

Index of Records					
Project Name		Residential in Business Park Zone			
Part 2 - PLANNING COMMISSION					
Exhibit #	Record Type	Date	Received From	Exhibit Description	# of Pages
2.0001	Public Participation	12/14/2021	Planning Commission	Planning Commission Agenda 12/14/2021 (Briefing)	3
2.0002	Public Participation	12/4/2021	The Herald	Affidavit of Agenda publication in The Herald 12/04/2021 (Briefing)	3
2.0003	Legislative Documents	12/14/2021	PDS Staff	Residential in Business Park Zone Staff Report (Briefing)	6
2.0004	Public Participation	12/14/2021	PDS Staff	Residential in Business Park Zone Presentation (Briefing)	10
2.0005	Public Participation	12/14/2021	Planning Commission	Planning Commission Written Meeting Minutes (Briefing)	4
2.0006	Public Participation	12/14/2021	Planning Commission	Planning Commission Recording of Meeting (Briefing)	NA
2.0007	Public Participation	1/25/2022	Planning Commission	Planning Commission Agenda (Hearing)	3
2.0008	Public Participation	1/25/2022	The Herald	Affidavit of Agenda publication in The Herald (Hearing)	3
2.0009	Public Participation	1/25/2022	Planning Commission	Planning Commission Written Meeting Minutes (Hearing)	5
2.0010	Public Participation	1/25/2022	Planning Commission	Planning Commission Meeting Recording (Hearing)	NA
2.0011	SEPA Documents	11/30/2021	Gerry Gibson	Letter of public testimony	3
2.0012	SEPA Documents	12/30/2021	Jack Martin	Letter of public testimony	3
2.0013	SEPA Documents	1/24/2022	Mike Pattison	Letter of public testimony	2
2.0014	SEPA Documents	11/29/2021	Tom Rogers	Letter of public testimony	1
2.0015	Public Participation	2/2/2022	Planning Commission	Planning Commissioner Recommendation Letter to Council	2
*Contact the Clerk of the Council for copies of Part 2 Exhibits - 425-388-3494 or contact.council@snoco.org					



Snohomish County
Planning Commission
Planning and 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

December 14, 2021
5:30 PM

Join the Zoom Meeting: <https://zoom.us/j/93624059691>
or call (253) 215-8782
Webinar ID: 936 2405 9619

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

- A. CALL TO ORDER AND ROLL CALL**
- B. PUBLIC COMMENT**
- C. APPROVAL OF MINUTES**
 - [November 16, 2021: Regular Meeting](#)
- D. STATUS OF FUTURE AGENDA ITEMS AND PAST RECOMMENDATIONS**
 - [Upcoming Planning Commission Meeting Topics](#)
 - County Council Actions on Planning Commission Recommendations
- E. UNFINISHED BUSINESS**
 - 1. Missing Middle Housing and Housing Preservation Code: Hearing

Ryan Countryman, Senior Legislative Analyst, 425-309-6164, Ryan.Countryman@snoco.org

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



For further information, please review the following:

- [Staff Presentation dated 11/16/2024](#)
- [Briefing Staff Report dated 11/2/2021](#)
- [Substitute Ordinance dated 11/2/2021](#)
- [Motion 21-309 dated 9/15/2021](#)

F. NEW BUSINESS

1. Residential in Business Park Zone: Briefing

Amber Piona, PDS Planner, Amber.Piona@snoco.org

Staff will present a proposal to amend Title 30 of the Snohomish County Code to amend regulations related to residential uses within the Business Park zone. The proposed amendments seek the following objectives: a) promote flexibility of uses within the BP zone; b) reinstate residential development as an allowed use in the BP zone and update the related criteria for this use; and c) promote the development of a diversity of housing types to provide missing middle housing.

For further information, please review the following:

- [Briefing Staff Report dated 11/24/2021](#)

2. Urban Center Design Review Board: Briefing

Hilary McGowan, PDS Planner, Hilary.McGowan@snoco.org

Staff will present a proposal to amend Title 30 of the Snohomish County Code to eliminate the Urban Centers Design Review Board (UCDRB) from the approval process. Amending chapter 30.34A SCC to eliminate the UCDRB will increase the efficiency of permit reviews and could encourage more development, and therefore higher densities in the Urban Center (UC) zone.

For further information, please review the following:

- [Briefing Staff Report dated 11/24/2021](#)

G. ADJOURN



Snohomish County
Planning Commission
Planning and Development Services

PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:

At the conclusion of its public hearing, the County Planning Commission will consider transmitting a formal recommendation to County Council concerning adoption of the proposal. The Commission may make a recommendation to adopt or to not adopt the proposal. The Commission's recommendation may also propose amendments to the proposal. The Planning Commission is an advisory body and the final decision rests with the County Council.

PARTY OF RECORD / PUBLIC TESTIMONY:

You may become a party of record for any specific topic that comes before the Planning Commission by submitting a written request or testimony to Megan Moore, Planning Commission Clerk, PDS, M/S 604, 3000 Rockefeller Avenue, Everett, WA 98201 or email at Megan.Moore@snoco.org.

WHERE TO GET COPIES OF DOCUMENTS AND WEBSITE ACCESS:

Please check www.snohomishcountywa.gov for additional information or the Snohomish County Department of Planning and Developmental Services, Reception Desk, 2nd Floor, County Administration Building East, 3000 Rockefeller Avenue, Everett, WA 98201 or email at Megan.Moore@snoco.org.

AMERICANS WITH DISABILITIES ACT NOTICE:

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

Snohomish County Planning Commissioners:

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

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

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

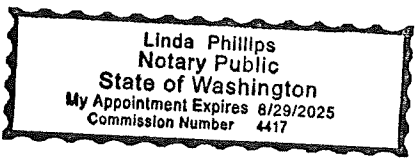
Everett Daily Herald

Affidavit of Publication

State of Washington }
County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH944277 SCPC 12/14/21 AGENDA 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 12/04/2021 and ending on 12/04/2021 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$137.28.



Subscribed and sworn before me on this 6th day of December, 2021.

