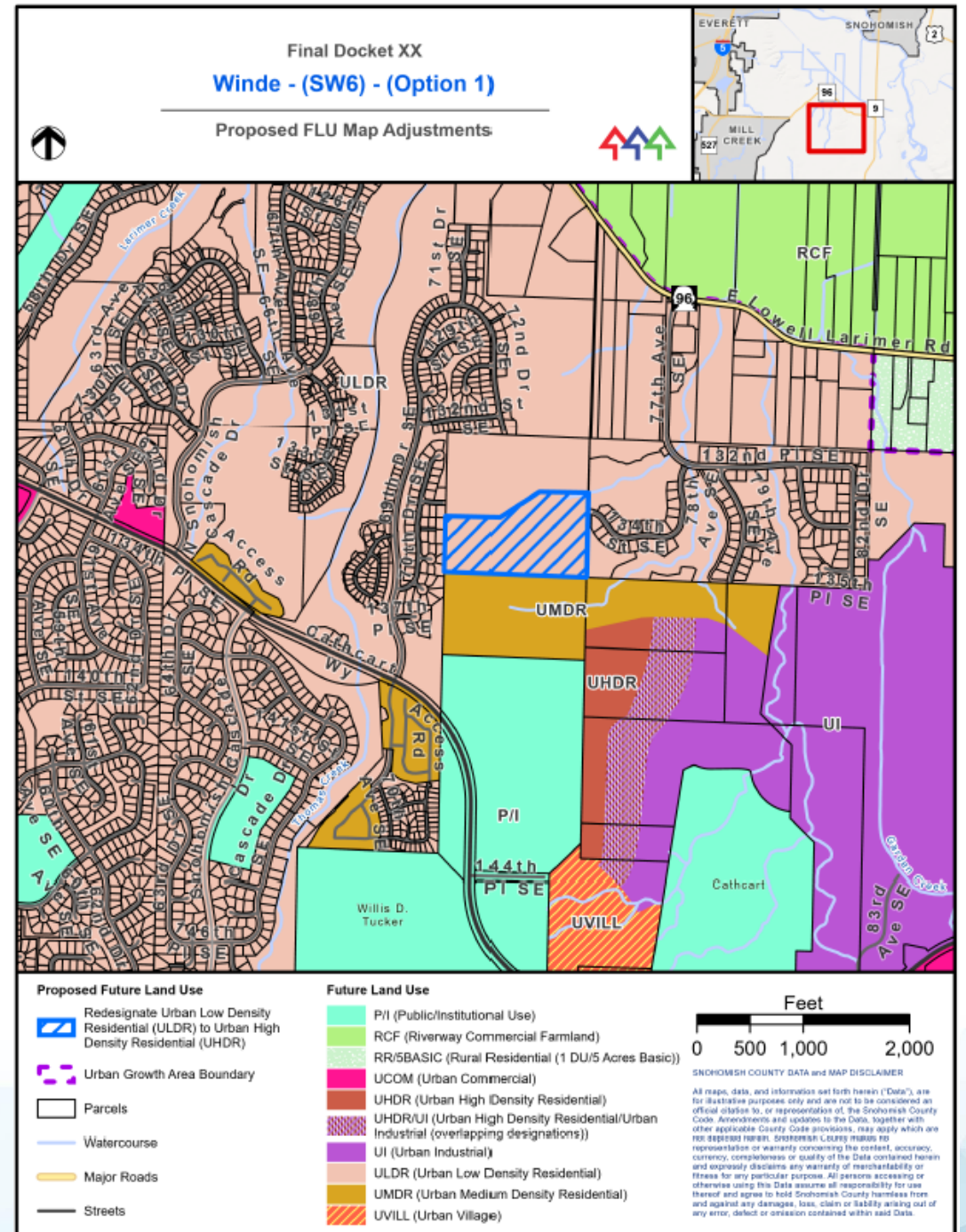


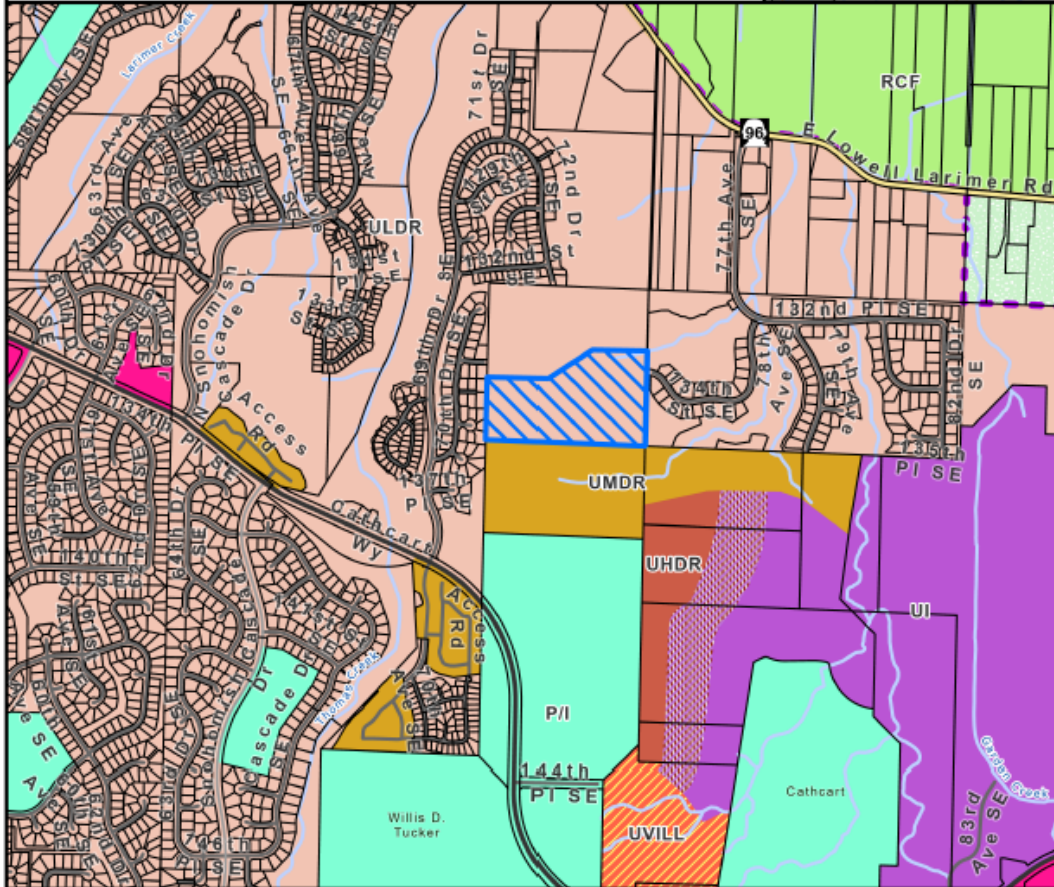
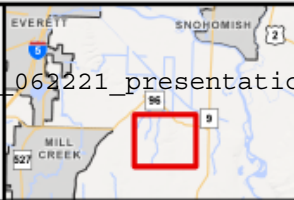


Tom Winde et al. (SW6)

Option 1

- ❑ Redesignate from Urban Low to Urban High Density Residential.
- ❑ Rezone the parcel from R-7,200 to Multiple Residential (MR).
- ❑ Maximum MR density – 22 dwelling units/acre.



