



Snohomish County

PLANNING COMMISSION

PLANNING & DEVELOPMENT SERVICES

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

Clerk Email: [megan.moore@snoco.org](mailto:megan.moore@snoco.org)

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

**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](mailto:amber.piona@snoco.org)

Gretchen Kaehler, DCNR County Archeologist, 425-388-343, [gretchen.kaeler@snoco.org](mailto: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

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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](mailto: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](mailto: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](mailto:steve.skorney@snoco.org)  
Terri Strandberg, PDS Principal Planner, 425-262-2359, [terri.strandberg@snoco.org](mailto: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**

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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).
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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**

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PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:

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

PARTY OF RECORD / PUBLIC TESTIMONY:

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AMERICANS WITH DISABILITIES ACT NOTICE:

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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*

# 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

27<sup>th</sup> 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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**Commission Staff (from Planning and Development Services (PDS) Department):**

Mike McCrary, Commission Secretary	Megan Moore, Commission Clerk
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**Snohomish County****Planning and Development  
Services**

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

**TO:** Snohomish County Planning Commission

**FROM:** Terri Strandberg, Principal Planner

**DATE:** May 7, 2021

**SUBJECT: Staff Report: Docket XX  
CFP1 – Olympic View Water and Sewer District**

**Dave Somers**  
*County Executive*

The purpose of this staff report is to provide an overview of the docket request submitted by Olympic View Water and Sewer District (OVWSD). The docket request is an amendment to the county's Capital Facilities Plan (CFP) to address a wastewater service area boundary change proposed in OVWSD's comprehensive sewer plan, Amendment 2. OVWSD has also requested county action under RCW 57.16 to approve Amendment 2 to the District's 2007 comprehensive sewer plan addressing non-GMA planning requirements.

### **BACKGROUND**

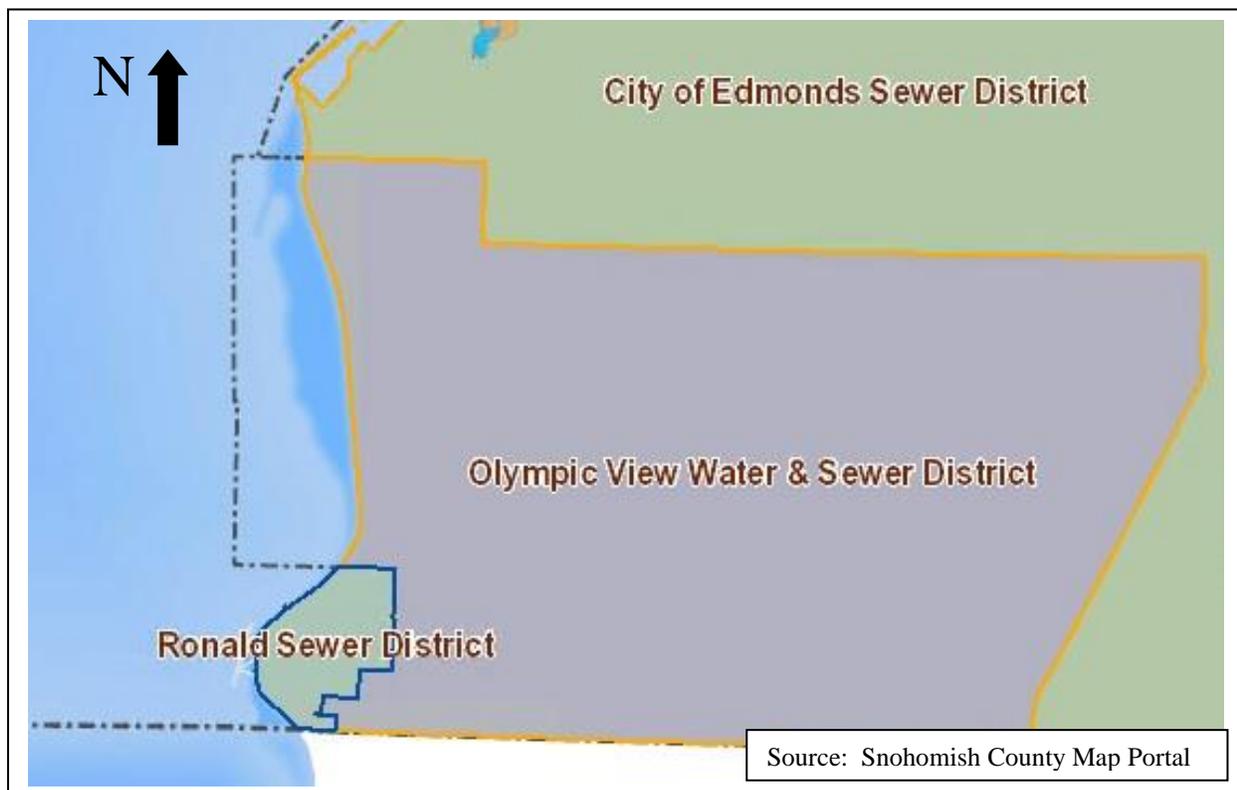
The Growth Management Act requires that the county make a determination that utility services are available as necessary to support future growth as planned for in the Growth Management Act Comprehensive Plan (GMACP). Since the county is not a provider of utility services, the county relies on the external utility providers for these services and for documentation that adequate services will be available for future growth. This documentation is found in the comprehensive utility plans prepared by the utilities themselves. These comprehensive utility plans must be consistent with the county's GMACP: they must use the county's growth forecasts and land use plans to estimate future demand for utility services. The future demand for services is then used by the utility to prepare a capital improvement and expenditure plan. The utility plans are submitted to the county for review and approval to verify consistency with the GMACP. (Reference RCW 57.02.040 and 57.16.010).

RCW 57.16 requires that water and sewer districts prepare utility comprehensive plans before ordering any capital improvements or submitting to vote any proposition for incurring any indebtedness. These plans are subject to adoption processes and timelines that are described in RCW 57.16, independent of GMA processes and timelines. However, the county relies on these utility comprehensive plans to meet obligations under the GMA. The county's Capital Facilities Plan (CFP), a GMA-required document, includes an inventory and maps based on the utility plans. Any time a utility provider prepares a plan, or an amendment to a plan, that is inconsistent with the county's GMACP or the CFP, the county must apply GMA-required processes and timelines to approve the utility plan because the county action to approve the utility plan under RCW 57.16 acts as a de facto amendment to the CFP. Failure to follow GMA requirements for adopting amendments to the CFP, whether intentional or de facto, makes the action vulnerable to appeal. This is the reason that OVWSD has submitted a docket application and agreed to process

### **SUMMARY OF OVWSD PROPOSAL - CFP1**

OVWSD has submitted a utility comprehensive plan amendment that increases the size of their sewer service area to include an area formerly claimed by Ronald Sewer District. After a lengthy legal dispute finally resolved by the Washington State Supreme Court in favor of OVWSD with regards to sewer service area, OVWSD has submitted this request to revise their sewer service area boundary<sup>1</sup>. This requires an amendment to the county's CFP sewer inventory table and map to assign OVWSD as the sewer provider for Point Wells instead of Ronald Sewer District. The utility comprehensive plan amendment prepared by OVWSD is otherwise consistent with the county's GMACP growth forecasts and land use plan.

OVWSD is asking the county to approve the utility comprehensive plan amendment under authority of RCW 57.16 and to make the corresponding changes to the county's CFP under RCW 36.70A. The CFP changes include deletion of Ronald Wastewater District from Table 1, Section 2.3.A of the CFP, and from Map 7 in Appendix B of the CFP. While the change to Map 7 will not be readily apparent due to map scale, the underlying data set used to map the sewer district boundaries, shown in the map below, will be updated to expand OVWSD and remove Ronald Sewer District.



<sup>1</sup> It should be noted that OVWSD is already acknowledged as the water provider for Point Wells both in the utility's water service plans and in the county's CFP.

## **FINAL DOCKET EVALUATION**

Planning and Development Services (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 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 CFP1 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.” CFP1 updates the county utility inventory and supports a determination that services necessary to support urban development will be available to support future growth.

### **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. Elements of the comprehensive plan, particularly capital facilities, support the proposal since the utility provider is planning for future growth and provision of sewer service within southwest urban growth area. Sewer plans prepared by the utility provider incorporate county growth forecasts and county land use plans as the basis for future capital projects necessary to support customers in the utility service area.

### **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 CFP1 proposal more closely meets the goals, objectives, and policies of the comprehensive plan than the existing plan or code provisions. The most relevant General Policy Plan policies for purposes of evaluating this proposal support planning coordination and provision of services within urban growth areas:

- Objective UT 1.B Achieve and maintain consistency between utility system expansion plans and planned land use patterns.
- Policy 1.B.1 The county shall map future utility facility and corridor locations on the maps for UGA plans and rural/resource lands where feasible.
- Policy 1.B.2 The county shall maintain consistency between district utility plans and the county’s comprehensive plan; it shall also endeavor to maintain consistency between city utility plans that serve unincorporated areas and the county’s comprehensive plan.
- GOAL UT 3 Work with cities and special districts to produce coordinated wastewater system plans for both incorporated and unincorporated areas within UGAs that are consistent with the land use element and city plans.
- Objective UT 3.A Utilize wastewater system plans as a basis for orderly development or expansion within UGAs in accordance with the Countywide Planning Policies.

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

Yes. The CFP1 proposal is consistent with the CPPs. The most relevant CPP policy for purposes of evaluating this proposal is PS-13 which supports planning coordination between the county and other service providers:

PS-13 Jurisdictions should adopt capital facilities plans, and coordinate with other service providers, to provide the appropriate level of service to support planned growth and development in Urban Growth Areas.

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

Yes. The CFP1 proposal complies with the GMA. The proposal was analyzed for consistency with the following GMA requirements in RCW 36.70A.:

36.70A.020 Planning goals

(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

36.70A.070 Comprehensive plans – Mandatory elements

(3) A capital facilities plan element consisting of: (a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities; (b) a forecast of the future needs for such capital facilities; (c) the proposed locations and capacities of expanded or new capital facilities; (d) at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and (e) a requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. Park and recreation facilities shall be included in the capital facilities plan element.

36.70A.110 Comprehensive plans – Urban growth areas

(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. Urban growth may also be located in designated new fully contained communities as defined by RCW 36.70A.350.