Linda Phillips

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

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SNOHOMISH COUNTY
PLANNING COMMISSION
PLANNING & DEVELOPMENT SERVICES
3000 Rockefeller Avenue, M/S #604, Everett, WA 98201
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Council.

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Snohomish County Planning

Commissioners:

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

Commission Staff (from Planning and Development Services

(PDS) Department):

Mike McCrary, Commission Secretary

Megan Moore, Commission Clerk

Published: December 4, 2021.

EDH944277



Snohomish County

Planning and Development Services

3000 Rockefeller Ave., M/S 604

Everett, WA 98201-4046

(425) 388-3311

www.snoco.org

MEMORANDUM

TO: Snohomish County Planning Commission

Dave Somers
County Executive

FROM: Amber Piona, Planner
Janet Wright, Planner

SUBJECT: Proposed Amendments to SCC 30.31A.140

DATE: November 24, 2021

INTRODUCTION

The purpose of this staff report is to outline and provide information regarding a non-project proposal to amend regulations related to residential uses within the Business Park (BP) zone. The proposed amendments seek the following objectives: a.) promote flexibility of uses within the BP zone; b.) reinstate residential development as an allowed use in the BP zone and update the related criteria for this use; and c.) promote the development of a diversity of housing types to provide missing middle housing.

BACKGROUND

In 2003, Ordinance 03-107 was passed to provide flexibility in the code for uses allowed in the BP zone. The ordinance permitted residential development on large BP zoned sites which could also allow for compatibility of residential development with commercial/industrial uses and surrounding land.

In 2017, a large privately owned BP site was annexed to the City of Lake Stevens at which point there were no longer any properties that met the criteria outlined in SCC 30.31A.140. Ordinance 16-013 removed residential development as an allowed use in the BP zone and was adopted on March 8, 2017, and effective on May 7, 2017. However, SCC 30.21.025 (intent of zones), which states that "The BP zone, under limited circumstances, may also provide for residential development where sites are large and where compatibility can be assured for on-site mixed uses and for uses on adjacent properties," was not amended.

According to the recent Snohomish County Housing Affordability Regional Taskforce (HART) 2020 Report, Snohomish County is facing significant housing demand. The housing supply in Snohomish County is lagging behind population growth. Between 2016 and 2018, the number of new housing units was 61% less than the increase in the number of households in the county.

In 2021, a large site zoned BP was sold by the county and is now in private ownership. Re-instating the flexibility of uses within the BP zone as existed prior to 2017 in limited circumstances would further the County's goals in addressing the housing shortage.

PROPOSED CODE AMENDMENTS

The proposed code amendments would re-instate residential development as an allowed use in the Business Park (BP) zone under limited circumstances. To align with the intent of BP zoning which states that residential development may be allowed in limited circumstances on large lots, the proposed code would allow residential development on sites that are 25 acres or greater under single ownership or unified control (for multiple parcels). Additionally, to balance the need to maintain land suitable for industrial uses with the need to expand housing opportunities, the proposed code changes would only apply to properties currently zoned BP. These changes would therefore apply to only a few areas of the county, including the former Cathcart West property which is less suitable for industrial development being surrounded by mostly residential and public facilities (school) uses.

The following two tables provide an overview of the proposed changes to Snohomish County Code regarding the regulation of residential development within the BP zone.

TABLE 1: SUMMARY OF PROPOSED CODE CHANGES	
Proposed Language	Finding
<p>30.31A.140 BP zone performance standards for residential development. <u>Residential development in the BP zone is subject to the following:</u> (1) <u>The site must be a minimum of 25 contiguous acres under single ownership or for multiple parcels under unified control.</u></p>	<p>To keep with the intent of the BP zone which allows that properties zoned BP can provide for residential development where sites are large. (SCC 30.21.025)</p>
<p>(2) <u>The BP zoning on the site must have been approved prior to the effective date of this section.</u></p>	<p>Language to limit the applicability of this code section to existing BP sites to limit the scope of properties affected and ensure industrial lands are retained for future jobs.</p>
<p>(3) <u>Where mixed use development consisting of residential and commercial or industrial uses is proposed, in addition to any other applicable requirements of the county code, the development shall also meet the following development and design standards:</u> (a) <u>The BP preliminary site plan requirements contained in chapter 30.31A SCC shall apply to all portions of the site where development is proposed except as modified by this section;</u> (b) <u>The development shall comply with the setbacks and other bulk regulations of chapter 30.23 SCC for the MR zone;</u> (c) <u>The provisions of SCC 30.31A.120 shall apply to any portion of the site proposed for commercial or industrial uses and shall not apply to the areas of the site proposed for residential use.</u></p>	<p>Language to establish what regulations would apply when residential and commercial or industrial uses are proposed.</p>

Index #	File Name: 2_0003_Staff_Report_BP_Zone_Briefing_20211214.pdf (4) Where a residential development is proposed, a preliminary site plan per SCC 30.31A.210 is required. In addition to any other applicable requirements of the county code, the development shall also meet the following development and design standards: (a) The maximum residential unit yield and other bulk regulations specified for development in the MR zone per chapter 30.23 SCC;	Language to establish what regulations would apply for when only residential development is proposed.
	(5) All proposed development shall meet the final site plan approval requirements pursuant to SCC 30.31A.300, including conditions of approval, and shall comply with any and all other applicable requirements of the county code.	Language to ensure that residential development in BP zones meets any and all other applicable requirements of the county code.
	30.22.100 Urban Zone Categories Use Matrix See Table 2	Within the Use Table, adds single family attached, cottage housing, duplexes, multifamily, single family and townhouses as permitted uses within the Business Park zones, with a footnote.
	30.22.130 Reference notes for use matrices. (51) ((RESERVED for future use)) See SCC 30.31A.140	Within the table footnote, adds a reference to SCC 30.31A.140

Table 2 Proposed changes to SCC 30.22.100 Urban Zone Categories Use Matrix

TYPE OF USE	R 9,600 ⁸⁸	R 8,400 ⁸⁸	R 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP
Dwelling, Attached Single Family	P	P	P	P	P	P						p51
Dwelling, Cottage Housing	P	P	P	P	P							p51
Dwelling, Duplex	P	P	P	P	P	P						p51
Dwelling, Mobile Home	P	P	P	P	P	P						
Dwelling, Multiple Family					P	P	P	P	P	P		p51
Dwelling, Single Family	P	P	P	P	P	P						p51
Dwelling, Townhouse ⁵			A	P	P	P	P	P	P	P		p51

ANALYSIS

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

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

GMA Goal 1 – “Urban Growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner”

Analysis: The proposed amendments would support the urban growth goal by permitting a variety of housing types within BP, an urban zone. This would encourage development within urban areas.