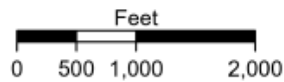


Proposed Future Land Use

- Redesignate Urban Low Density Residential (ULDR) to Urban Medium Density Residential (UMDR)
- Urban Growth Area Boundary
- Parcels
- Watercourse
- Major Roads
- Streets

Future Land Use

- P/I (Public/Institutional Use)
- RCF (Riverway Commercial Farmland)
- RR/5BASIC (Rural Residential (1 DU/5 Acres Basic))
- UCOM (Urban Commercial)
- UHDR (Urban High Density Residential)
- UHDR/UI (Urban High Density Residential/Urban Industrial (overlapping designations))
- UI (Urban Industrial)
- ULDR (Urban Low Density Residential)
- UMDR (Urban Medium Density Residential)
- UVILL (Urban Village)



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Tom Winde et al. (SW6)

Option 2

- Redesignate from Urban Low to Urban Medium Density Residential.
- Rezone the parcel from R-7,200 to Low Density Multiple Residential (LDMR).
- Maximum LDMR density – 11 dwelling units/acre.



Winde (SW6) Supplemental EIS

- ❑ PDS, with analysis conducted by the Department of Public Works, prepared a non-project environmental review of potential transportation impacts from the Winde proposed comprehensive plan and zoning amendments.
- ❑ The review document is in the form of a Draft SEIS to the EIS prepared for the 2015 Update of the Comprehensive Plan
- ❑ Draft SEIS was issued by PDS on June 7, 2021, which started a 30-day comment period.
- ❑ Draft SEIS analyzed three alternatives (Options 1 and 2, and a no-action alternative).
- ❑ Public and outside agency input is encouraged during the comment period, which includes an opportunity to comment on the DSEIS during the Planning Commission's public hearing on the Winde docket proposal.
- ❑ Draft SEIS comment period ends at 5:00 p.m., Wednesday, July 7, 2021.
- ❑ PDS will prepare a Final SEIS which will include responses to public comments on the DSEIS received during the 30-day period.
- ❑ The FSEIS should be issued within 60 days after the end of the comment period and no later than 7 days prior to County Council final action on Docket XX.

Environmental Impact Statement Process (EIS)

- ❑ An EIS or Supplemental EIS is prepared when the lead agency determines that a proposal is likely to result in significant adverse environmental impacts.
- ❑ EIS process is a tool for identifying/analyzing probable adverse impacts, reasonable alternatives and possible mitigation.
- ❑ EIS process provides opportunities for the public, agencies and tribes to participate, provide input.
- ❑ Improves proposals through mitigation and project revisions, voluntarily or through authority under SEPA
- ❑ Provides decision-makers with information necessary to condition or deny a proposal
- ❑ Non-project EIS's are prepared for planning decisions (adoption of plans, policies, programs or regulations) on, for example, comprehensive plans, watershed management plans, shoreline master programs, or development regulations.



Winde SEIS: Three Development Alternatives Analyzed

- ❑ **No Action** - Develops consistent with its current land use designation and zoning – assumed single-family housing
- ❑ **Alternative 1** - High Density, develops consistent with an UHDR land use designation and zoning - assumed apartments
- ❑ **Alternative 2** – Medium Density, develops consistent with an UMDR land use designation and zoning - assumed townhouses



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.



Transit Emphasis Corridors

Cathcart Way is listed as a Transit Emphasis Corridor in:

- Snohomish County Transportation Element (TE)
- Community Transit's Long-Range Plan

Policy Guidance on Transit Emphasis Corridors:

GPP TR 2.C.1 – *“Transit-compatible and transit-oriented land uses and densities within transit emphasis corridors shall be implemented that recognize and reflect appropriate activity zones and walking distances, generally within ¼ to ½ mile of the transit emphasis corridor.”*

The closest walking distance from the edge of the Winde site to Cathcart Way is a little over ½ mile