**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. New information is available that was not considered at the time of the adoption of the last major update of the county comprehensive plan in 2015 that changes the underlying assumptions and supports the CFP1 proposal. After lengthy legal proceedings, the Washington State Supreme Court has determined that the Point Wells area belongs in OVWSD’s sewer service area. The CFP1 proposal includes the necessary utility planning and service area boundary adjustments to implement this determination by the court.

<b>Summary of the GF2 proposal's consistency with SCC 30.74.060(2)</b>					
<b>(a)</b>	<b>(b)</b>	<b>(c)</b>	<b>(d)</b>	<b>(e)</b>	<b>(f)</b>
<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>

**CONSISTENCY WITH MULTICOUNTY PLANNING POLIICIES (MPP):**

The CFP1 proposal is consistent with and advances the Puget Sound Regional Council *Vision 2050* Multicounty Planning Policies, in particular:

**MPP-PS-7**

Obtain urban services from cities or appropriate regional service providers. Encourage cities, counties, and special purpose districts, including sewer, water, and fire districts, to coordinate planning efforts, agree on optimal ways to provide efficient service, and support consolidations that would improve service to the public.

**MPP-PS-10**

Serve new development within the urban growth area with sanitary sewer systems or fit it with dry sewers in anticipation of connection to the sewer system. Alternative technology to sewers should be considered only when it can be shown to produce treatment at standards that are equal to or better than the sewer system and where a long-term maintenance plan is in place.

**STATE ENVIRONMENTAL POLICY ACT (SEPA) ACTION:**

A State Environmental Policy Act (SEPA) review is required for the CFP1 Final Docket XX proposal and will be completed prior to the planning commission's public hearing on the CFP1 proposal.

**NOTIFICATION OF STATE AGENCIES**

Pursuant to RCW 36.70A.106, a notice of intent to adopt the CFP1 Final Docket XX proposal 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 CFP1 Final Docket XX proposal on June 22, 2021, at which time PDS will provide a final recommendation on the CFP1 proposal with recommended supporting findings and conclusions.

**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 code amendments with supporting findings as proposed or modified, denial of the proposal with findings, or amend the proposals with appropriate findings.

2021 Docket XX - CFP1

Index # - File Name: 2.0003\_Staff Report\_DocketXX CFP1\_OVWSD Brief Report\_PC\_20210525.pdf

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

Attachments:

Exhibit A: Snohomish County Capital Facilities Plan, Section 2.3.A

Exhibit B: Snohomish County Capital Facilities Plan, Appendix B, Figure 7.

**Exhibit A**Planning Commission Staff Report, May 7, 2021  
Capital Facilities Plan, Section 2.3.A** Section 2.3 - Public Wastewater Systems****2.3.A Existing Inventories**

Wastewater collection and treatment within Snohomish County is a de-centralized public service provided by municipal agencies at a local scale. This is typical of most counties in Washington State. King County is a notable exception.

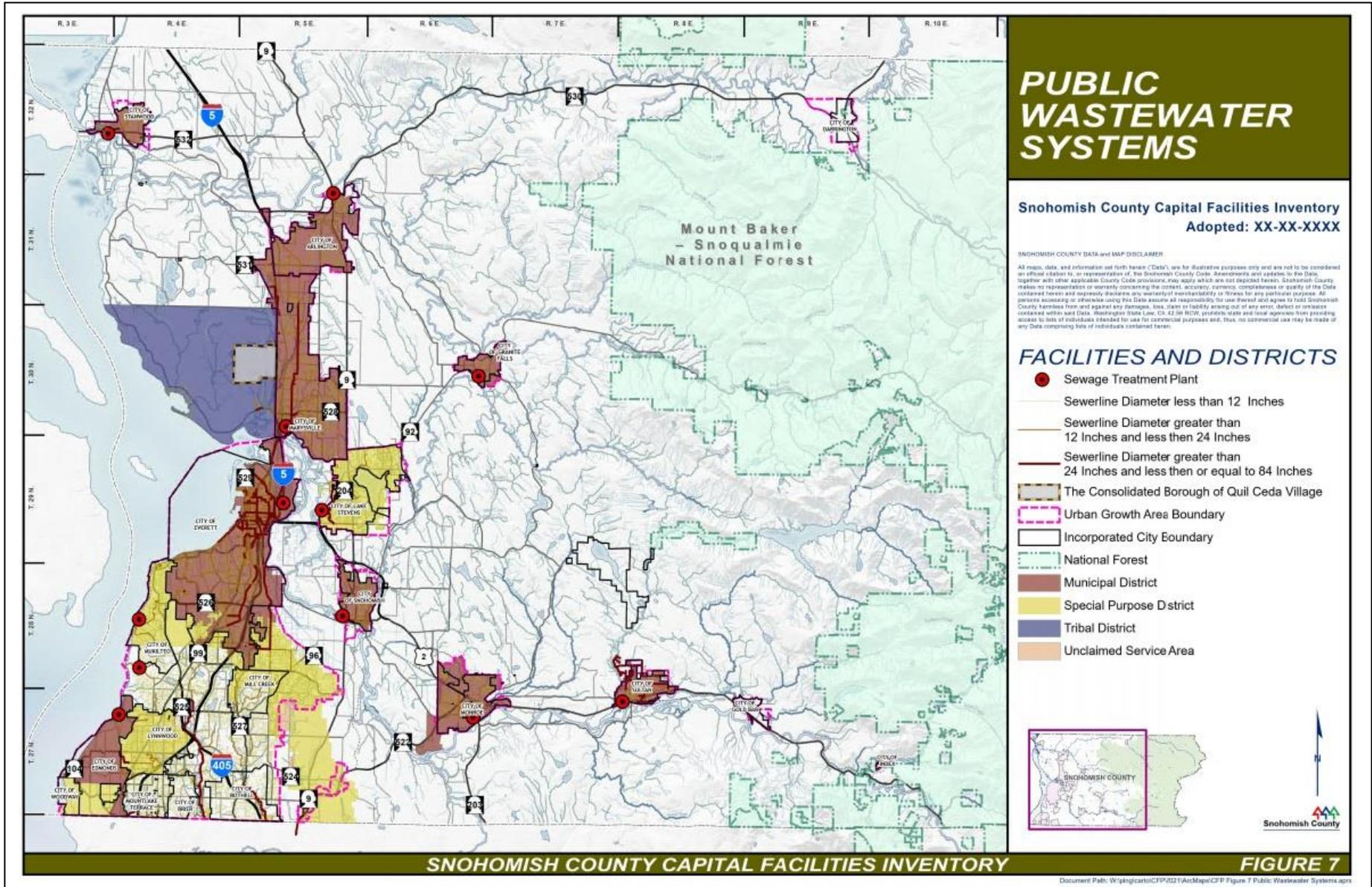
There are twenty-three agencies within Snohomish County that provide wastewater collection (sanitary sewer) facilities and service. Sixteen of those are cities, one is the Tulalip Tribes, and the remaining six are special service districts. Many of these agencies provide service to customers in unincorporated urban growth areas, either directly as the sewer system operator or indirectly through contracts for treatment. Most of the remaining agencies are cities that do not currently provide service to unincorporated customers but who must plan their systems to serve future development within their city's UGA. These agencies are all important facility providers for future growth in the UGAs. These agencies are listed in Table 1, which also provides information about the treatment plants.

Fourteen of the 23 provider agencies provide wastewater treatment through the operation of their own plant. The other nine agencies contract for treatment services with nearby or "downstream" treatment plant operators. Another important provider of treatment for Snohomish County is the King County Wastewater Treatment Division. Its Brightwater plant which opened in 2012 receives wastewater flows from south Snohomish County, primarily from customers of the Alderwood and Cross Valley Water Districts and some from the city of Bothell. Snohomish County first prepared a technical support document in 1993-94 that accompanies and supports the GMA Comprehensive Plan entitled The Countywide Utility Inventory Report for Snohomish County. It describes the major public utility systems in the county, including the wastewater systems. That report draws upon and summarizes the information available from the comprehensive sewer system plans and from surveys and discussions with staff of the agencies. That report has been substantially updated to reflect the many plans that have been prepared and adopted by the provider agencies over the past seven years. Copies of that inventory report can be obtained from Snohomish County Planning and Development Services. Detailed information about projected future needs for a particular system can be obtained from the comprehensive system plan for each provider agency, a copy of which is retained in the Planning Library, or directly from the provider agency.

**TABLE 1  
WASTEWATER SYSTEMS AND TREATMENT PLANTS  
SERVING UNINCORPORATED SNOHOMISH COUNTY**

Provider Agency	Most Recent Sanitary Sewer Comprehensive Plan	Treatment Plant's Rated Capacity (MGD) <sup>1</sup>	Other Cities/Systems Served (in whole or part) by WWTP	Treatment Provided by	
				Own Plant	Other Plant (System)
<b>SOUTHWEST COUNTY</b>					
Alderwood W.W.D.	2017	3.0	---	X	King Co.
City of Bothell	2012 (CFP)	N/A	Served by King Co.		---
City of Edmonds	2010	11.8	Woodway, Olympic View W.D., Mountlake Terrace	X	Lynnwood
City of Everett	2013	31.3	Alderwood W.W.D., Mukilteo W.W.D., Silver Lake W.W.D.	X	---
City of Lynnwood	2012	7.4	---	X	Edmonds
Mukilteo W.D.	2012	N/A	N/A		Everett
Olympic View W.D.	2007	N/A	N/A		Edmonds
<del>((Ronald W.D.</del>	<del>2010</del>	<del>N/A</del>	<del>---</del>		<del>King Co.)</del>
Silver Lake W.D.	2011	N/A	---		Everett, King Co.
King County	2003	Brightwater	Alderwood W.W.D., Cross Valley W.D., Lynnwood, Bothell, Mountlake Terrace, Brier	X	
<b>NORTH COUNTY</b>					
Arlington D.P.W.	2008	4.67	Marysville	X	Marysville
Granite Falls D.P.W.	2013	0.6	---	X	---
Marysville D.P.W.	2011	12.7	Tulalip (East), city of Arlington	X	---
Stanwood D.P.W.	2010	0.7	---	X	---
Tulalip Tribes	2004	0.3	---	X	Marysville
<b>EAST COUNTY</b>					
Cross Valley W.D.	2010	N/A	N/A		King Co.
Lake Stevens S. D.	2016	2.4	Lake Stevens	X	---
Lake Stevens D.P.W.		N/A	N/A		Lake Stevens S.D.
Monroe D.P.W.	1999	1.7	---	X	---
Snohomish D.P.W.	2011 (update)	2.8	---	X	---
Sultan D.P.W.	2010	0.72	---	X	---