GMA Goal 4- “Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.”

Analysis: The proposed amendments would support the housing goal by permitting a variety of housing types (single family attached, single family detached, townhouses, cottage houses, duplexes, and multifamily residential) within BP zoning under limited circumstances.

Compliance with the Multi-County Planning Policies

The proposed amendments are consistent with the following multicounty planning policies (MPPs) from the Puget Sound Regional Council VISION 2050:

MPP-H-1 Plan for housing supply, forms, and densities to meet the region’s current and projected needs consistent with the Regional Growth Strategy and to make significant progress towards jobs/housing balance.

Analysis: The proposed changes would expand the opportunities for housing development, which is consistent with the Regional Growth Strategy.

MPP-H-2 – Provide a range of housing types and choices to meet the housing needs of all income levels and demographic groups within the region.

Analysis: The proposed amendments would support this goal by allowing a variety of housing types (single family attached, single family detached, townhouses, cottage houses, duplexes, and multifamily residential) within BP zoning under limited circumstances.

Compliance with the Countywide Planning Policies

The proposed amendments are consistent with the following countywide planning policies:

DP-42 – The County and cities should conserve designated industrial land for future industries and related jobs by:

- a. Protecting industrial land from encroachment by incompatible uses and development on adjacent land;*
- b. Discouraging non-industrial uses on industrial land unless such uses support and enhance existing industrial land uses; and*
- c. Discouraging conversion of industrial land to other land use designations unless it can be demonstrated that a specific site is not suitable for industrial uses.*

Analysis: The proposed code changes limit the expansion of residential uses within BP zoning to properties that are 25 contiguous acres or more, under single ownership or multiple parcels under unified control, and that are zoned BP prior to the adoption of these changes. This would only apply to

Index # 1 File Name: 210003_Staff_Report_BP_Zone_Briefing_20211214.pdf
two parcels within Snohomish County, and therefore would have a limited effect on industrial zoning throughout Snohomish County.

HO-4 – The county and cities should implement policies that allow for the development of moderate density housing to help meet future housing needs, diversity the housing stock, and provide more affordable home ownership and rental opportunities. This approach should include code updates to ensure that zoning designations and allowed densities, housing capacity, and other restrictions do not preclude development of moderate density housing.

Analysis: The proposed amendments would support this policy by allowing a variety of housing types (single family attached, single family detached, townhouses, cottage houses, duplexes, and multifamily residential), many of which are moderate density types, within BP zoning under limited circumstances.

Compliance with the Snohomish County Comprehensive Plan

The proposed amendments would be consistent with and help implement a number of policies contained within the Snohomish County Growth Management Act Comprehensive Plan (GMACP) – General Policy Plan (GPP). The following policies apply to the code amendments as proposed in this report.

Objective LU 2.C – Encourage intensification and revitalization of existing and planned commercial and industrial areas.

Analysis: The proposed code amendments would encourage the development of large BP parcels by allowing a mix of residential, commercial and industrial uses.

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

Analysis: The proposed code amendments would provide greater flexibility for uses within the BP zone by reinstating residential uses as an allowed use. This amendment would help promote vibrant mixed use communities.

Policy HO 1.B.4 – The county shall encourage and support the development of innovative housing types that make efficient use of the county land supply such as residential units in mixed-use developments, accessory dwelling units, cottage housing, co-housing, and live/work units.

Analysis: The proposed code amendments would support this policy by allowing cottage housing to be developed in BP zoning under limited circumstances.

Environmental Review

Staff is in the process of completing a State Environmental Policy Act (SEPA) checklist for this proposed code amendment and will issue a likely Determination of Nonsignificance in late November 2021. The fourteen-day public comment period will conclude prior to the Planning Commission hearing scheduled for January 25, 2022.

Notification of State Agencies

Pursuant to RCW 36.70A.106, a notice of intent to adopt the proposed regulations and standards was transmitted to the Washington State Department of Commerce on November 24, 2021.

Staff Recommendation:

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

Action Requested

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

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

Residential in Business Park Zone Proposed Code Amendments

Planning Commission Briefing

December 14, 2021

Amber Piona, Planner



Objectives for Code Amendments

- Promote flexibility of uses within the Business Park (BP) zone
- Reinstate residential development as an allowed use in the BP zone and update the related criteria for this use
- Promote the development of a diversity of housing types to provide missing middle housing



Background

- In 2003 Ordinance 03-107 was passed which allowed residential development on large BP zoned sites. These regulations were found in SCC 30.31A.140.
- This section was repealed in 2017 when no sites in the county met the requirements.



Background (cont.)

- SCC 30.21.025 Intent of zones still states:
“the BP zone, under limited circumstances, may also provide for residential development where sites are large and where compatibility can be assured for on-site mixed uses and for uses on adjacent properties.”
- In 2021 a large site zoned BP was sold by the County and is in private ownership



Housing

- Snohomish County is facing significant housing demand.
- Per the Housing Affordability Regional Taskforce report, between 2016 and 2018, the number of new housing units constructed was 61% less than the increase in the number of new households in the county.



Proposed SCC 30.31A.140

BP zone performance standards for residential development

- Allows residential development in the BP zone for sites that are 25 or more contiguous acres under single ownership or unified control.
- The BP zoning must have been approved prior to the effective date of the section.
- Clarifies which standards apply when a mix of residential and commercial/industrial uses are proposed, and which standards apply when only residential is proposed.