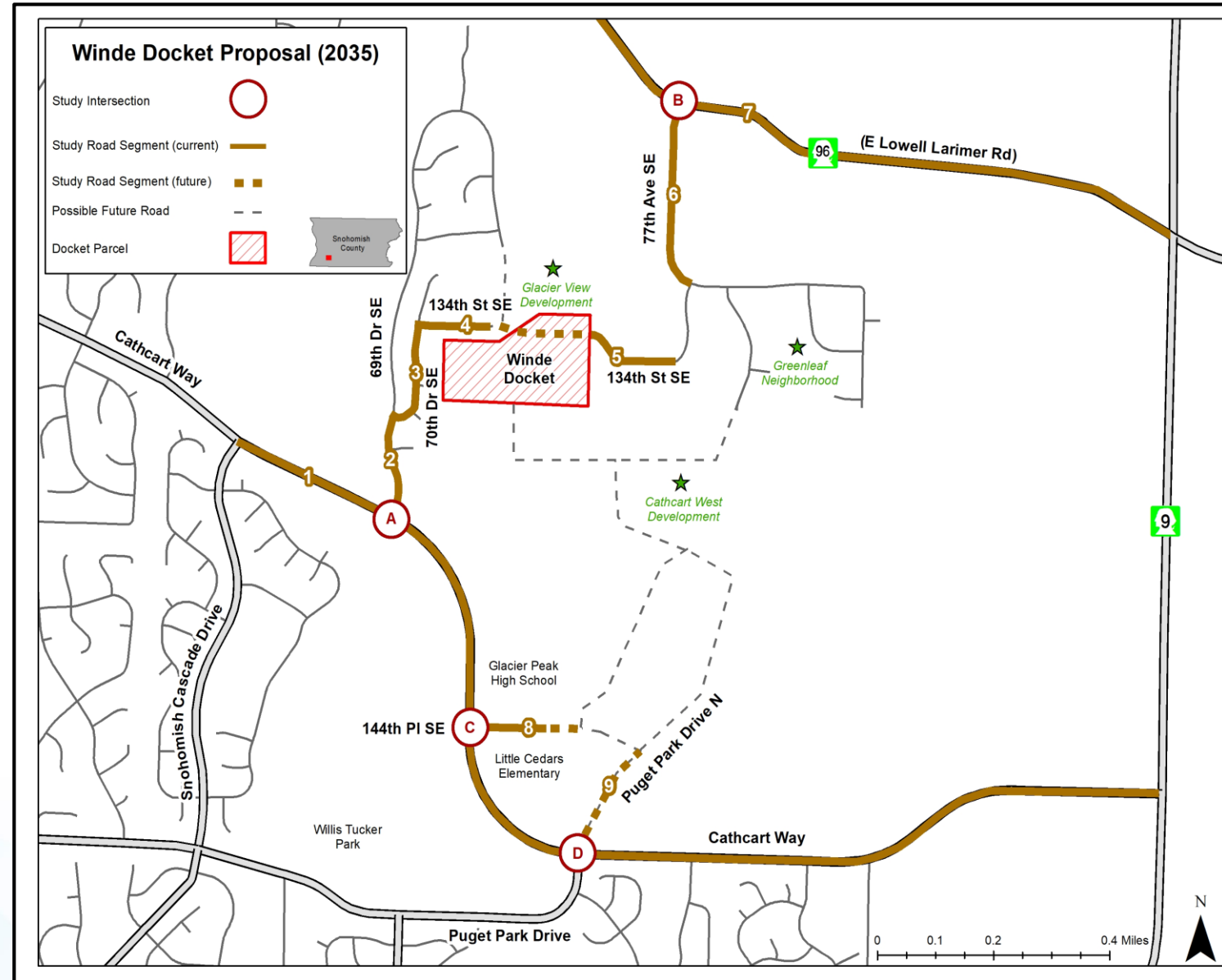


Winde SEIS: Study Area

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



Non-Arterial Roadways

Classification - Snohomish County Engineering Design and Development Standards (EDDS)

Collectors

- *“Collectors promote the flow of vehicles, bicycles and pedestrians from arterial roads to lower-order roads. Secondary functions are to serve abutting land uses and accommodate public transit. Typical traffic volumes are usually **greater than 2000 ADT and may exceed 10,000 ADT in some jurisdictions.**”*

Residential

- *“Residentials convey traffic to collectors. Residentials provide primary pedestrian and bicycle circulation within a neighborhood to residential lots and may carry some through traffic. Typical traffic volumes are **usually less than 2000 ADT.**”*

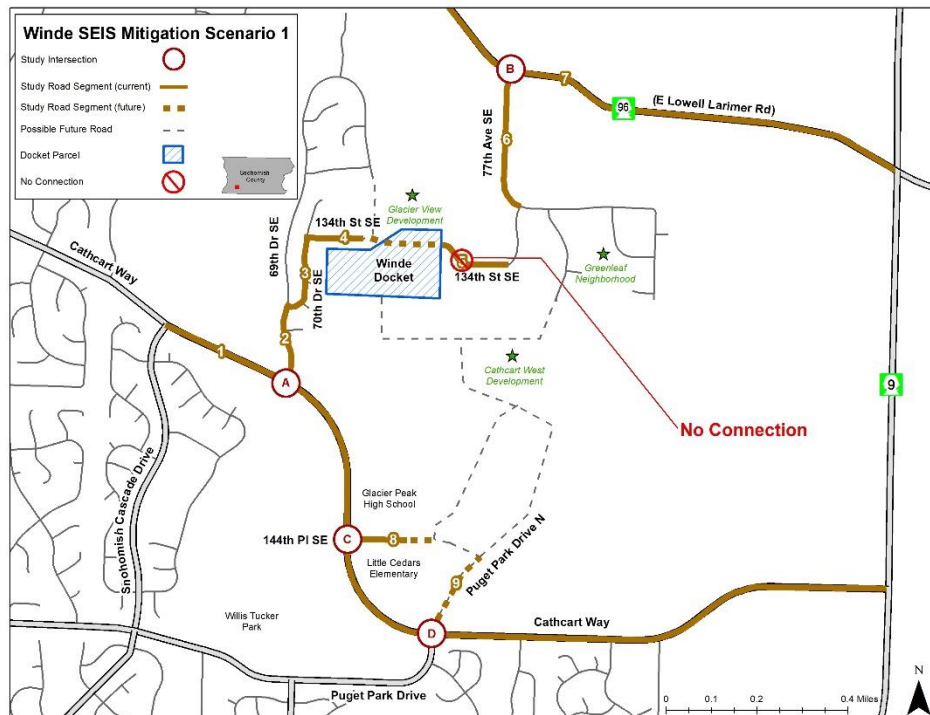


Results: Local Road Analysis

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 PI 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

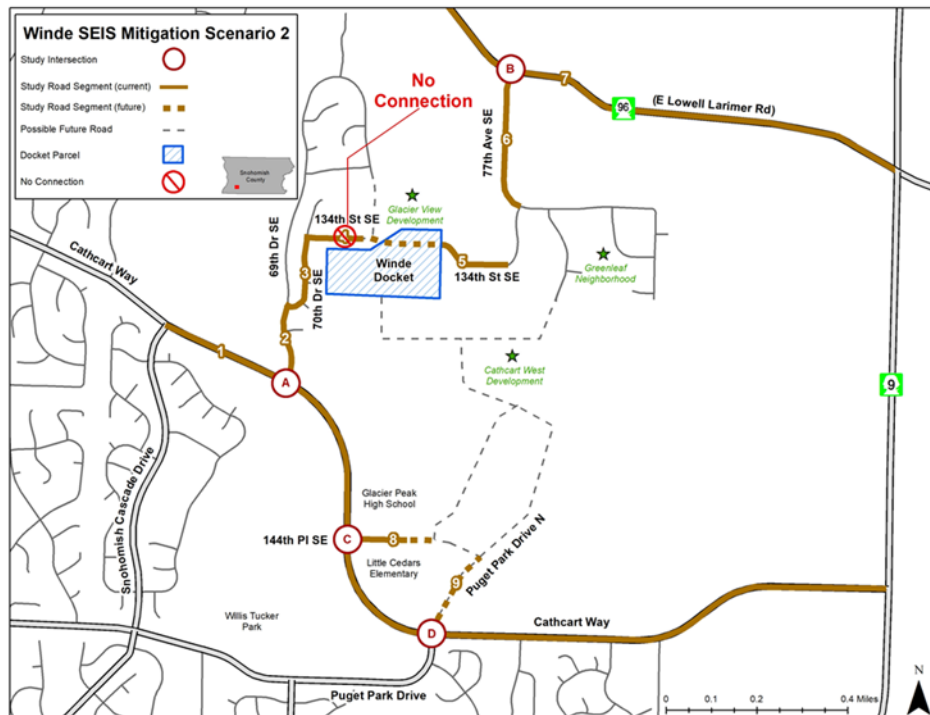
- Assumes that there will not be access to the Winde property from the east through the Greenleaf Neighborhood. Access to the Winde site would be from the west through the Glacier Peak development and from the south through the Cathcart West development only.