FOOTNOTE 1: Generally, the average day of the maximum month, per the NPDES permit. MGD=million gallons/day



# 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

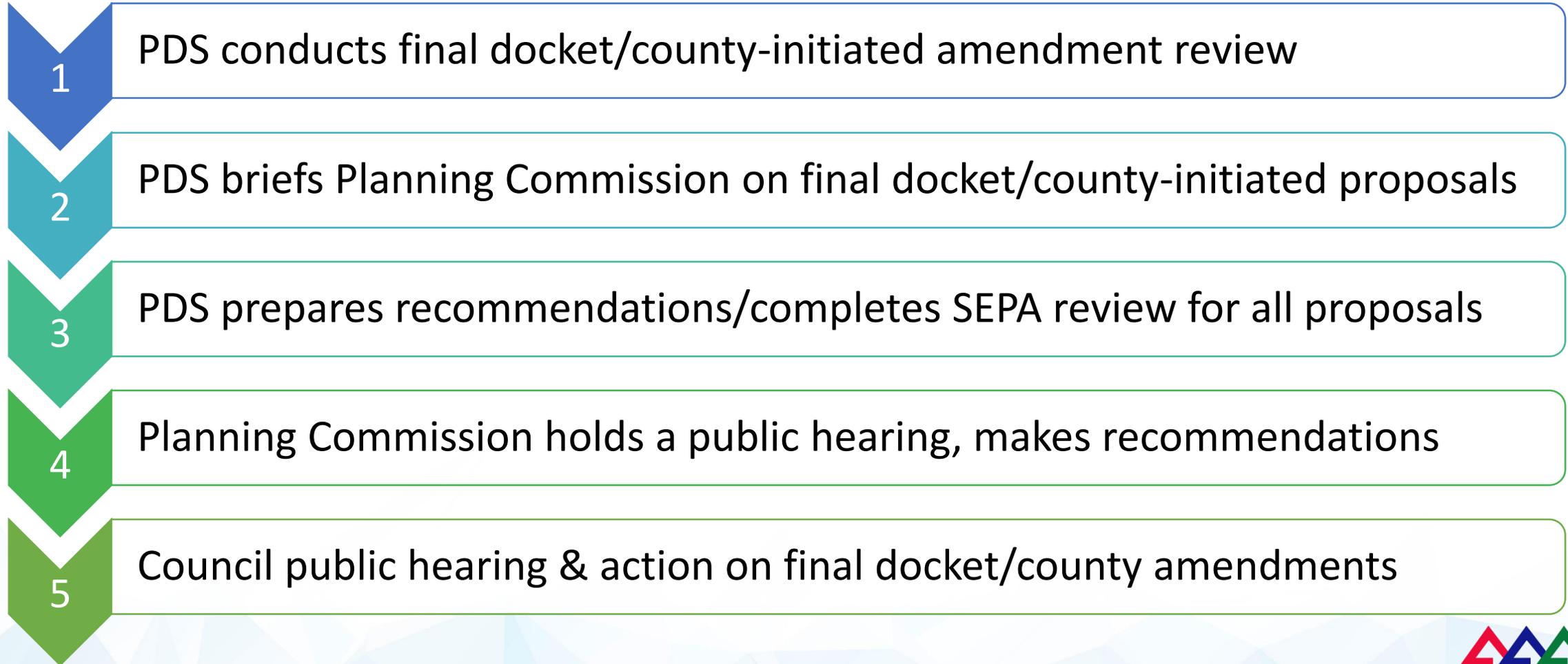
- Include proposals that:
  - Alter UGA boundaries
  - Add significant population or employment capacity
  - Have significant environmental or capital facilities impacts
  - Propose significant policy change
- Final action occurs every four years

## 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



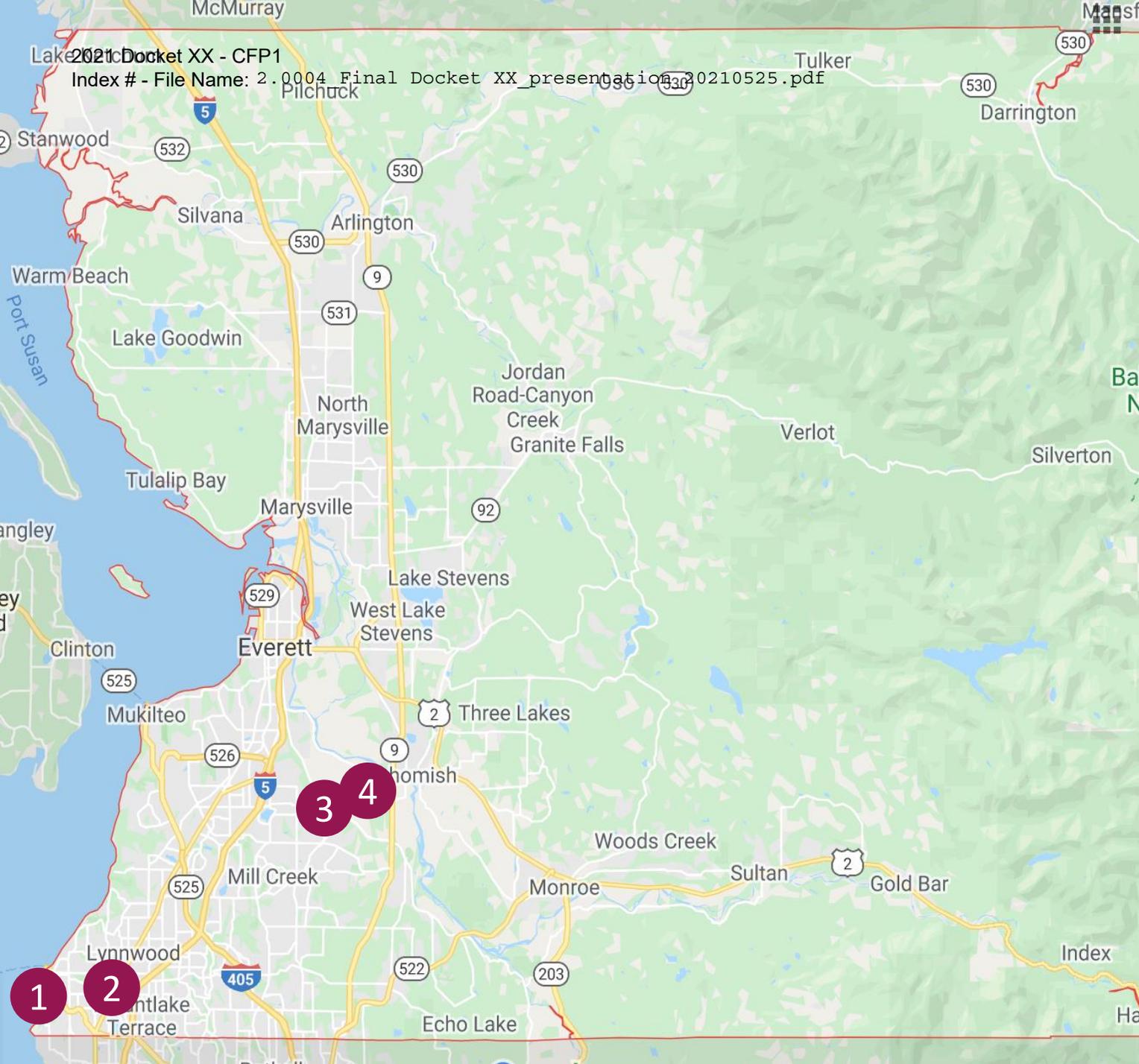
# Snohomish County Final Docket/County-Initiated Process



# 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

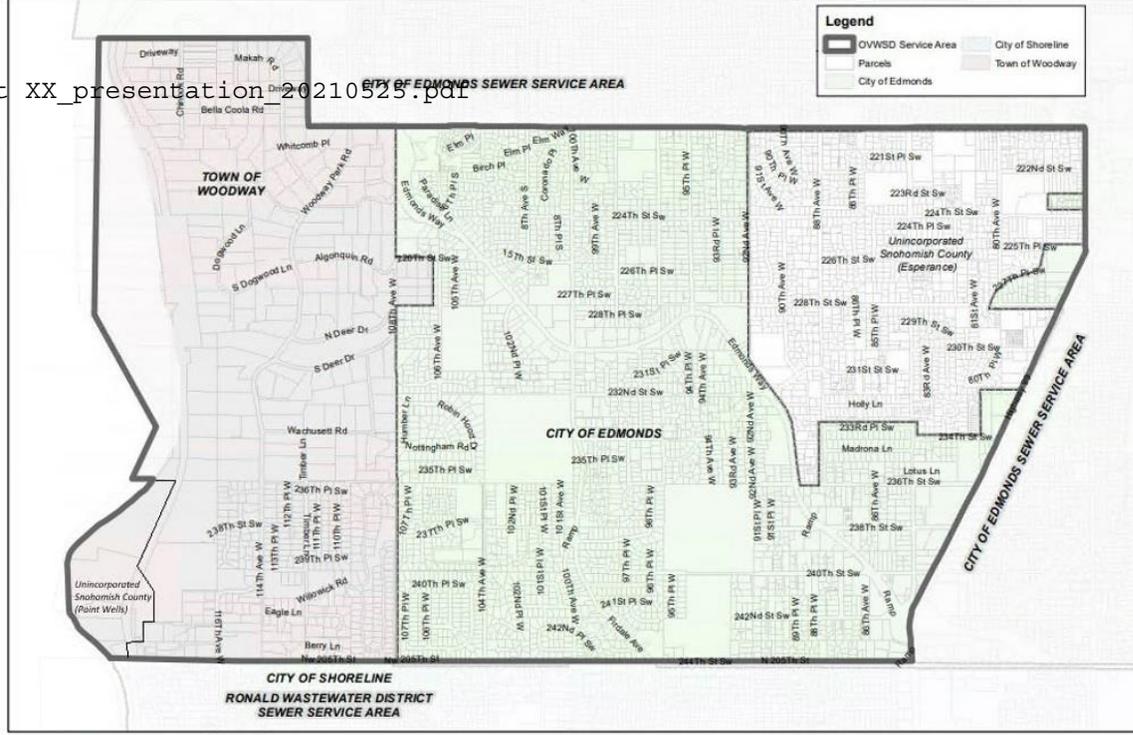
1. Olympic View Water and Sewer District (CFP1)
2. Tokarz (SW5)
3. Winde (SW6)
4. Thomas (SW7)

# 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\PlanFigures\_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:

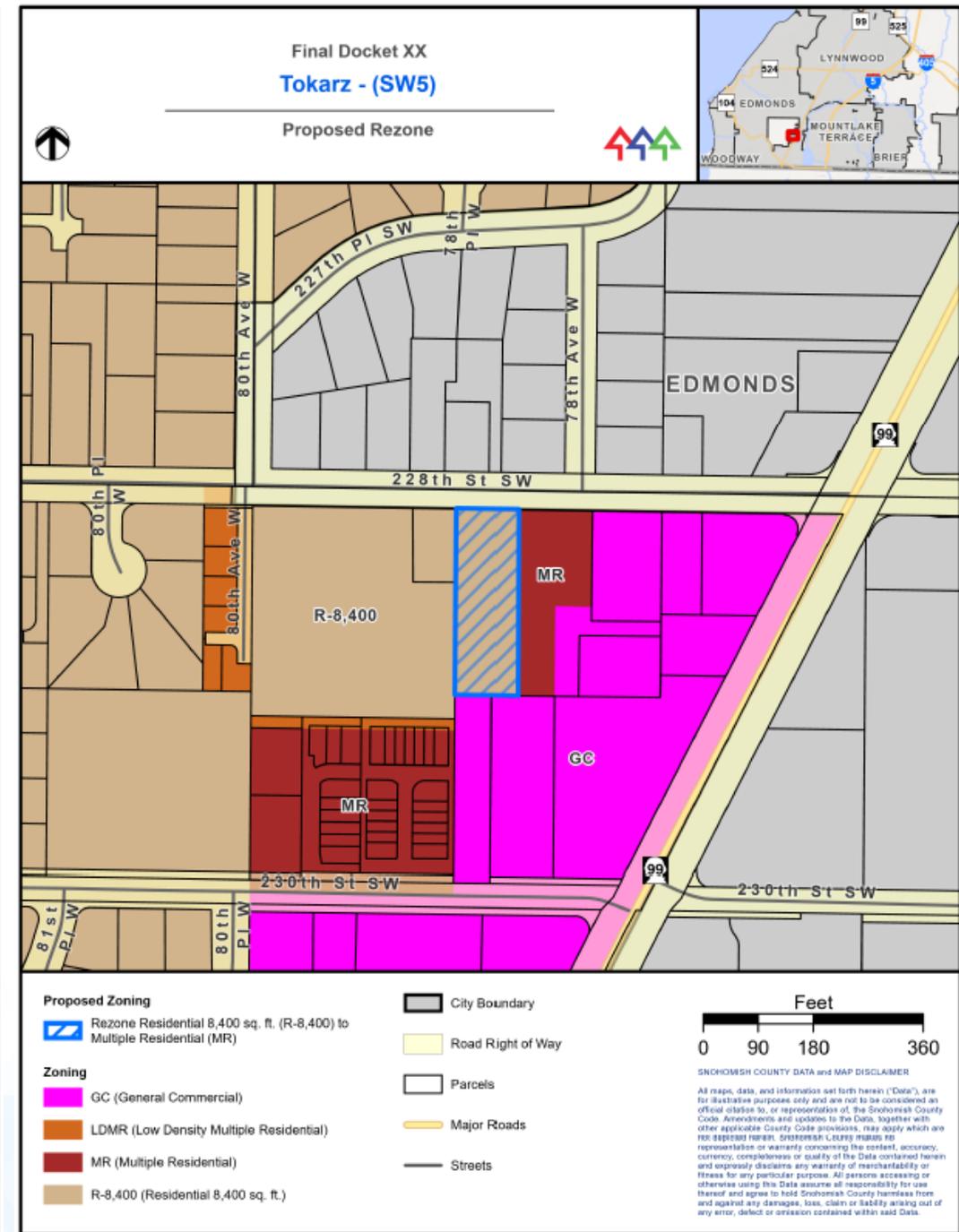
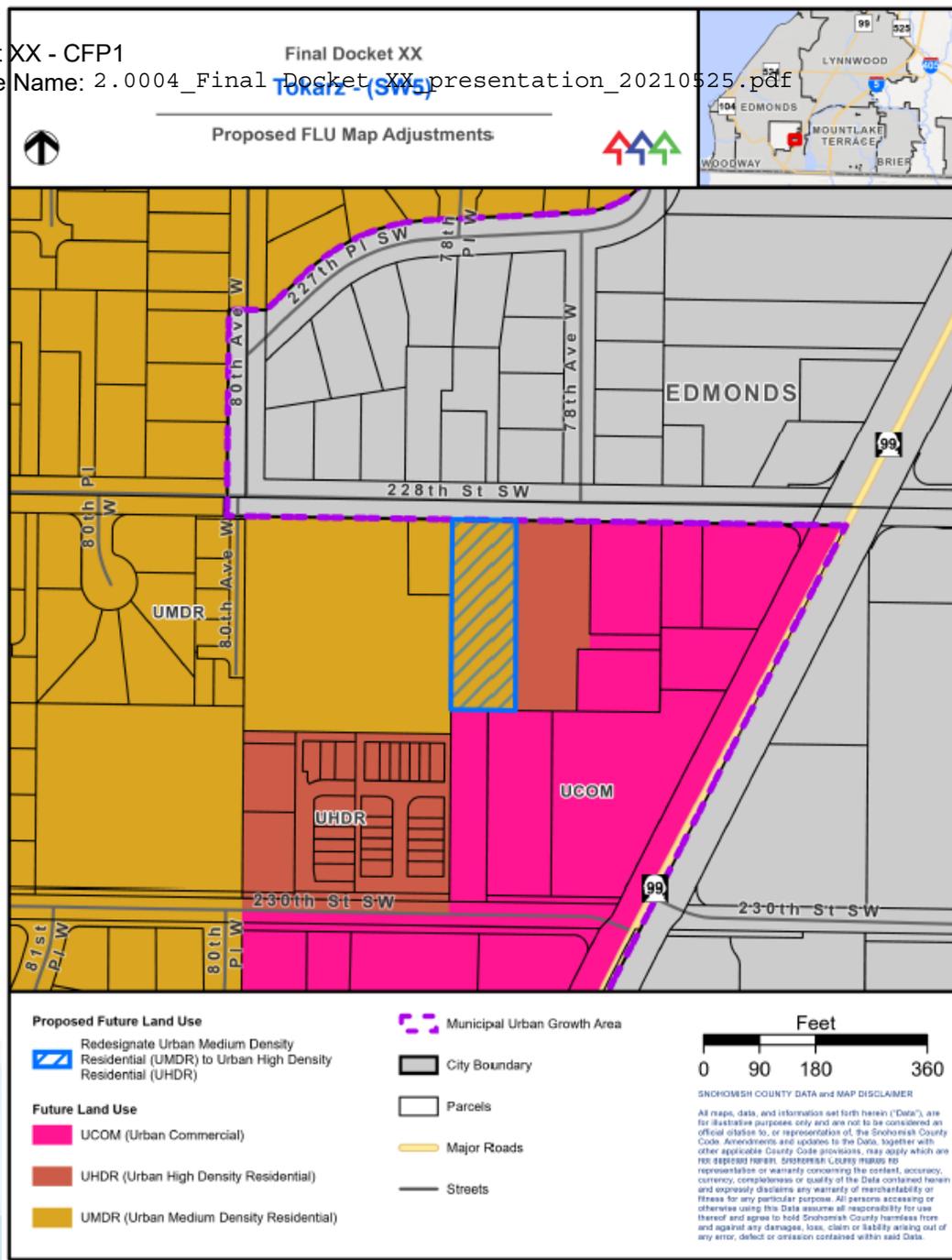
- GMA:
  - 36.70A.020(1) and (12)
  - 36.70A.070(3)
- Multicounty Planning Policies (MPPS)
  - PS-7
  - PS-10
- Countywide Planning Policies (CPPS)
  - PS-13
- General Policy Plan (GPP)
  - Goal UT 3



# 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)

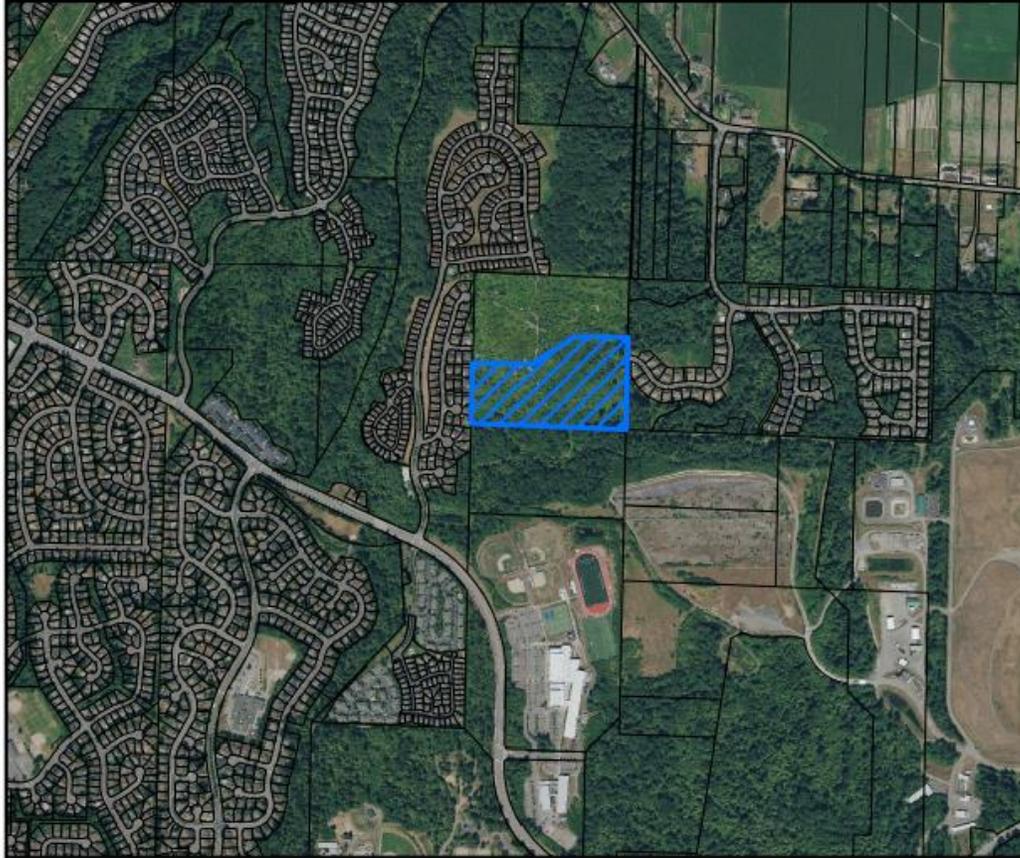
## Key Preliminary Evaluation Findings

- 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.