SCC 30.24.140 BP zone performance standards for residential development

Residential development in the BP zone is subject to the following:

- (1) The site must be a minimum of 25 contiguous acres under single ownership or for multiple parcels under unified control.
- (2) The BP zoning on the site must have been approved prior to the effective date of this section
- (3) Where mixed use development consisting of residential and commercial or industrial uses is proposed in addition to any other applicable requirements of the county code, the development shall also meet the following development and design standards:
 - (a) The BP preliminary site plan requirements contained in chapter 30.31A SCC shall apply to all portions of the site where development is proposed except as modified by this section;
 - (b) The development shall comply with setbacks and other bulk regulations of chapter 30.23 SCC for the MR zone;
 - (c) The provisions of SCC 30.31A.120 shall apply to any portion of the site proposed for commercial or industrial uses and shall not apply to the areas of the site proposed for residential use.

SCC 30.24.140 BP zone performance standards for residential development (cont.)

(4) Where residential development is proposed, a preliminary site plan per SCC 30.31A.210 is required. In addition to any other applicable requirements of the county code, the development shall also meet the following development and design standards:

(a) The maximum residential unit yield and other bulk regulations specified for development in the MR zone per chapter 30.23 SCC

(5) All proposed development shall meet final site plan approval requirements pursuant to SCC 30.31A.300, including conditions of approval, and shall comply with any and all other applicable requirements of the county code.



SCC 30.22.100 Urban Zone Categories Use Matrix

TYPE OF USE	R 9,600 ⁸⁸	R 8,400 ⁸⁸	R 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP
Dwelling, Attached Single Family	P	P	P	P	P	P						p ⁵¹
Dwelling, Cottage Housing	P	P	P	P	P							p ⁵¹
Dwelling, Duplex	P	P	P	P	P	P						p ⁵¹
Dwelling, Mobile Home	P	P	P	P	P	P						
Dwelling, Multiple Family					P	P	P	P	P	P		p ⁵¹
Dwelling, Single Family	P	P	P	P	P	P						p ⁵¹
Dwelling, Townhouse ⁵			A	P	P	P	P	P	P	P		p ⁵¹

(51)((RESERVED for future use)) See SCC 30.31A.140

Questions?

Amber Piona
Planner
Planning & Development Services
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(425) 262-2375



Snohomish County



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REGULAR SESSION
DECEMBER 14, 2021
MINUTES

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A. CALL TO ORDER AND ROLL CALL

Commissioner Robert Larsen, Planning Commission Chair, called the meeting to order at 5:32 p.m. Of the nine (9) currently appointed commissioners, eight (8) were in attendance (a quorum being six (6) members and a majority being six (6) members):

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

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

Following roll call Tom Campbell, new commissioner for District 4, introduced himself. Tom Campbell is also the Chair of the Snohomish County's Climate Action Advisory Committee.

B. PUBLIC COMMENT

No public comment was given.

C. APPROVAL OF MINUTES

The minutes of [November 16, 2021](#) were unanimously approved.

D. STATUS OF FUTURE AGENDA ITEMS AND PAST RECOMMENDATIONS

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

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



E. UNFINISHED BUSINESS

1. Missing Middle Housing and Housing Preservation Code: Hearing

Ryan Countryman, Senior Legislative Analyst, 425-309-6164, Ryan.Countryman@snoco.org

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

After the presentation clarification was given on existing compatibility design standards and design standards that would be modified by the substitute ordinance.

Commissioner Larsen opened the **Public Hearing at 5:51 p.m.** for proposed Missing Middle Housing and Housing Preservation Code.

No one spoke at the public hearing.

The **Public Hearing was closed at 5:52 p.m.**

A **Motion** was made by Commissioner Norcott and seconded by Commissioner Everett recommending **APPROVAL** of the substitute ordinance dated November 2, 2021.

VOTE (Motion):

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

0 opposed

1 abstention (*Campbell*)

Motion PASSED

For further information, please review the following:

- [Staff Presentation dated 11/16/2024](#)
- [Briefing Staff Report dated 11/2/2021](#)
- [Substitute Ordinance dated 11/2/2021](#)
- [Motion 21-309 dated 9/15/2021](#)

F. NEW BUSINESS

1. Residential in Business Park Zone: Briefing

Amber Piona, PDS Planner, Amber.Piona@snoco.org



Snohomish County
Planning Commission
Planning and Development Services

Staff presented a proposal to amend Title 30 of the Snohomish County Code to amend regulations related to residential uses within the Business Park zone. The proposed amendments seek the following objectives: a) promote flexibility of uses within the BP zone; b) reinstate residential development as an allowed use in the BP zone and update the related criteria for this use; and c) promote the development of a diversity of housing types to provide missing middle housing.

After the presentation the commissioners discussed the proposal and asked clarifying questions. Topics included determination for the 25 acre parcel size, traditional uses in Business Park zone, the possibility for zoning changes on 25 acre parcels, and the possibility for residential and business overlays in Business Park zone.

For further information, please review the following:

- [Briefing Staff Report dated 11/24/2021](#)
- [Staff Presentation dated 12/14/2021](#)

2. Urban Center Design Review Board: Briefing

Hilary McGowan, PDS Planner, Hilary.McGowan@snoco.org

Staff presented a proposal to amend Title 30 of the Snohomish County Code to eliminate the Urban Centers Design Review Board (UCDRB) from the approval process. Amending chapter 30.34A SCC to eliminate the UCDRB will increase the efficiency of permit reviews and could encourage more development, and therefore higher densities in the Urban Center (UC) zone.

Staff discussed the current review board process, background timeline, pre-application requirement, current metrics with the process including low attendance at UCDBR meetings, and the current opportunities for public participation in the Urban Center zone.

Questions included if other similar boards exist in other counties, current applications, and design review standards in the Urban Center zone.