Road	EDDS ADT Threshold	2035 ADT		
		No Action	Alt 1	Alt 2
70 th Dr SE	Up to 2,000	5,100	6,873	5,250
134 th St SE (West)	Up to 2,000	4,350	6,123	4,510

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
134 th St SE (East)	Up to 2,000	350	850	430
Un-named Road through Cathcart West	?	1130	2610	1410

Tom Winde et al. (SW6)

Recommend Denial of Winde SW6 Options 1 and 2

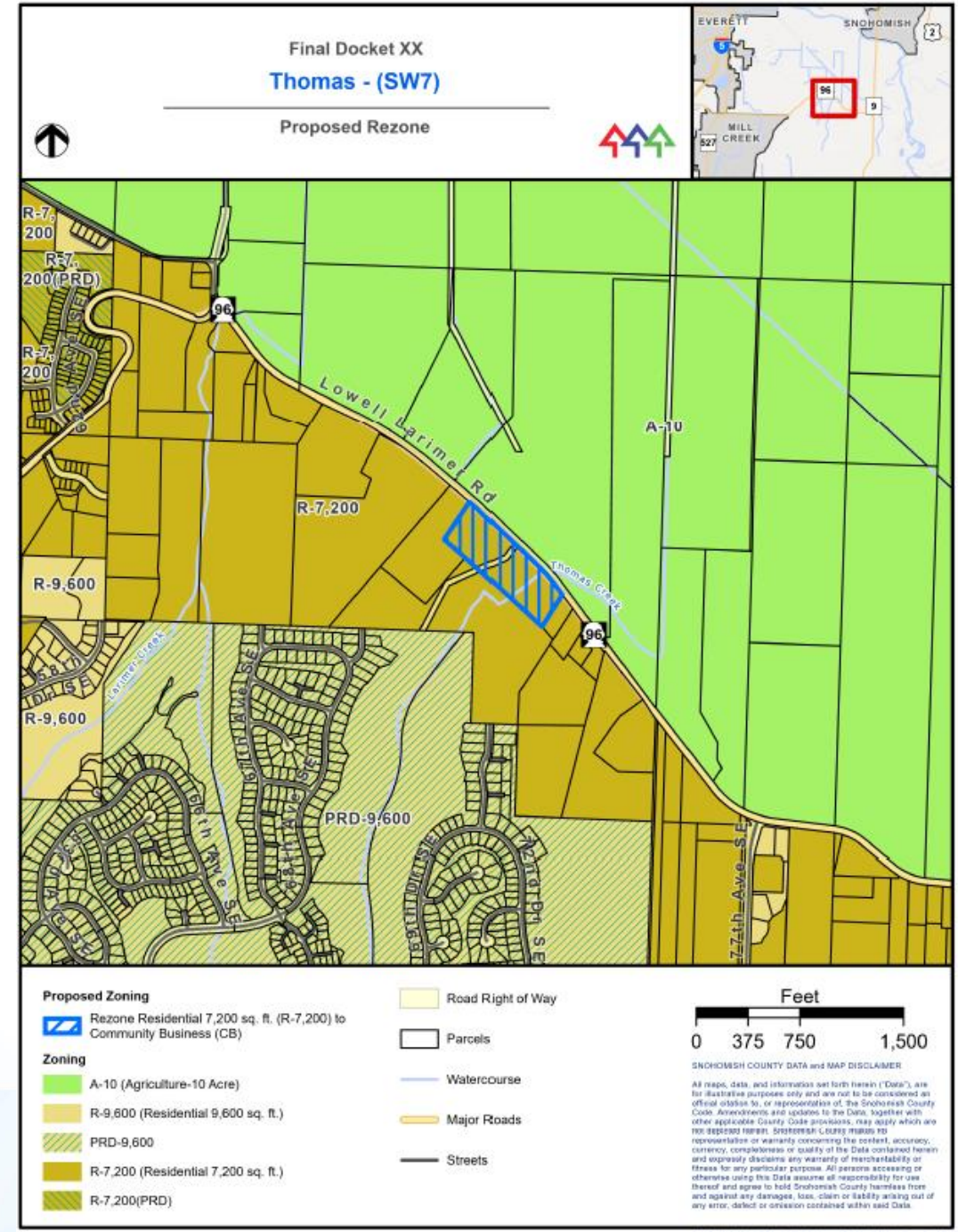
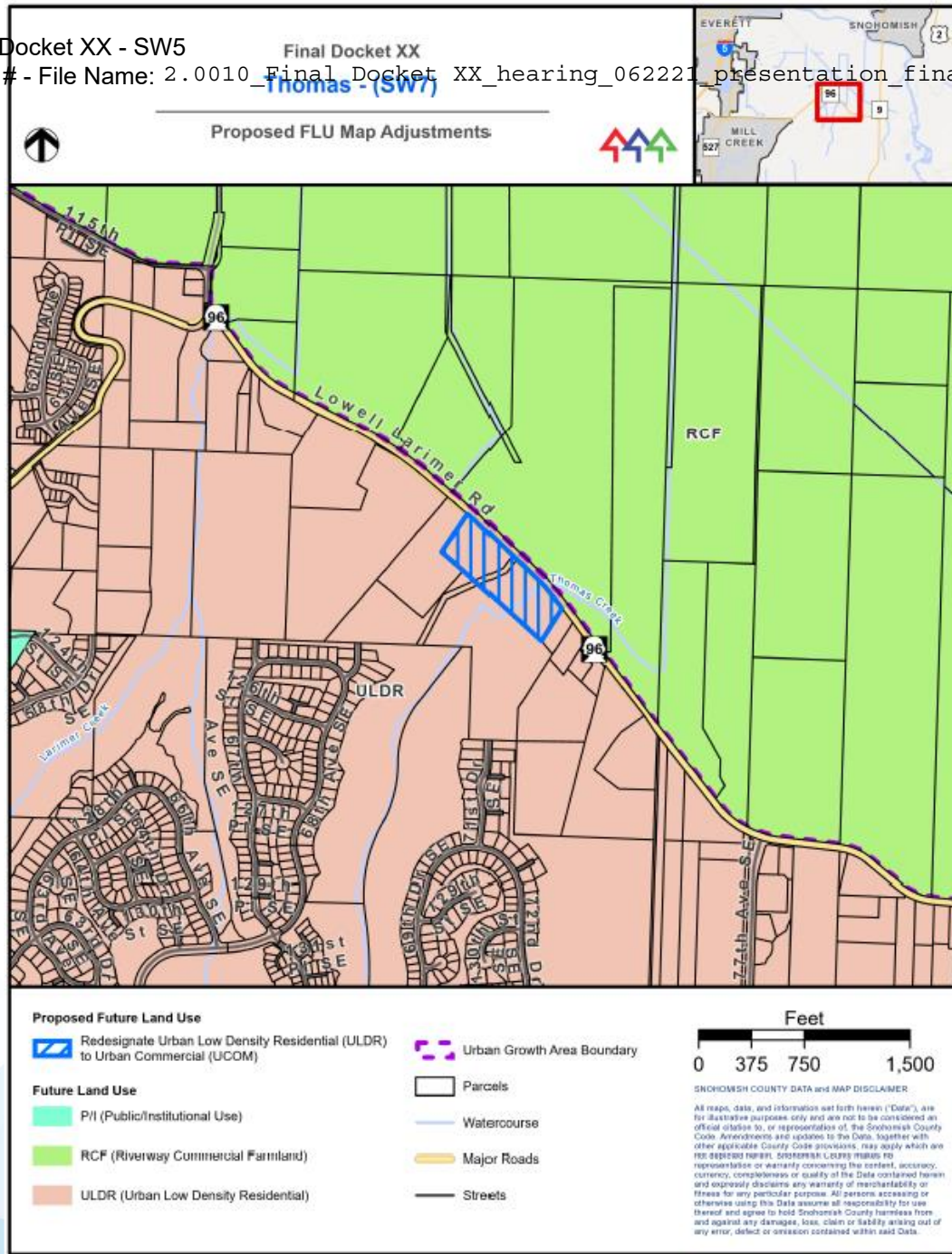
- ❑ Both options inconsistent with the GMA, MPPs and CPPs.
- ❑ Most of the site is too far from current or planned transit service to support multi-family development
- ❑ The transportation analysis found that future traffic volumes from both multi-family development options are not supported by the current and planned local road system that the site would access.
- ❑ Potential traffic impact mitigation would require the Winde site take 75% of its access south through Cathcart West on an unplanned roadway system to serve a future private development with an uncertain timeline.