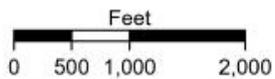


Proposed FLU and Zoning Designation



- 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.

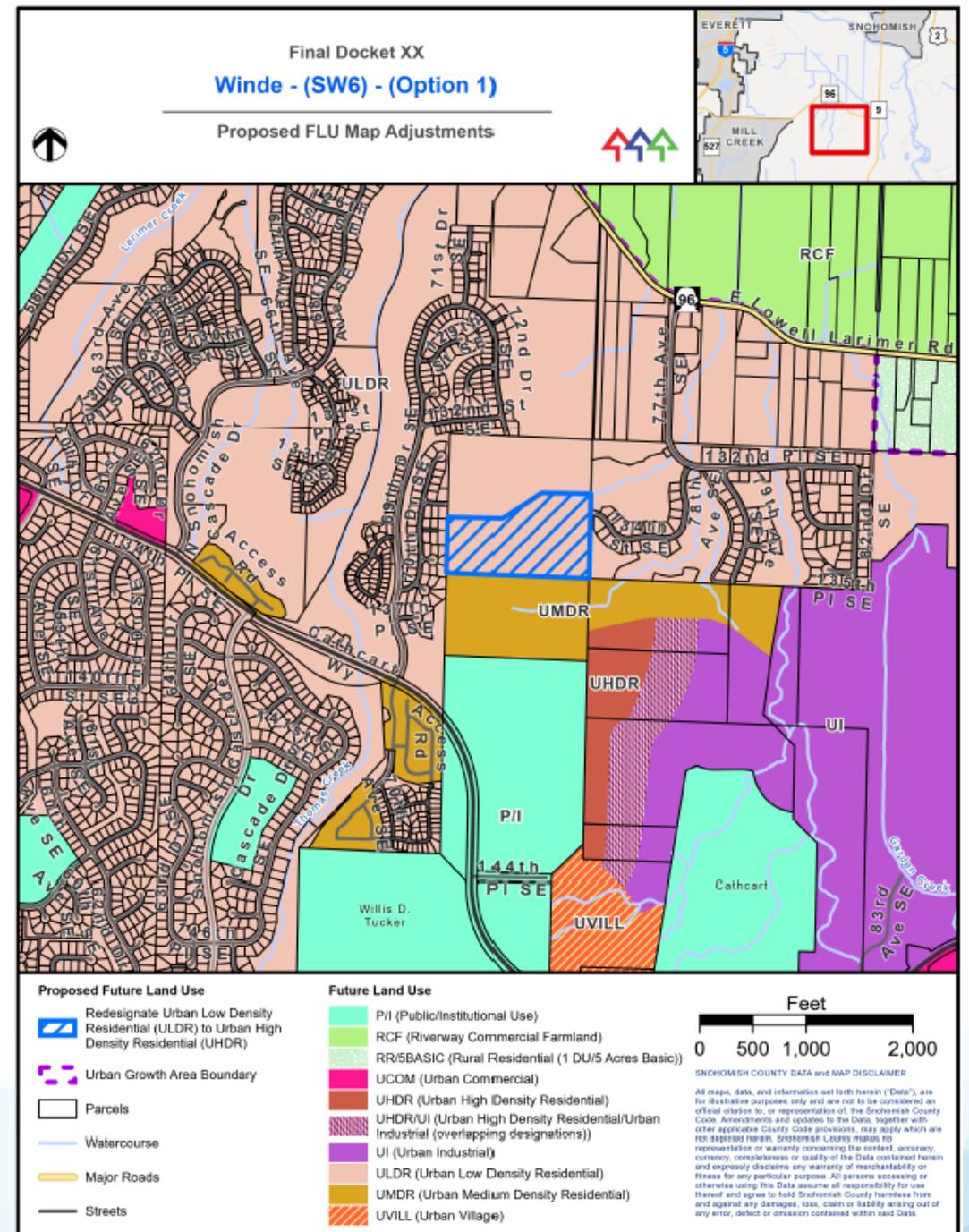


Snohomish County

# Tom Winde et al. (SW6)

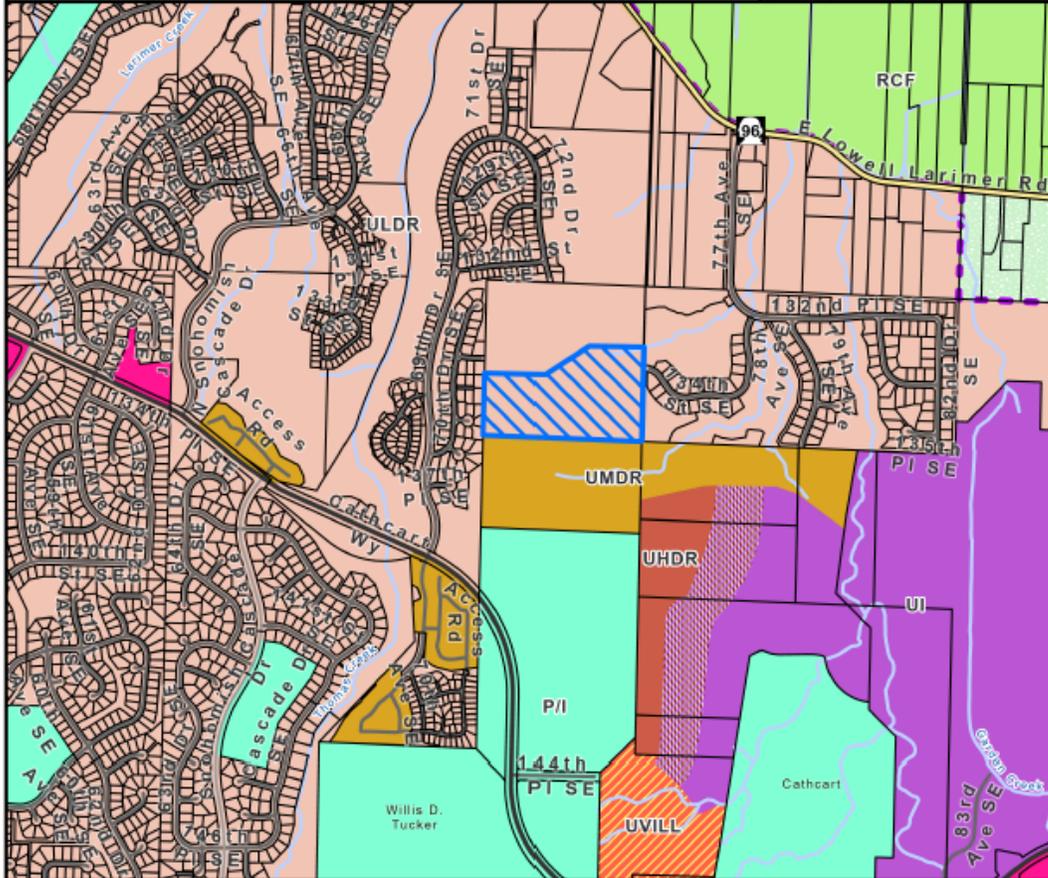
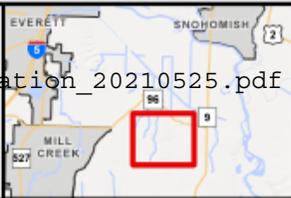
## Option 1

- ❑ 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

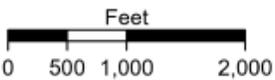


**Proposed Future Land Use**

- 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.