For further information, please review the following:

- [Briefing Staff Report dated 11/24/2021](#)
- [Staff Presentation dated 12/14/2021](#)

3. Virtual Formats: Discussion

Before adjourning the commissioners discussed meeting formats in Zoom, including the benefits and drawbacks of Zoom Webinar and Zoom Meeting. This item will be put on a future agenda for additional discussion.

G. ADJOURN

The meeting was adjourned at 7:20 pm.



Snohomish County
Planning Commission
Planning and Development Services

PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:

At the conclusion of its public hearing, the County Planning Commission will consider transmitting a formal recommendation to County Council concerning adoption of the proposal. The Commission may make a recommendation to adopt or to not adopt the proposal. The Commission's recommendation may also propose amendments to the proposal. The Planning Commission is an advisory body and the final decision rests with the County Council.

PARTY OF RECORD / PUBLIC TESTIMONY:

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WHERE TO GET COPIES OF DOCUMENTS AND WEBSITE ACCESS:

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AMERICANS WITH DISABILITIES ACT NOTICE:

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Snohomish County Planning Commissioners:

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

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

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

EXHIBIT 2.0006

Planning Commission Audio Recording of Meeting 12/14/21

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

(Clerk Note: saved in G:\ECAF\Council Approved\2022\22-0276 Business Park Zone\Part 2 Documents\2.0006 – Planning Commission 20211214)



Snohomish County
Planning Commission
Planning and 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

January 25, 2022
5:30 PM

Join the Zoom Meeting: <https://zoom.us/j/92068125282>
or call (253) 215-8782
Webinar ID: 920 6812 5282

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

- A. CALL TO ORDER, ROLL CALL AND WELCOME NEW COMMISSIONER**
- B. PUBLIC COMMENT**
- C. APPROVAL OF MINUTES**
 - [December 14, 2021](#): Regular Meeting
- D. STATUS OF FUTURE AGENDA ITEMS AND PAST RECOMMENDATIONS**
 - [Upcoming Planning Commission Meeting Topics](#)
 - County Council Actions on Planning Commission Recommendations
- E. UNFINISHED BUSINESS**
 1. Residential in Business Park Zone: Hearing

Amber Piona, PDS Planner, Amber.Piona@snoco.org

The Planning Commission will hold a public hearing on the proposal to amend Title 30 of the Snohomish County Code to amend regulations related to residential uses within the Business Park zone. The proposed amendments seek the following objectives: a) promote flexibility of uses within the BP zone; b) reinstate residential development as an allowed use in the BP zone and update the related criteria for this use; and c) promote the development of a diversity of housing types to provide missing middle housing.

For further information, please review the following:

- [Staff Presentation dated 12/14/2021](#)
- [Briefing Staff Report dated 11/24/2021](#)



2. Urban Center Design Review Board: Hearing

Hilary McGowan, PDS Planner, Hilary.McGowan@snoco.org

The Planning Commission will hold a public hearing on a proposal to amend Title 30 of the Snohomish County Code to eliminate the Urban Centers Design Review Board (UCDRB) from the approval process. Amending chapter 30.34A SCC to eliminate the UCDRB will increase the efficiency of permit reviews and could encourage more development, and therefore higher densities in the Urban Center (UC) zone.

For further information, please review the following:

- [Staff Presentation dated 12/14/2021](#)
- [Briefing Staff Report dated 11/22/2021](#)

F. NEW BUSINESS

G. ELECTION OF 2022 OFFICERS: CHAIR AND VICE-CHAIR

H. ADJOURN



Snohomish County
Planning Commission
Planning and Development Services

PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:

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Snohomish County Planning Commissioners:

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

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

Mike McCrary, Commission Secretary	Megan Moore, Commission Clerk
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Everett Daily Herald

Affidavit of Publication

State of Washington }
County of Snohomish } ss

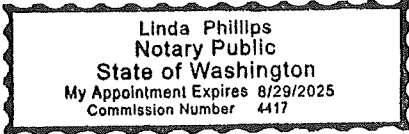
Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH946849 REG. MTG. AGENDA 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 01/15/2022 and ending on 01/15/2022 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$118.68.

[Handwritten Signature]

Subscribed and sworn before me on this

17th day of January,
2022.



[Handwritten Signature: Linda Phillips]

Notary Public in and for the State of Washington.

Classified Proof

Snohomish County
Planning Commission
Planning and 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
January 26, 2022

5:30 PM

Join the Zoom Meeting: <https://zoom.us/j/92068126282>
or call (253) 215-8782

Webinar ID: 92068125282

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

- A. CALL TO ORDER, ROLL CALL AND WELCOME NEW COMMISSIONER
- B. PUBLIC COMMENT
- C. APPROVAL OF MINUTES
- D. STATUS OF FUTURE AGENDA ITEMS AND PAST RECOMMENDATIONS
- E. UNFINISHED BUSINESS

1. Residential in Business Park Zone: Hearing

Amber Piona, PDS Planner, Amber.Piona@snoco.org
The Planning Commission will hold a public hearing on the proposal to amend Title 30 of the Snohomish County Code to amend regulations related to residential uses within the Business Park zone. The proposed amendments seek the following objectives: a) promote flexibility of uses within the BP zone; b) reinstate residential development as an allowed use in the BP zone and update the related criteria for this use; and c) promote the development of a diversity of housing types to provide missing middle housing.

2. Urban Center Design Review Board: Hearing

Hilary McGowan, PDS Planner, Hilary.McGowan@snoco.org
The Planning Commission will hold a public hearing on a proposal to amend Title 30 of the Snohomish County Code to eliminate the Urban Centers Design Review Board (UCDRB) from the approval process. Amending chapter 30.34A SCC to eliminate the UCDRB will increase the efficiency of permit reviews and could encourage more development, and therefore higher densities in the Urban Center (UC) zone.