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





Thomas (SW7)

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 economy and provide living wage jobs.



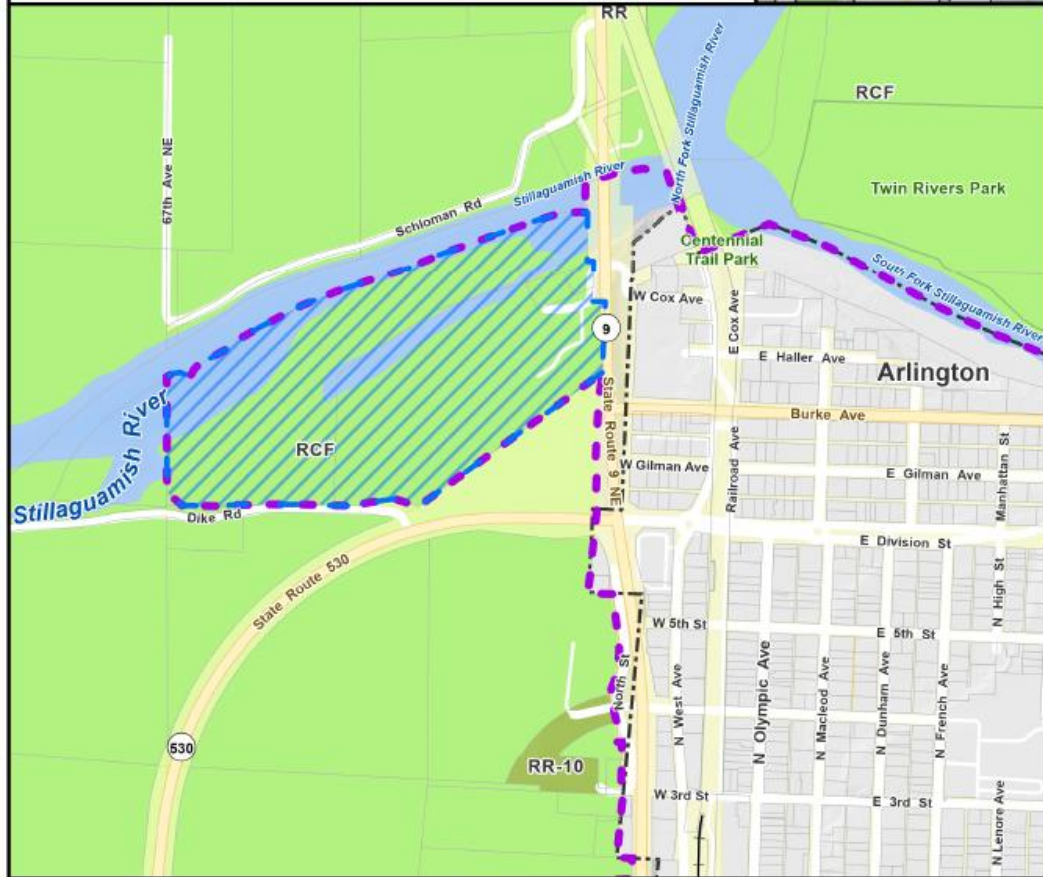
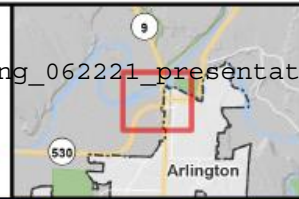
2021 County-Initiated Plan Amendments

- ❑ Typically 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 three city and town annexations.



Technical Corrections (GPP21-3)

Proposed Future Land Use (FLU) Map Adjustments



Proposed FLU Adjustments		Urban Growth Area Boundary		Feet 0 365 730 1,460
	Arlington Butler Wetland Annexation		Urban Growth Area Boundary	
Future Land Use			City Boundary	<small> 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 action by, or representation of, the Snohomish County Council. 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 accepting 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. Washington State Law, Ch. 42.56 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes and, thus, no commercial use may be made of any Data comprising lists of individuals contained herein. </small>
	RCF: Riverway Commercial Farmland		Road Right of Way	
	RR: Rural Residential (1 DU/5 Acres Basic)		Parcels	
	RR-10: Rural Residential-10 (1DU/10 Acres)		Waterbodies	
			Watercourses	
			Major Roads	
			Streets	