## Tom Winde et al. (SW6)

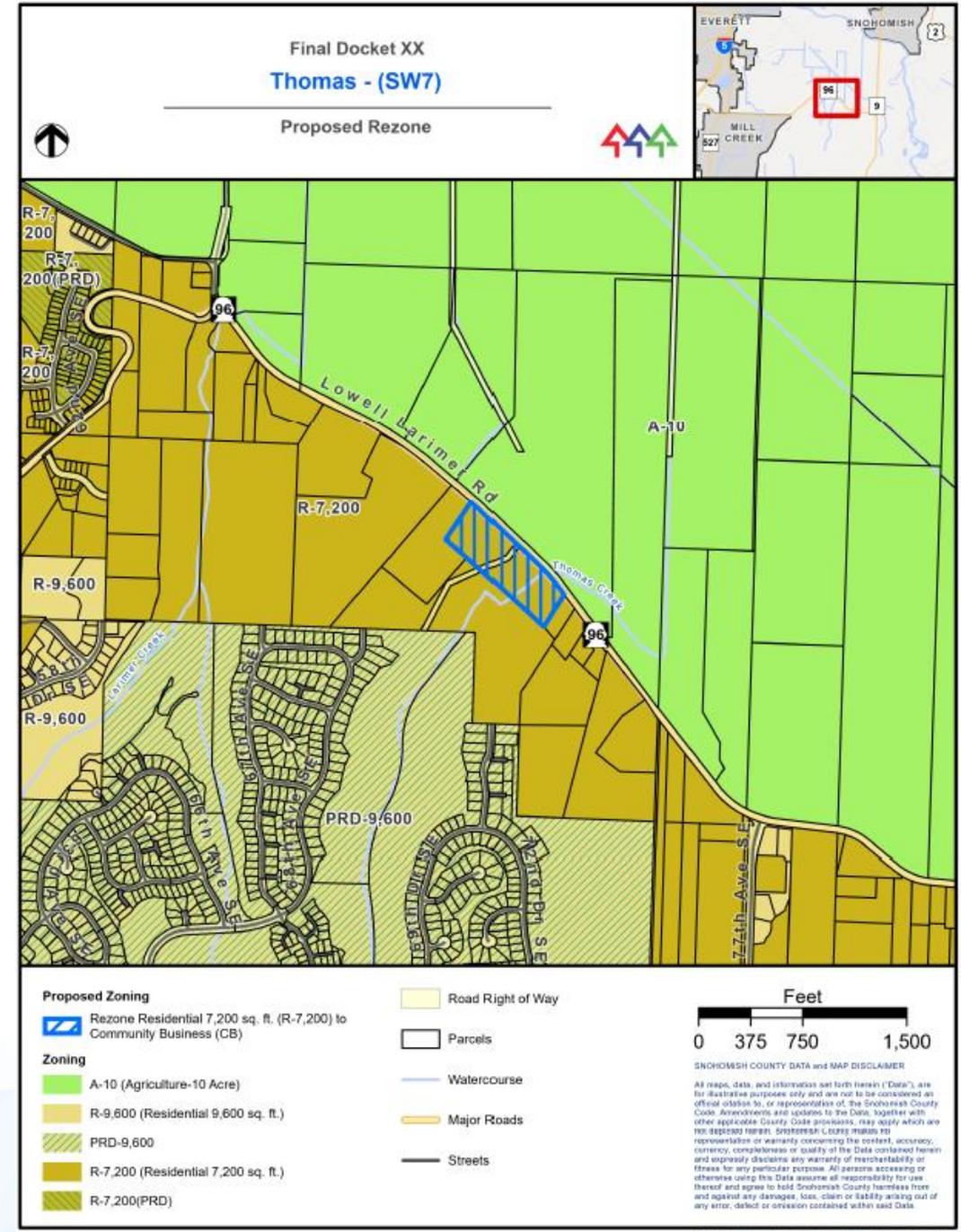
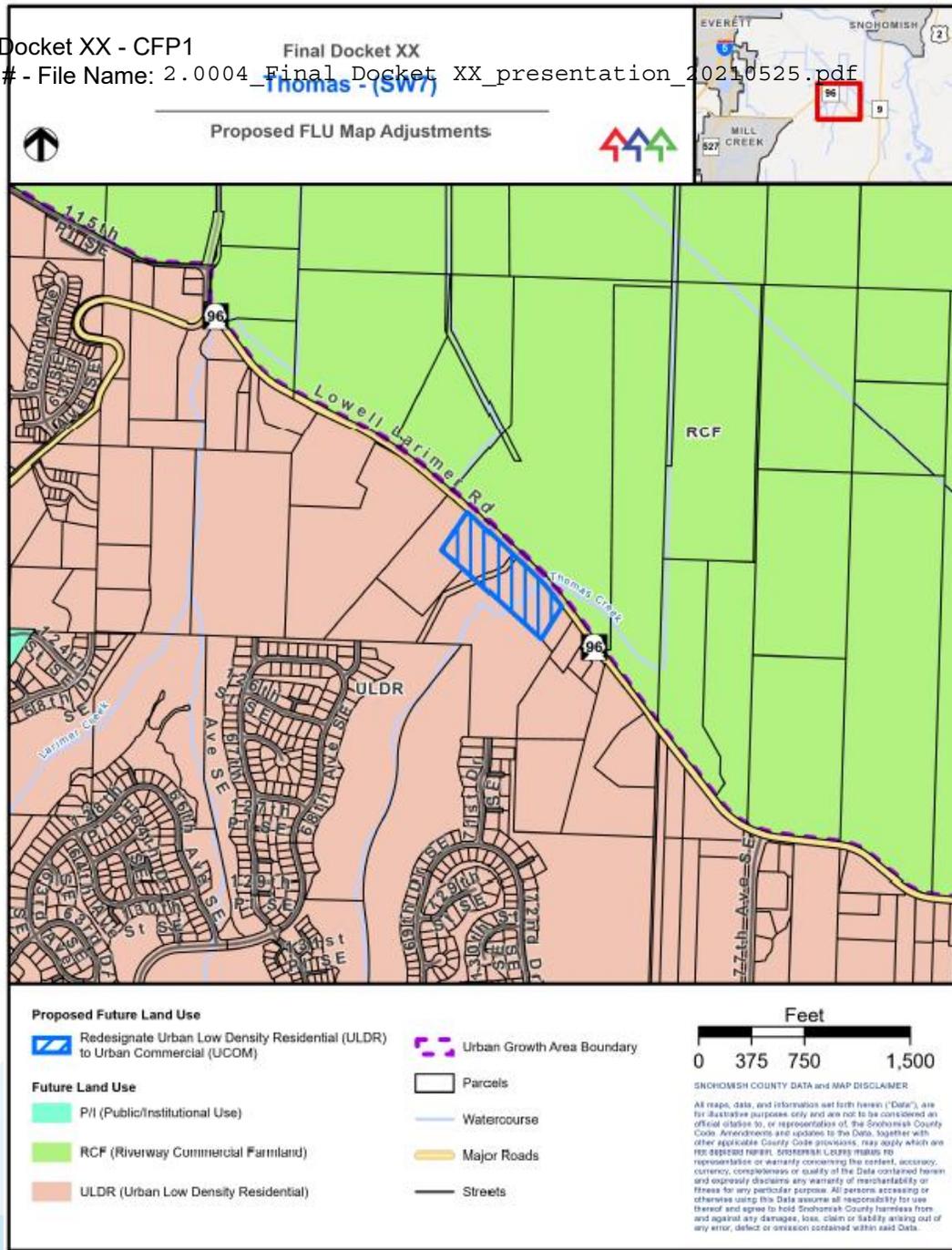
### Key Preliminary Evaluation Findings

- ❑ 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.



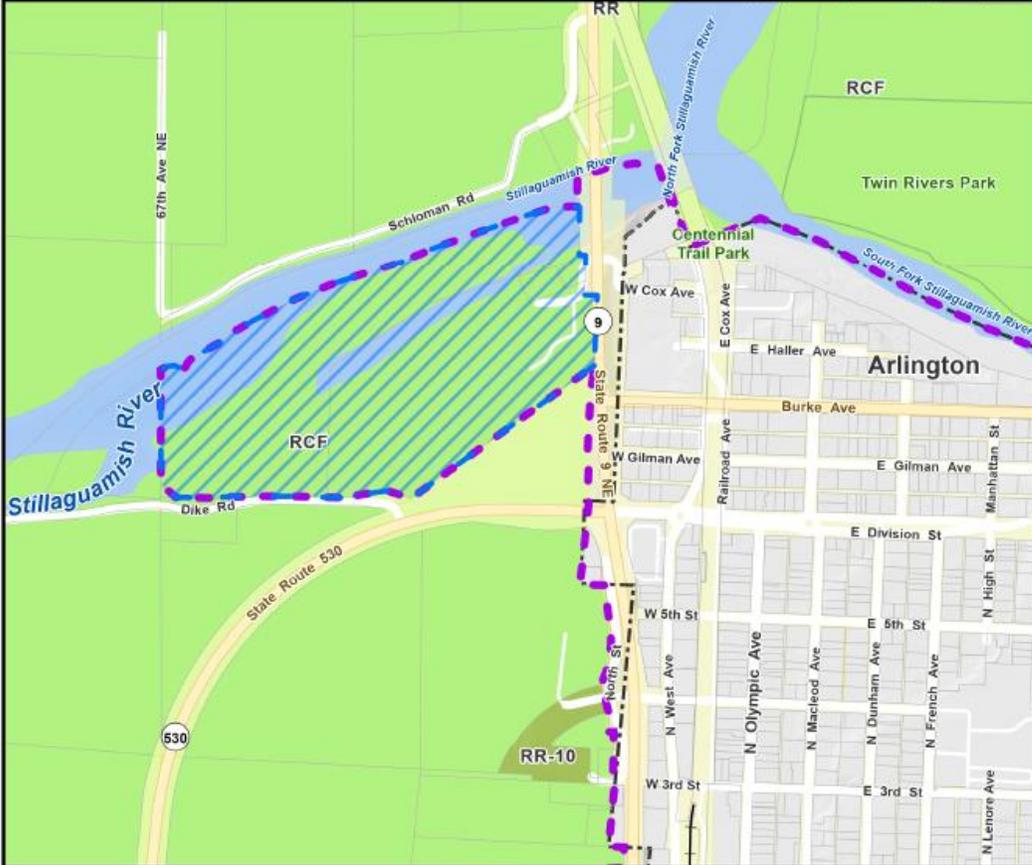
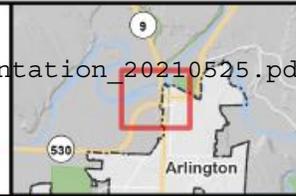
# Annual County-Initiated Plan Amendments

- ❑ 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)

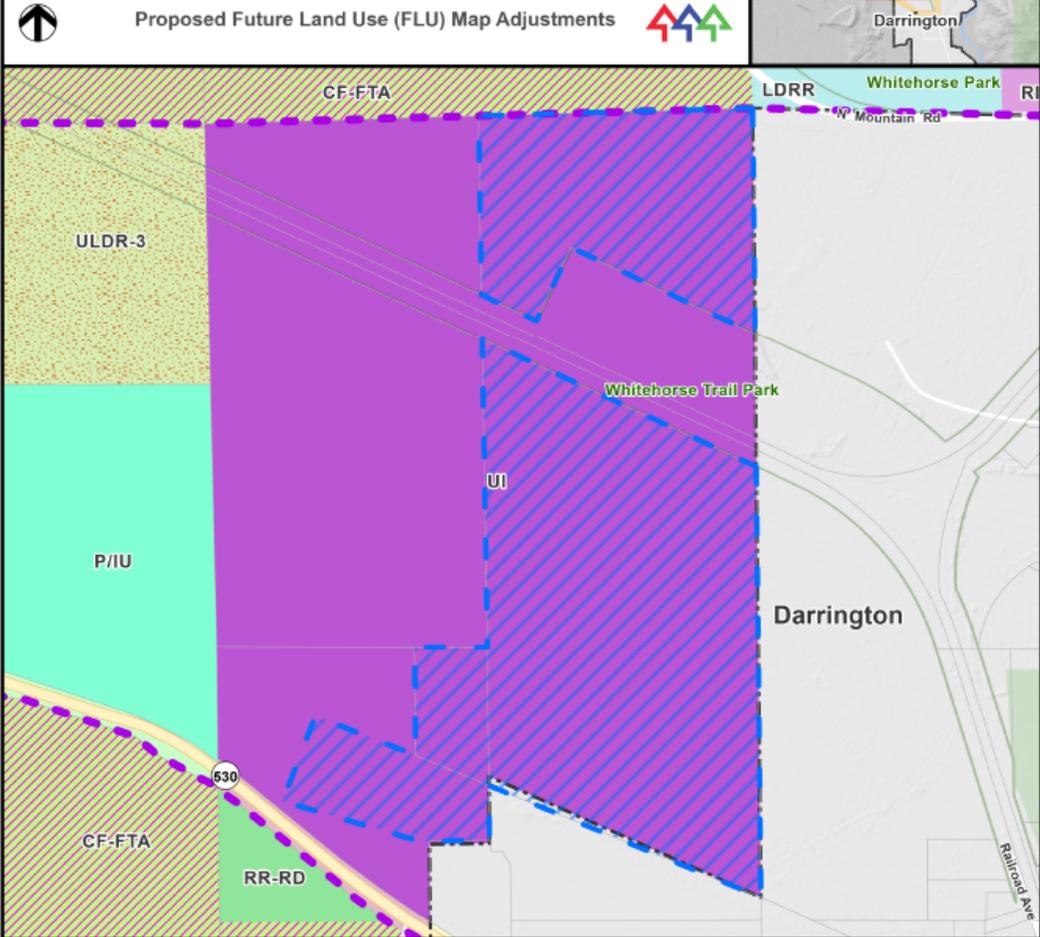
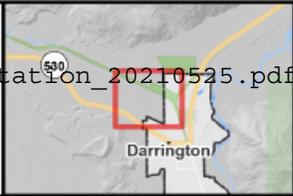
Proposed Future Land Use (FLU) Map Adjustments