- F. NEW BUSINESS
- G. ELECTION OF 2022 OFFICERS: CHAIR AND VICE-CHAIR
- H. ADJOURN

PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:
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Snohomish County Planning Commissioners:

Merle Ash, District 1	Tom Campbell, District 4
Mark James, District 1	Neil Pedersen, District 4
Tom Norcott, District 2	Rosanna Brown, District 5
Raymond Sheldon, Jr., District 2	Leah Everett, District 5
Robert Larsen, District 3	Keri Moore, Executive Appointee
Vacant, District 3	Commission Staff (from Planning and Development Services (PDS) Department):
	Mike McCrary, Commission Secretary
	Megan Moore, Commission Clerk

Published: January 15, 2022. EDH946849



Snohomish County

Planning Commission

Planning and Development Services

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

Clerk Email: Megan.Moore@snoco.org

REGULAR SESSION
JANUARY 25, 2022
MINUTES

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

A. CALL TO ORDER AND ROLL CALL

Commissioner Robert Larsen, Planning Commission Chair, called the meeting to order at 5:32 p.m.

New Commissioner for District 5, Rosanna Brown, introduced herself. Commissioner Brown is a Project Manager at Pace Engineers, Inc.

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

Commissioners Present	Commissioners Absent
Rosanna Brown	Merle Ash
Tom Campbell	
Leah Everett	
Mark James	
Robert Larsen	
Keri Moore	
Tom Norcott	
Neil Pedersen	
Raymond Sheldon	

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

B. PUBLIC COMMENT

No public comment was given.

C. APPROVAL OF MINUTES

The minutes of [December 14, 2021](#) were unanimously approved.

D. STATUS OF FUTURE AGENDA ITEMS AND PAST RECOMMENDATIONS

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



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

E. UNFINISHED BUSINESS

1. Residential in Business Park Zone: Hearing

Amber Piona, PDS Planner, Amber.Piona@snoco.org

The Planning Commission held a public hearing on the proposal to amend Title 30 of the Snohomish County Code to amend regulations related to residential uses within the Business Park zone. The proposed amendments seek the following objectives: a) promote flexibility of uses within the BP zone; b) reinstate residential development as an allowed use in the BP zone and update the related criteria for this use; and c) promote the development of a diversity of housing types to provide missing middle housing.

Before the hearing, Planner, Amber Piona summarized the new information sent to the Commissioners since the briefing on December 14, 2021. Including that Snohomish County Code doesn't currently provide a definition of mixed use and therefore, both vertical and horizontal mixed use development could be possible under the proposed amendment. Also, that the Commissioners received four letters of public comment during the comment period.

Following the summary additional questions were asked regarding the 25 acre parcel size and allowed uses in the BP Zone.

Commissioner Larsen opened the **Public Hearing at 5:47 p.m.** for the proposal to amend regulations regarding Residential in Business Park Zone.

Four (4) written comments were received by the Planning Commission from the public before the public hearing. No one spoke at the public hearing.

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

After the hearing the commissioners had further discussion. Topics included the need for larger scale change to create more housing options and allowable uses in the Business Park Zone

A **Motion** was made by Commissioner Everett and seconded by Commissioner James recommending **APPROVAL** of the proposal to amend regulations regarding Residential in Business Park Zone.

VOTE (Motion):

8 in favor (*Brown, Campbell, Everett, James, Larsen, Moore, Norcott, Pederson*)

1 opposed (*Sheldon*)

0 abstention

Motion PASSED



Snohomish County
Planning Commission
Planning and Development Services

For further information, please review the following:

- [Staff Presentation dated 12/14/2021](#)
- [Briefing Staff Report dated 11/24/2021](#)

2. Urban Center Design Review Board: Hearing

Hilary McGowan, PDS Planner, Hilary.McGowan@snoco.org

The Planning Commission held a public hearing on the proposal to amend Title 30 of the Snohomish County Code to eliminate the Urban Center Design Review Board (UCDRB) from the approval process. Amending chapter 30.34A SCC to eliminate the UCDRB will increase the efficiency of permit reviews and could encourage more development, and therefore higher densities in the Urban Center (UC) zone.

Before the hearing commissioners had questions regarding the proposed amendment. Questions included if incentives for design standards were being used, ways to improve the UCDRB process instead of eliminating it, data regarding public comments at UCDRB meetings, and the public noticing process.

Commissioner Larsen opened the **Public Hearing at 6:35 p.m.** for the proposal to eliminate the Urban Center Design Review Board.

Two (2) written comments were received by the Planning Commission from the public before the public hearing. One (1) member of the public commented at the public hearing.

The **Public Hearing was closed at 6:40 p.m.**

A **Motion** was made by Commissioner Everett and seconded by Commissioner Campbell recommending **DENIAL** of the proposal to eliminate the Urban Center Design Review Board.

VOTE (Motion):

6 in favor (*Brown, Campbell, Everett, Larsen, Moore, Norcott*)

3 opposed (*James, Pederson, Sheldon*)

0 abstention

Motion PASSED

For further information, please review the following:

- [Staff Presentation dated 12/14/2021](#)
- [Briefing Staff Report dated 11/22/2021](#)

F. NEW BUSINESS

G. ELECTION OF 2022 OFFICERS: CHAIR AND VICE-CHAIR

Commissioner Everett nominated Chair Larsen to be reelected as Chair for 2022.

VOTE (Motion):



Snohomish County
Planning Commission
Planning and Development Services

8 in favor (*Brown, Campbell, Everett, James, Moore, Norcott, Pederson, Sheldon*)

0 opposed

0 abstention

Motion PASSED

Commissioner Norcott nominated Commissioner Everett for 2022 Vice-Chair.

VOTE (Motion):

8 in favor (*Brown, Campbell, James, Larsen, Moore, Norcott, Pederson, Sheldon*)

0 opposed

0 abstention

Motion PASSED

H. ADJOURN

The meeting was adjourned at 6:57 p.m.



