



**Snohomish County Council**  
**Planning and Community Development Committee**  
**Meeting Minutes**

Nate Nehring, Committee Chair  
Megan Dunn, Committee Vice-Chair  
Committee Members: Stephanie Wright, Sam Low, Jared Mead

Ryan Countryman, Senior Legislative Analyst  
Russell Wiita, Legislative Aide  
Debbie Eco, Clerk of the Council

---

**Tuesday, August 31, 2021**

**10:30 AM**

**Remote Meeting via Zoom**

---

**Special Meeting**

**PRESENT:**

Committee Chair Nehring  
Committee Vice-Chair Dunn  
Committee Member Wright (not present)  
Committee Member Low  
Committee Member Mead  
Ryan Countryman, Council Staff  
Ken Klein, Executive's Office  
Julie Mass, Planning & Development Services  
Mitchell, Brouse, Planning & Development Services  
Frank Slusser, Planning & Development Services  
Debbie Eco, Clerk of the Council  
\*See names below for people providing public comment

**CALL TO ORDER:**

Committee Chair Nehring called the meeting to order at 10:30 a.m. and provided instructions for those wishing to provide remote public comment via Zoom.

**ROLL CALL:**

The clerk called the roll and stated that four members were present.

**PUBLIC COMMENT:**

The following people provided public comment:

Valerie Carson, Resident of Snohomish County, spoke to Motion 21-297 related to detached accessory dwelling units.

Grace Yuan, Snohomish County School Districts, spoke to Vision 2020 issues and Countywide Planning Policies.

**ACTION ITEMS:**

1. Ordinance 21-048, relating to Development Permit Fees; amending [2021-0566](#)  
Chapter 13.110 SCC and Chapter 30.86 SCC

Ryan Countryman, Sr. Legislative Analyst, provided a staff report and background information. He stated that Planning & Development Services (PDS) and the Executive's Office recommend approval.

There were no questions from committee members.

**ACTION:** Move to Administrative Matters, General Legislative Session, September 8th to set time and date for a public hearing.

2. Relating to Growth Management; Updating the Countywide Planning Policies (CPPs) for Snohomish County

- 2.A. Ordinance 21-057, relating to Growth Management; updating the Countywide Planning Policies (CPPS) for Snohomish County (Snohomish County Tomorrow Recommended) [2021-0647](#)

- 2.B. Ordinance 21-059, relating to Growth Management; updating the Countywide Planning Policies (CPPS) for Snohomish County (Executive Recommended) [2021-0661](#)

Ryan Countryman, Sr. Legislative Analyst, provided a staff report. He spoke about the two proposed ordinances submitted to council, Proposed Ordinance 21-057 recommended by Snohomish County Tomorrow (SCT) and Proposed Ordinance 21-059 recommended by the Executive. He spoke about the proposed amendments; Amendment Sheet 1 proposed by Planning & Development Services (PDS), a housekeeping amendment that equally addresses both ordinances and Amendment Sheet 2 prepared by Council staff that update references to the Growth Management Act (GMA).

Mr. Countryman stated that the main propose of the ordinances are to reflect new multi-county polices adopted by Puget Sound Regional

Council and he provided further detail.

Committee Chair Nehring inquired about Policy DP-2.e.10 and said it essentially puts low-income housing on the edge of a UGA and said he feels that is unrealistic, putting low-income housing further away from services. He asked Mr. Countryman to prepare an amendment to strike that language and revert it back to the existing language that is currently in the Countywide Planning Policy (CPP). Mr. Countryman said he would prepare an amendment prior to the hearing. Committee Chair Nehring also asked about Policy PS-21 and suggested that Council should consider an amendment to provide clarity and flexibility regarding siting new schools. He noted it is an important enough issue to consider. Mr. Countryman responded and spoke in more detail about Policy PS-21.

Committee Chair Nehring asked if Mr. Countryman had the direction he needed for school sitings. Mr. Countryman explained he did and that he could put together some options. He noted concerns raised in public comment regarding applicability of school improvements and asked, if acceptable, he could reach out to the commenter. Committee Chair Nehring agreed.

Mr. Countryman responded to Committee Vice-Chair Dunn's question related to sewers and if schools can collect impact fees. He also responded to her question related to safe walking conditions to schools.

Mitchell Brouse, PDS, spoke about Policy PS-21 and the two ordinances submitted to council. He explained that the SCT recommended ordinance included Policy JP-3 related to annexation and the Executive's recommended ordinance does not address that, otherwise the ordinances are identical.

Ken Klein, Executive's Office spoke to the Executive's Proposed Ordinance (Proposed Ordinance 21-059) and explained the reasons why Policy JP-3 were not recommended or included. Committee Chair Nehring stated he shares the concerns of the Executive.

Brief discussion ensued related to procedure regarding moving forward with one version of the ordinance over the other.

Councilmembers Mead and Dunn voiced support for the Executive's recommended ordinance.

**ACTION:** Move both ordinances to Administrative Matters, General Legislative Session, September 8th to set time and date for a public hearing.

3. Motion 21-297, referring proposed code revisions relating to detached accessory dwelling units in rural and resource areas to the Department of Planning and Development Services and Snohomish County Planning Commission [2021-0663](#)

Ryan Countryman, Sr. Legislative Analyst, provided a staff report and background information regarding detached accessory dwelling units. He explained that an ordinance has been prepared to refer to the Planning Commission to obtain a recommendation, there is no fiscal implication and that feedback from the Prosecutor's Office will be provided after the Planning Commission's recommendation has been received.

Committee Chair Nehring stated there are two components to this; the detached component and the 100 foot requirement. He asked if the Planning Commission could provide a recommendation or feedback for both of those topics. Mr. Countryman said yes, and he would describe both of those to the Planning Commission and ask them if they could include findings for each.

Committee Vice-Chair Dunn expressed concern for defining and measuring rural character and said she thought Exhibit A (proposed ordinance) is put together in a really strong way and she appreciates the language regarding "*...reducing the inappropriate conversion of undeveloped land into sprawling, low-density development...*" and protecting critical areas. She stated it is good to refer this and open up the public comment portion and said she supports moving forward. Committee Chair Nehring agreed with her comments related to rural character.

**ACTION:** Move to Consent Agenda, General Legislative Session, September 8, for consideration.

#### DISCUSSION ITEM:

1. 2024 Comprehensive Plan Update Scope and Alternatives [2021-0659](#)  
Frank Slusser, Planning & Development Services

Frank Slusser, Planning & Development Services, provided a PowerPoint presentation and spoke about 2024 update scope of policy review of SEPA alternative. He responded to questions from Committee Vice-Chair Dunn related to final dates for Council support.

Meeting adjourned at 11:37 a.m.