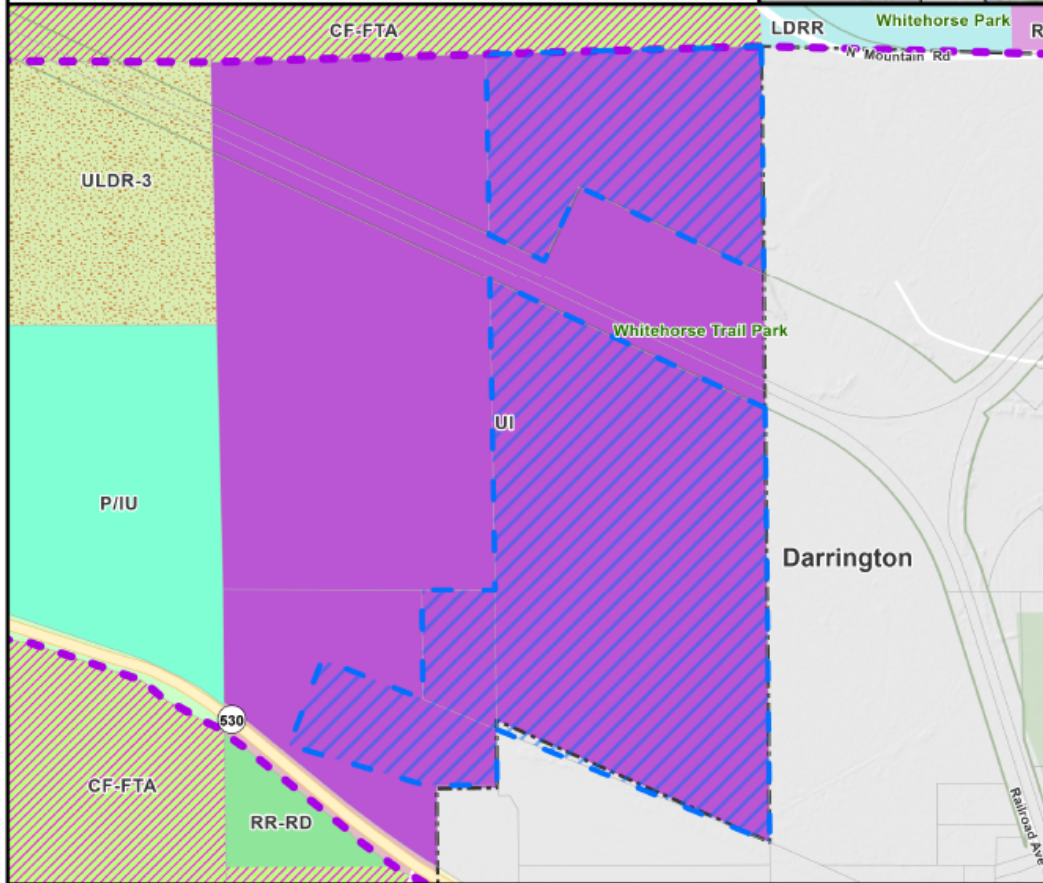
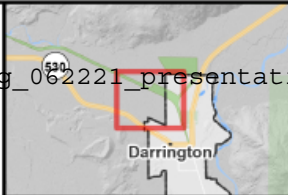
City of Arlington Butler Wetland Annexation

- ❑ GPP21-3 Technical Corrections amendment to GPP Maps to recognize a City of Arlington municipal purpose annexation.
- ❑ Butler Wetland Annexation consists of 108.36 acres of city-owned land.
- ❑ Annexation area was formerly designated Riverway Commercial Farmland on the FLU map.
- ❑ Added to the UGA in 2013 for passive recreation and stormwater treatment uses.



Technical Corrections (GPP21-3)

Proposed Future Land Use (FLU) Map Adjustments



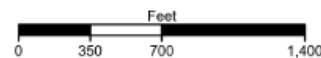
Proposed FLU Adjustments

Darrington Municipal Purpose Annexation

- CF-FTA: Commercial Forest - Forest Transition Area
- LDRR: Low Density Rural Residential (1 DU/20 Acres)
- P/IU: Public/Institutional Use
- RI: Rural Industrial
- RR-RD: Rural Residential - RD (1 DU/5 Acres)
- UI: Urban Industrial
- ULDR-3: Urban Low Density Residential (3 DU/ Acre)

Urban Growth Area Boundary

- City Boundary
- Road Right of Way
- Parcels
- Waterbodies
- Watercourses
- Major Roads
- Streets



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Town of Darrington Annexation

- ❑ GPP21-3 Technical Corrections amendment to GPP Maps to recognize a Town of Darrington municipal purpose annexation.
- ❑ Annexation consists of 107.31 acres of town-owned land.
- ❑ Annexation area was formerly designated Urban Industrial on the FLU map.
- ❑ Municipal purposes include establishing recreation facilities and an education center.



GPP21-3 Evaluation

Recommend Approval of GPP21-3

- ❑ Comply with GMA requirements
- ❑ Consistent with the Countywide Planning Policies
- ❑ Consistent with the goals, objectives, and policies of the county Comprehensive Plan
- ❑ Supports other elements of the Comprehensive Plan, including the Capital Facilities Plan and the Transportation Element



Comments or Questions?





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

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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 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](#)
- [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.



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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 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](#)
- [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



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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](#)



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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):

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](#)
- [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

PLANNING COMMISSION

PLANNING & DEVELOPMENT SERVICES

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 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 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](#)



Snohomish County

**PLANNING COMMISSION
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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.

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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

EXHIBIT 2.0012

Planning Commission Meeting 06/22/21

Contact Clerk of the Council for recording at 425-388-3494 or contact.council@snoco.org

*(Clerk Note: saved in G:\ECAF\Council Approved\2021\21-0626 SW 5 Tokarz\2.0012 – PC
20210622 Recording)*



Snohomish County

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



Snohomish County

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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

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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](#)



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



Snohomish County

**PLANNING COMMISSION
PLANNING & DEVELOPMENT SERVICES**

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](#)



Snohomish County

**PLANNING COMMISSION
PLANNING & DEVELOPMENT SERVICES**

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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