Snohomish County
Planning Commission
Planning and Development Services

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<i>Mark James, District 1</i>	<i>Neil Pedersen, District 4</i>
<i>Tom Norcott, District 2</i>	<i>Leah Everett, District 5</i>
<i>Raymond Sheldon, Jr., District 2</i>	<i>Rosanna Brown, 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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EXHIBIT 2.0010

Planning Commission Audio Recording of Meeting 01/25/22

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

(Clerk Note: saved in G:\ECAF\Council Approved\2022\22-0276 Business Park Zone\Part 2 Documents\2.0010 – Planning Commission 20220125)

Residential in Business Park Zone

Index # - File Name: 2.0011_Gibson_Gerry_BP_Zone_Public_Comments_20211130.pdf

From: Gerry Gibson <bonger@comcast.net>

Sent: Tuesday, November 30, 2021 12:56 PM

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

Subject: SEPA NOTICE - below

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

I received the below notice yesterday and wish to respond for the record.

I, and everyone I know, are against such changes to the county code. This has been done across the country and I challenge you and every member of the council to show me a success. Sure, sounds good, but it doesn't work. There are examples after examples. The short term looks great, but a few years later there are extreme increases in crime, murder, homicide, theft, burglary, homelessness, businesses closing or relocating, and the list goes on and on. On the big scale look at Detroit, Chicago, and other troubled cities where this sounded good and then the results. Locally here in Washington state look at The George Town and Ballard areas, even parts of Lynnwood and Mount Lake Terrace.

I am against this proposal.

Gerry Gibson

71 Pine St.# 209

Edmonds, WA. 98020

Residential in Business Park Zone

Index # - File Name: 2.0011_Gibson_ Gerry_BP_Zone_Public_Comments_20211130.pdf

Residential in Business Park Zone

Index # - File Name: 2.0011_Gibson_Gerry_BP_Zone_Public_Comments_20211130.pdf

Residential in Business Park Zone

Index # - File Name: 2.0012_Martin_Jack_BP_Zone_Public_Comments_202111230.pdf

From: JACK MARTIN <jfmartin1969@msn.com>

Sent: Tuesday, November 30, 2021 1:18 PM

To: Gerry Gibson <bonger@comcast.net>; Piona, Amber <Amber.Piona@co.snohomish.wa.us>

Subject: Re: SEPA NOTICE - below

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

Bothell did a similar thing and passed an Urban Center classification.

There are now \$800,000 town home boxes. Soon there will be rentals as well.

Sadly, some of the biomedical community has moved on.

From a vision of a medical research park things are changing. Companies like Amgen, Neorx & others have vacated.

The mix of professional research and residential just don't mix.

Jack Martin

P.S-that is where I helped develop Canyon Park Business Center until my retirement in 2013.(1984-2013)

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From: Gerry Gibson <bonger@comcast.net>

Sent: Tuesday, November 30, 2021 10:55:38 AM

Residential in Business Park Zone

Index #: File Name: 2_0012_Martin, Jack_BP_Zone_Public_Comments_202111230.pdf

To: amber.pina@snoco.org <amber.pina@snoco.org>

Subject: SEPA NOTICE - below

I received the below notice yesterday and wish to respond for the record.

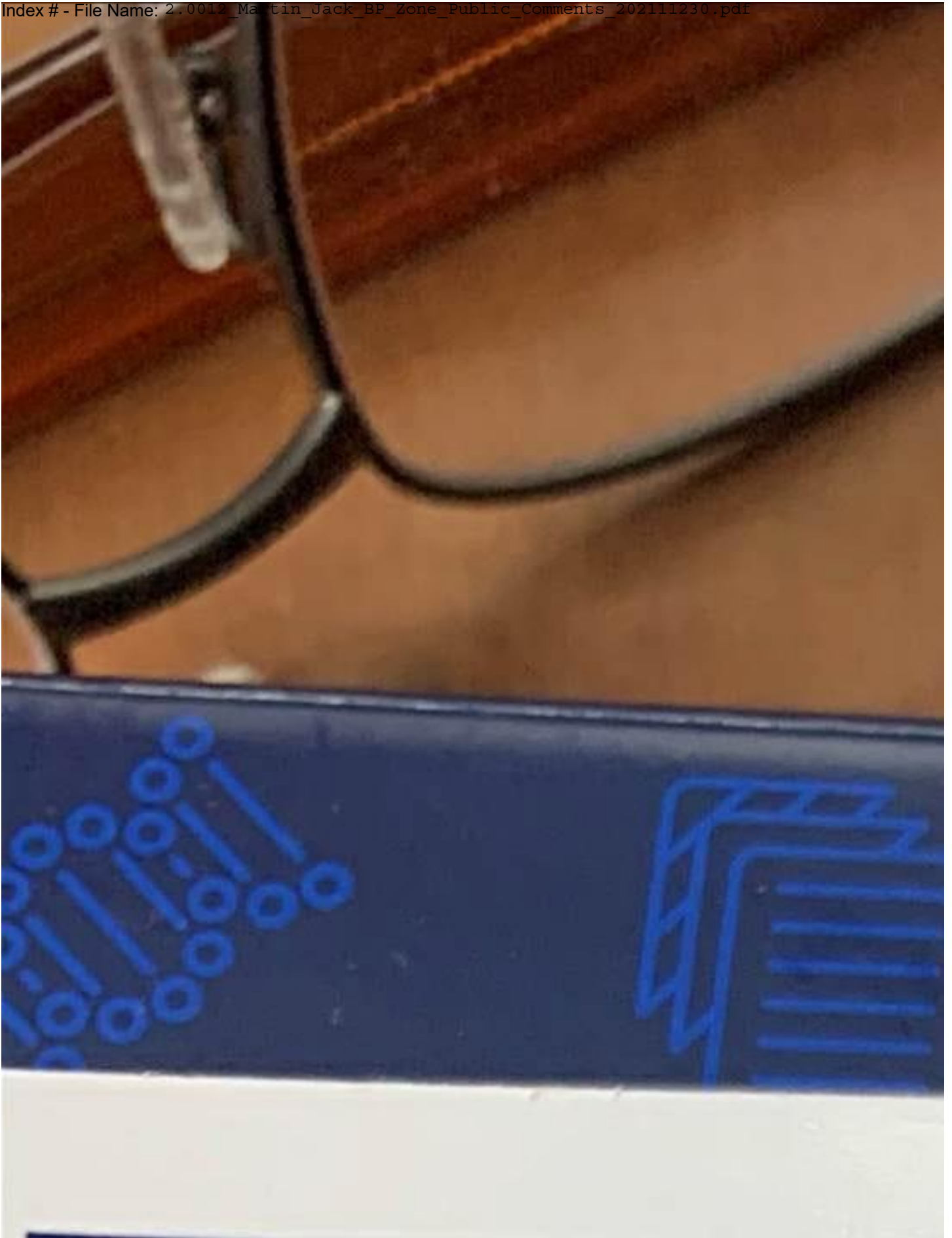
I, and everyone I know, are against such changes to the county code. This has been done across the country and I challenge you and every member of the council to show me a success. Sure, sounds good, but it doesn't work. There are examples after examples. The short term looks great, but a few years later there are extreme increases in crime, murder, homicide, theft, burglary, homelessness, businesses closing or relocating, and the list goes on and on. On the big scale look at Detroit, Chicago, and other troubled cities where this sounded good and then the results. Locally here in Washington state look at The George Town and Ballard areas, even parts of Lynnwood and Mount Lake Terrace.