<p><b>Proposed FLU Adjustments</b></p> <ul style="list-style-type: none"> <li> Arlington Butler Wetland Annexation</li> </ul> <p><b>Future Land Use</b></p> <ul style="list-style-type: none"> <li> RCF: Riverway Commercial Farmland</li> <li> RR: Rural Residential (1 DU/5 Acres Basic)</li> <li> RR-10: Rural Residential-10 (1DU/10 Acres)</li> </ul>	<ul style="list-style-type: none"> <li> Urban Growth Area Boundary</li> <li> City Boundary</li> <li> Road Right of Way</li> <li> Parcels</li> <li> Waterbodies</li> <li> Watercourses</li> <li> Major Roads</li> <li> Streets</li> </ul>	<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.



**Proposed FLU Adjustments**

- Darrington Municipal Purpose Annexation
- Urban Growth Area Boundary
- City Boundary

**Future Land Use**

- 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)
- Road Right of Way
- Parcels
- Waterbodies
- Watercourses
- Major Roads
- Streets

**Scale:** 0 350 700 1,400 Feet

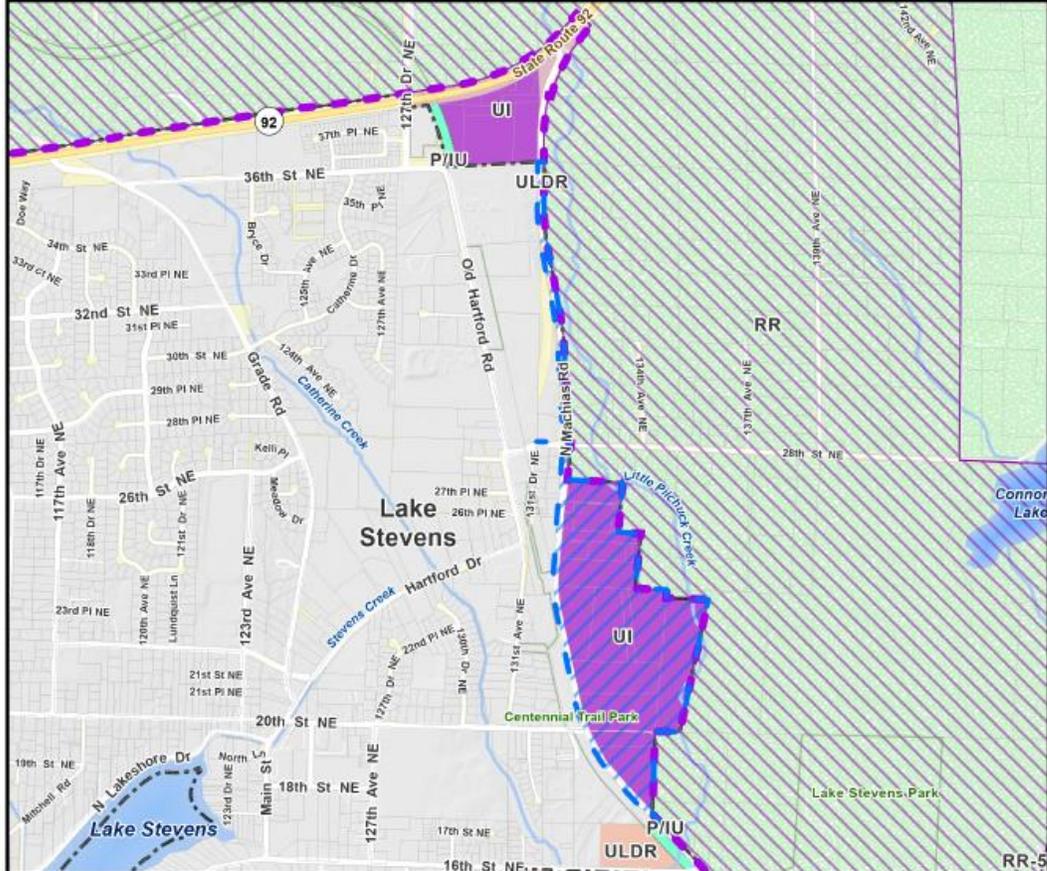
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# Town of Darrington Annexation

- ❑ 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.

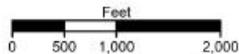


Proposed Future Land Use (FLU) Map Adjustments



- Proposed FLU Adjustments**
- Lake Stevens Machias Industrial Annexation
- Future Land Use**
- P/IU: Public/Institutional Use
  - RR: Rural Residential (1 DU/5 Acres Basic)
  - RR-5: Rural Residential-5 (1 DU/5 Acres)
  - UI: Urban Industrial
  - ULDR: Urban Low Density Residential (4 - 6 DU/Acre)
  - Rural Urban Transition Area (RUTA)

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



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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](mailto: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](mailto:amber.piona@snoco.org)

Gretchen Kaehler, DCNR County Archeologist, 425-388-343, [gretchen.kaeler@snoco.org](mailto: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](mailto: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](mailto: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](mailto:steve.skorney@snoco.org)

Terri Strandberg, PDS Principal Planner, 425-262-2359, [terri.strandberg@snoco.org](mailto: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](mailto:contact.council@snoco.org)

*(Clerk Note: saved in G:\ECAF\Council Approved\2021\21-0632 Olympic View \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](mailto: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](mailto: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

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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](mailto:steve.skorney@snoco.org)

Terri Strandberg, PDS Principal Planner, 425-262-2359, [terri.strandberg@snoco.org](mailto: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](#)



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

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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.

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- [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**

**PLANNING COMMISSION**

**PLANNING & DEVELOPMENT SERVICES**

PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:

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

PARTY OF RECORD / PUBLIC TESTIMONY:

*You may become a party of record for any specific topic that comes before the Planning Commission by submitting a written request or testimony to 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](http://www.snohomishcountywa.gov) for additional information or the Snohomish County Department of Planning and Development Services, Reception Desk, 2<sup>nd</sup> 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

22<sup>nd</sup> day of July

2021

*Linda Phillips*

Notary Public in and for the State of Washington.



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REQUESTED BY **Megan Moore**  
PO/Notice Description **SCPC Agenda June 2021**

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(Everett, WA)  
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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.

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.  
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

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Probate Notices

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.

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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.  
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SURENA ISRAEL,  
Notice Agent  
Published: June 12, 19, 26, 2021.  
EDH929859

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  
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Meeting ID: 917 7410 6168

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- E. NEW BUSINESS
- F. ADJOURN

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AMERICANS WITH DISABILITIES ACT NOTICE

LEGAL NOTICE

LEGAL NOTICE

LAW OFFICES OF  
**Weed, Graafstra & Associates, Inc., P.S.**

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FAX: (360) 568-4437

EMILY GUILDNER  
NIKKI C. THOMPSON  
BRETT C. VINSON

THOM H. GRAAFSTRA, of Counsel  
GRANT K. WEED, of Counsel

June 16, 2021

Snohomish County Planning Commission  
3000 Rockefeller Ave., M/S 604  
Everett, WA 98201

Re: Final Docket XX: Item 1 Olympic View Water and Sewer District (CFP1)

Dear Members of the Commission:

I represent Olympic View Water & Sewer District (“Olympic View”). This letter is submitted as a comment letter for the record for the public hearing to be held on June 22, 2021. It also responds to issues raised during your May 25<sup>th</sup>, Commission meeting. What is before the Planning Commission is a two-part request from Olympic View. First, Olympic View seeks approval of Amendment #2 to its Comprehensive Sewer Plan. Second, Olympic View seeks to revoke Snohomish County’s approval of the Ronald Wastewater Comprehensive Sewer Plan within Snohomish County and remove it from the County’s Comprehensive Plan in which Ronald was the designated sewer provider for the Point Wells area in the Capital Facilities Section.

As will be discussed in detail below, approval of Olympic View’s proposed amendment to the County’s Capital Facilities Plan is necessary to: comply with the recent Supreme Court decision related to this matter and area. Approval of the Olympic View’s Amendment #2 and removal/revocation of the Ronald CSP as incorporated in the County’s Comprehensive Plan will provide internal consistency within the County’s Comprehensive Plan by having one capital facilities plan for the area by Olympic View that has been found to have the legal right to provide service to the area. In addition, approval would enhance external consistency with the county’s capital facilities plan and the other affected municipal jurisdictions’ (Town of Woodway, Olympic View and City of Edmonds). The relevant cities, Woodway and Edmonds, have approved Olympic View’s Amendment #2, as has the Department of Ecology.

Preliminarily, Olympic View’s Commissioners and staff wish to thank the Snohomish County Planning and Development staff, specifically Terri Strandberg and Steve Skorney, for all their assistance as this docket item works its way through the process. It is unusual that a Special Purpose Comprehensive Plan or the subsequent Amendments are presented through the Docket process. This has been a learning experience for all of us. The reason why this Amendment to the Olympic View CSP is going through this process is because the Growth Management Hearings Board has held in a recent related case that when other jurisdiction’s plans are incorporated in the County Comprehensive Plan, as is the case here, any amendments to those incorporated plans must follow GMA requirements such a public participation and frequency of amendment which the docket process does. The County Council will also be giving approval as required by RCW Title 57 relating to water and sewer special purpose districts.

**A. Brief Historical Background:**

The Point Wells area, listed in Amendment 2 as the Southwest Subregional Area of Olympic View, has always been located within the corporate boundaries of Olympic View. Olympic View was originally a water district and has provided water to the area since 1946. After the Legislature authorized water districts to provide sewer service, Olympic View added that service after obtaining the necessary approvals. Up until 2004, Woodway provided sewer service to customers within its jurisdiction. In 2004 Woodway sold its municipal sewer system to Olympic View.