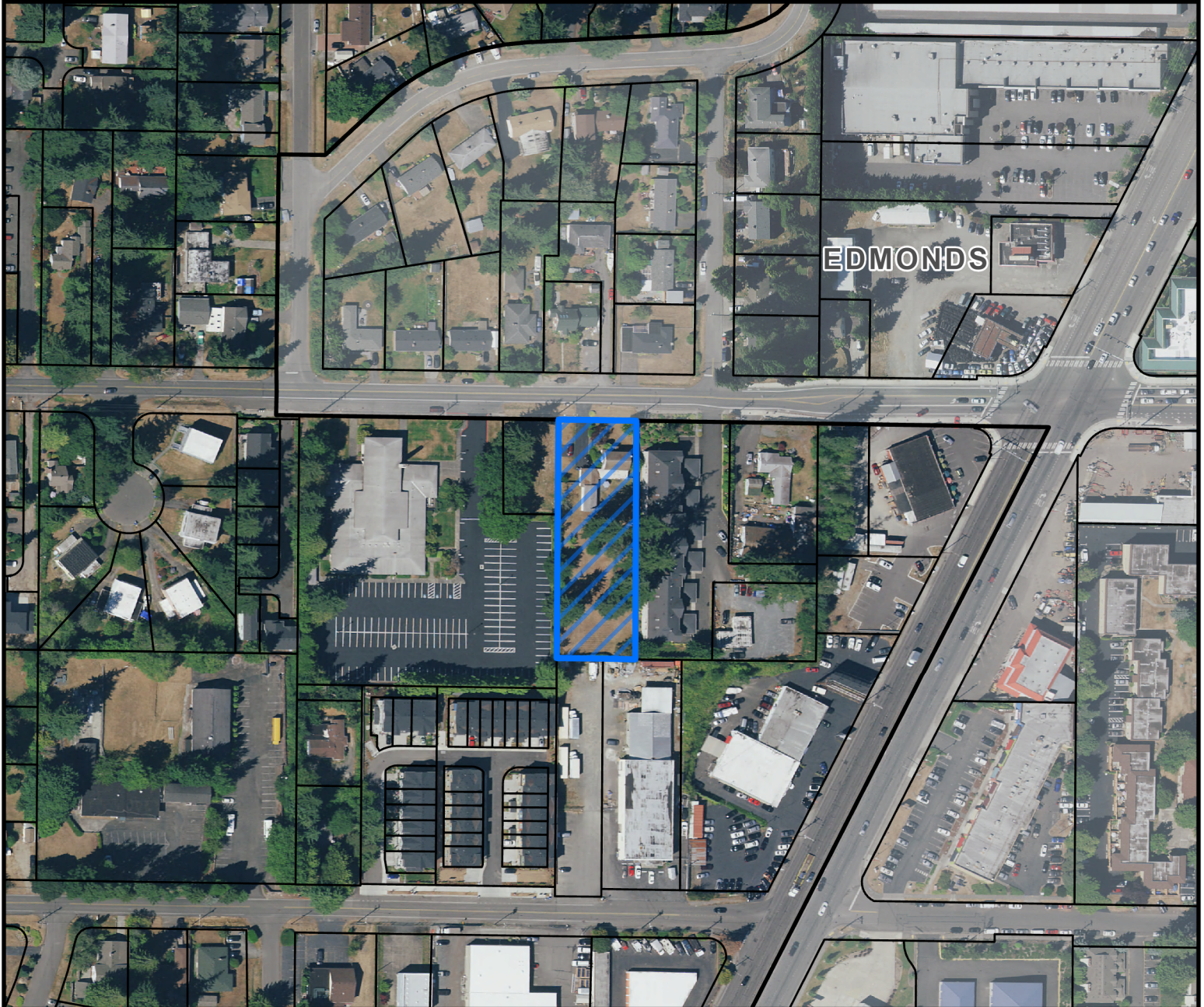
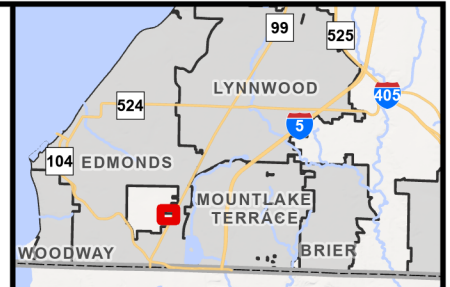
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-  Document created by Megan Moore (Megan.Moore@co.snohomish.wa.us)
2021-07-09 - 5:41:29 PM GMT- IP address: 207.183.1.30
-  Document emailed to Robert Larsen (robert.larsen@snoco.org) for signature
2021-07-09 - 5:41:57 PM GMT
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2021-07-09 - 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


Final Docket XX

Tokarz - (SW5)

Proposed FLU and Zoning Designation

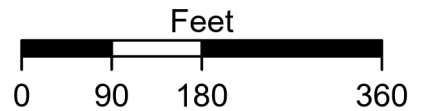


 Proposed FLU and Zoning Designation

 City Boundary

 Parcels

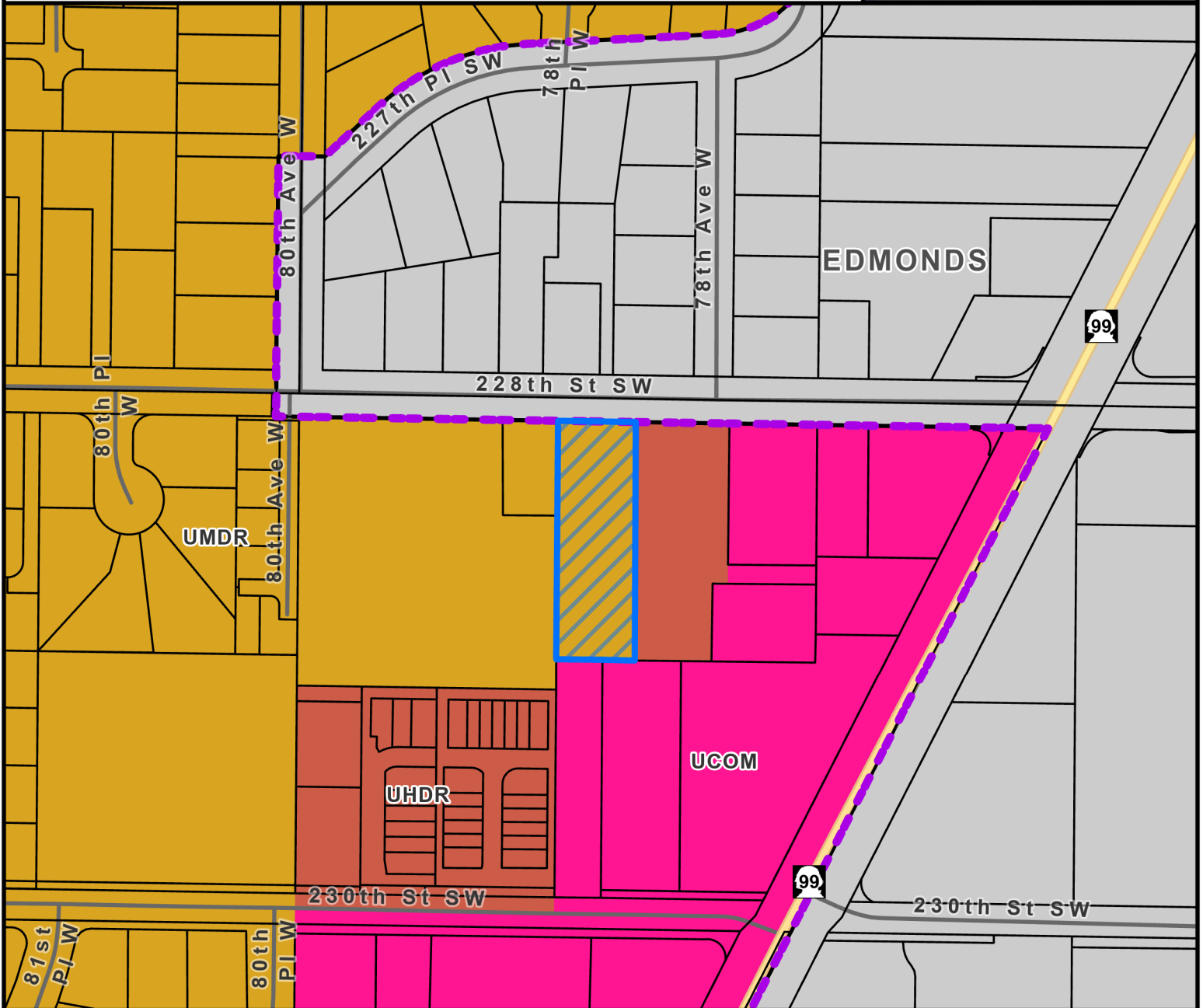
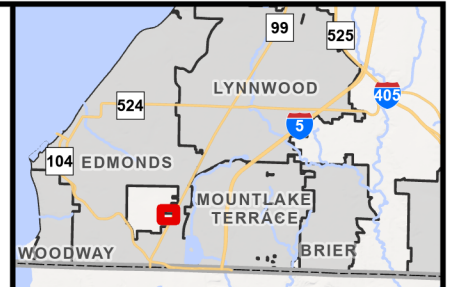
2018 Aerial Imagery