I am against this proposal.

Gerry Gibson

71 Pine St.# 209

Edmonds, WA. 98020



Residential in Business Park Zone

Index # - File Name: 2.0013_Pattison_Mike_BP_Zone_Public_Comments_20220124.pdf

From: [Mike Pattison](#)
To: [Moore, Megan](#)
Subject: Comment Letter re Residential Development in BP Zone
Date: Monday, January 24, 2022 1:27:44 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[Residential in BP Ltr 1-24-22.pdf](#)

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

Dear Snohomish County Planning Commission,

Attached please find a comment letter from the Master Builders Association of King and Snohomish Counties, in support of the Residential Development in Business Parks matter before you at your January 25 meeting.

Thank you for your consideration.

Mike Pattison



Mike Pattison | Senior Snohomish County Manager

p 425.460.8203
335 116th Ave. SE, Bellevue, WA 98004

[mbaks.com](#)

**We aspire to be the most trusted and respected housing experts
in the Puget Sound region.**



MASTER BUILDERS
ASSOCIATION
of King and Snohomish Counties

January 24, 2022

Snohomish County Planning Commission
3000 Rockefeller Avenue
Everett, WA 98201

Re: Residential in Business Park Zone

Dear Commissioners,

On behalf of the approximately 2700 member companies of the Master Builders Association of King and Snohomish Counties (MBAKS) I am writing to urge your support of allowing residential development in Business Park Zones as presented to you at your January 25 hearing.

Buildable land supply in Snohomish County is extremely scarce. Further, Northwest Multiple Listing Service (MLS) data indicates that there is less than one month's supply of housing. A healthy housing supply is traditionally believed to be 6 months.

Housing costs continue to escalate, largely due to lack of land and lack of housing supply. The modest step currently before you would enable underutilized Business Park land to potentially be used for residential development under certain conditions. We support this legislation to address our housing crisis.

More and more people are working from home. It is apparent that this trend will continue, potentially making business park zoning less of a priority than addressing our housing needs.

Please support this proposal.

We appreciate your thoughtful consideration of this matter.

Sincerely,

Mike Pattison
Snohomish County Manager



From: Tom Rogers <tom@cityofmillcreek.com>
Sent: Monday, November 29, 2021 11:27 AM
To: Piona, Amber <Amber.Piona@co.snohomish.wa.us>
Subject: Comments on SEPA DNS Residential Uses BP Zoning

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

I suppose the forum to make comments on the proposal itself would not usually be the SEPA notice. However, it seems odd to allow residential uses in BP zoning. What does a zoning designation even mean if non-similar uses can be developed there? Wouldn't a zone change be a better tool? This could lead to land use complaints in the future when incompatible uses end up in close proximity.

Tom



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Snohomish County

SNOHOMISH COUNTY PLANNING COMMISSION

February 2, 2022

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

SUBJECT: Planning Commission recommendation on proposed code amendments to Residential in the Business Park Zone

Dear Snohomish County Council:

On behalf of the Snohomish County Planning Commission, I am forwarding our recommendation on Residential in the Business Park Zone amendments. The Planning Commission had a briefing on this topic on December 14, 2021 and conducted a public hearing on January 25, 2022.

The proposed code amendments would amend regulations related to residential uses within the Business Park (BP) Zone. The proposed amendments seek the following objectives: a) promote flexibility of uses within the BP zone; b) reinstate residential development as an allowed use in the BP zone and update the related criteria for this use; and c) promote the development of a diversity of housing types to provide missing middle housing.

There were four (4) written comments received by the Planning Commission from the public prior to the January 25 hearing.

PLANNING COMMISSION RECOMMENDATION

At the January 25, 2022, Planning Commission meeting, Commissioner Everett made a motion, seconded by Commissioner James, recommending APPROVAL of the proposed Residential in BP amendments contained in the staff report.

Vote (Motion):

8 in favor (*Brown, Campbell, Everett, James, Larsen, Moore, Norcott, Pederson*)

1 opposed (*Sheldon*)

0 abstentions

Motion passed

This recommendation was made following the close of the public hearing and after due consideration of information presented and is based on the findings and conclusions presented in the November 24, 2021, staff report, with which the Commission concurred.

During deliberations on the proposed code amendments, the Planning Commission reached a consensus that the proposal should include consideration of decreasing the acreage minimum for BP parcels to develop residential uses so that more parcels will be able to benefit from the proposed change. Commissioners agreed that further analysis would be required to determine a reasonable minimum.

Residential in Business Park Zone

Planning Commission Recommendation Letter

Index # : File Name: 20015 Planning Commission Recommendation Letter - Residential in BP-Signed_2022

Code Amendments to Chapter 30.24 SCC

February 2, 2022

Respectfully submitted,

Robert Larsen

Robert Larsen (Feb 2, 2022 16:51 PST)

SNOHOMISH COUNTY PLANNING COMMISSION

Robert Larsen, Chairman

cc: Dave Somers, Snohomish County Executive

Mike McCrary, Director, Planning and Development Services