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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)

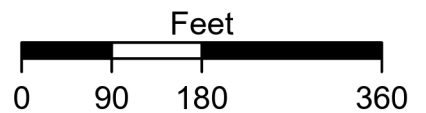
 Municipal Urban Growth Area

 City Boundary

 Parcels

 Major Roads

 Streets

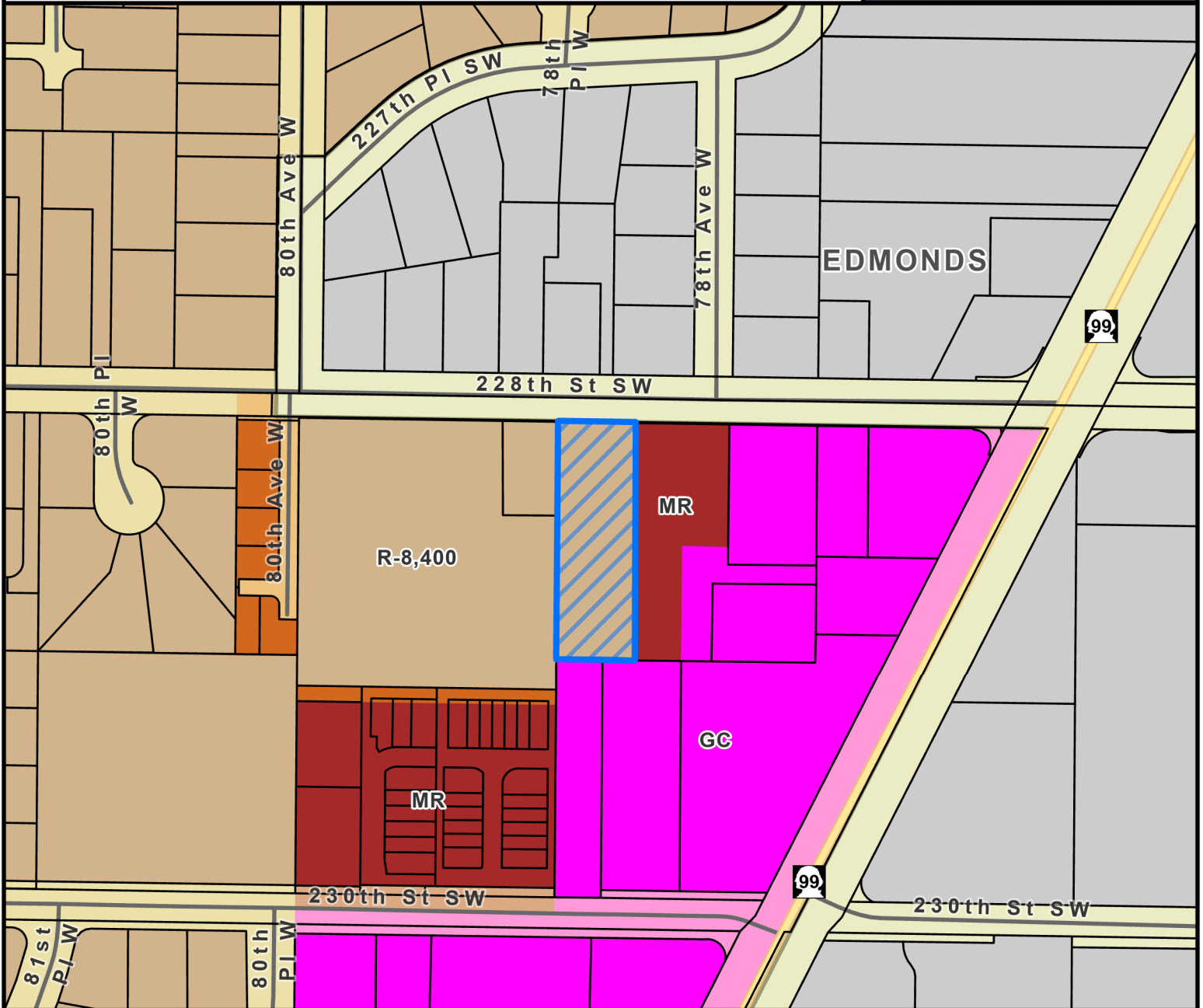
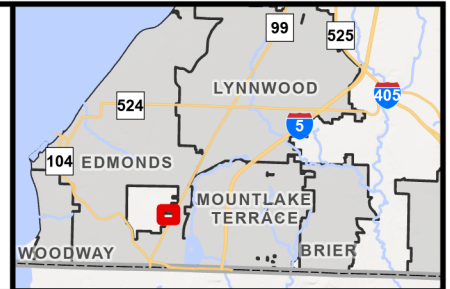


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Final Docket XX
Tokarz - (SW5)

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

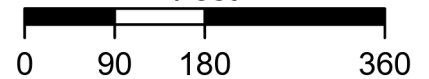
Road Right of Way

Parcels

Major Roads

Streets

Feet



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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.