In 1986, King County sold its Richmond Beach Sewer System to Ronald. That system never claimed it had any territory in Snohomish County, but it did provide contract service to the petroleum plant and the Briggs subdivision in Woodway, which now comprises four lots. The King County transfer to Ronald was accomplished by an agreement between King County and Ronald and approved by the King County Superior Court. This approval and conveyance is known as the “Transfer Order.” Thereafter, for a period of approximately twenty years, Ronald never asserted it had any territory in Snohomish County. Then beginning around 2007, Ronald began to assert it did have territory in Snohomish County in Point Wells. It made this claim based upon the Transfer Order which it asserted effectuated an annexation into Ronald of the Point Wells area. Based upon this now established erroneous claim that Point Wells had been annexed into Ronald, the County approved Ronald’s CSP and incorporated it by reference into the County’s Comprehensive Plan. The City of Shoreline in about 2013 began the process of assuming (taking over) Ronald. After years of various types of litigation, the issue of whether Ronald had any territory in Snohomish County reached the Washington Supreme Court. In 2020, our Supreme Court held it did not. The Transfer Order was void; there was no annexation.

We hold that to the extent the 1985 Order purports to annex Point Wells to Ronald, it is void. Ronald’s geographic boundary does not include Point Wells and does not extend into Snohomish County. **Point Wells remains within the geographic boundaries of Olympic and Snohomish County.** (emphasis added)

See *Ronald Dist. v. Olympic Sewer Dist.*, 196 Wn.2d 353 (2020)<sup>1</sup>.

Thus, it is legally established that the Point Wells area is within the boundaries of Olympic View, and it is the proper sewer provider for the area. Approval of Olympic View’s Amendment #2 insures there is a capital facilities plan in place for the area by the legally determined entity allowed to provide sewer service. In addition, Ronald has been assumed by Shoreline as of April 2021 and no longer exists.

Additionally, Woodway has annexed the Upper Bluff portion of Point Wells. Olympic View is the exclusive provider of sewer services within Woodway and is so designated in the Woodway Comprehensive Plan which has been incorporated into the County’s Comprehensive Plan. Shoreline and Woodway have entered into an Interlocal Agreement that provides that the balance of Point Wells will be annexed by Woodway. This is consistent with the County’s Comprehensive Plan that has the entire Point Wells area

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<sup>1</sup> On remand from the Supreme Court’s decision, the King County Court entered an order consistent with the Supreme Court’s decision and further dismissed all of Ronald and King County’s claims against Olympic View. See Exhibit A.

as part of the Woodway MUGA. Thus, approval of Olympic View's Amendment will provide the requisite external consistency.

**In sum, Olympic View's Amendment eliminates the external and internal inconsistencies by removing Ronald as the sewer provider for Point Wells and updates the County's Comprehensive Plan to reflect Olympic View as the sewer provider for Point Wells.**

We appreciate your time in allowing us to augment the information presented by staff and look forward to continued dealings with Snohomish County.



Brett C. Vinson  
Attorney for Olympic View

# 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

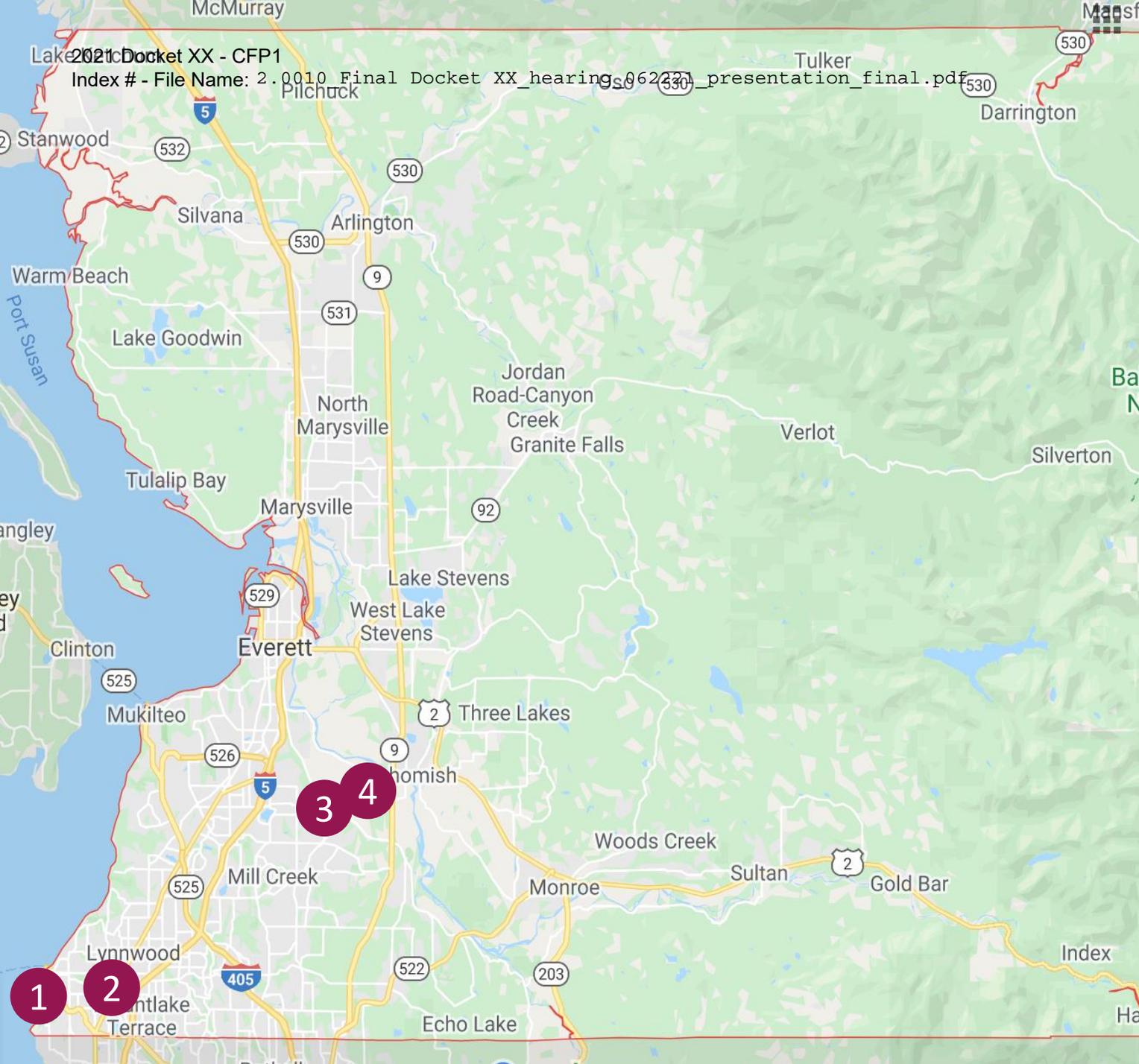
- 1 PDS conducts final docket/county-initiated amendment review
- 2 PDS briefs Planning Commission on final docket/county-initiated proposals
- 3 PDS prepares recommendations/completes SEPA review for all proposals
- 4 Planning Commission holds a public hearing, makes recommendations
- 5 Council public hearing & action on final docket/county amendments



# Final Docket XX

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





# Final Docket XX Proposals

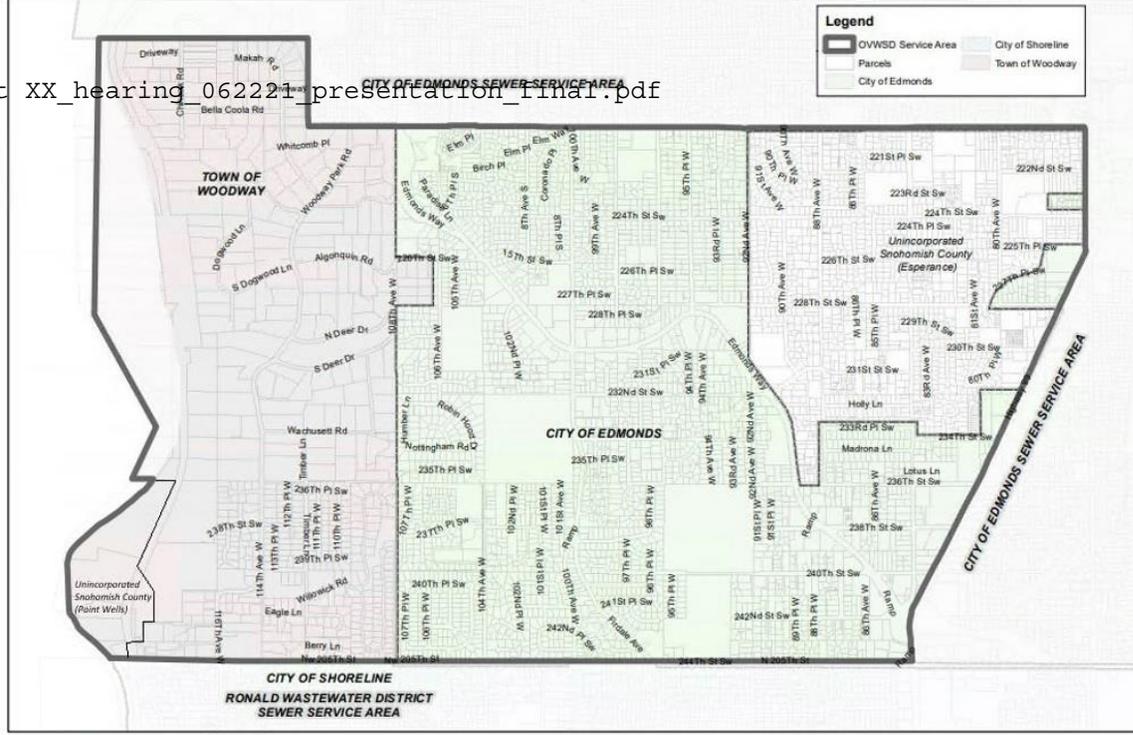
1. Olympic View Water and Sewer District (CFP1)
2. Tokarz (SW5)
3. Winde (SW6)
4. Thomas (SW7)

# 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\OVWSD\_Figure 2 SewerSystemCorporateBoundary.mxd

Date: 8/28/2019

# PUBLIC WASTEWATER SYSTEMS

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

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## FACILITIES AND DISTRICTS

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



# Olympic View Water and Sewer District (CFP1)

## Recommend Approval of CFP1

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

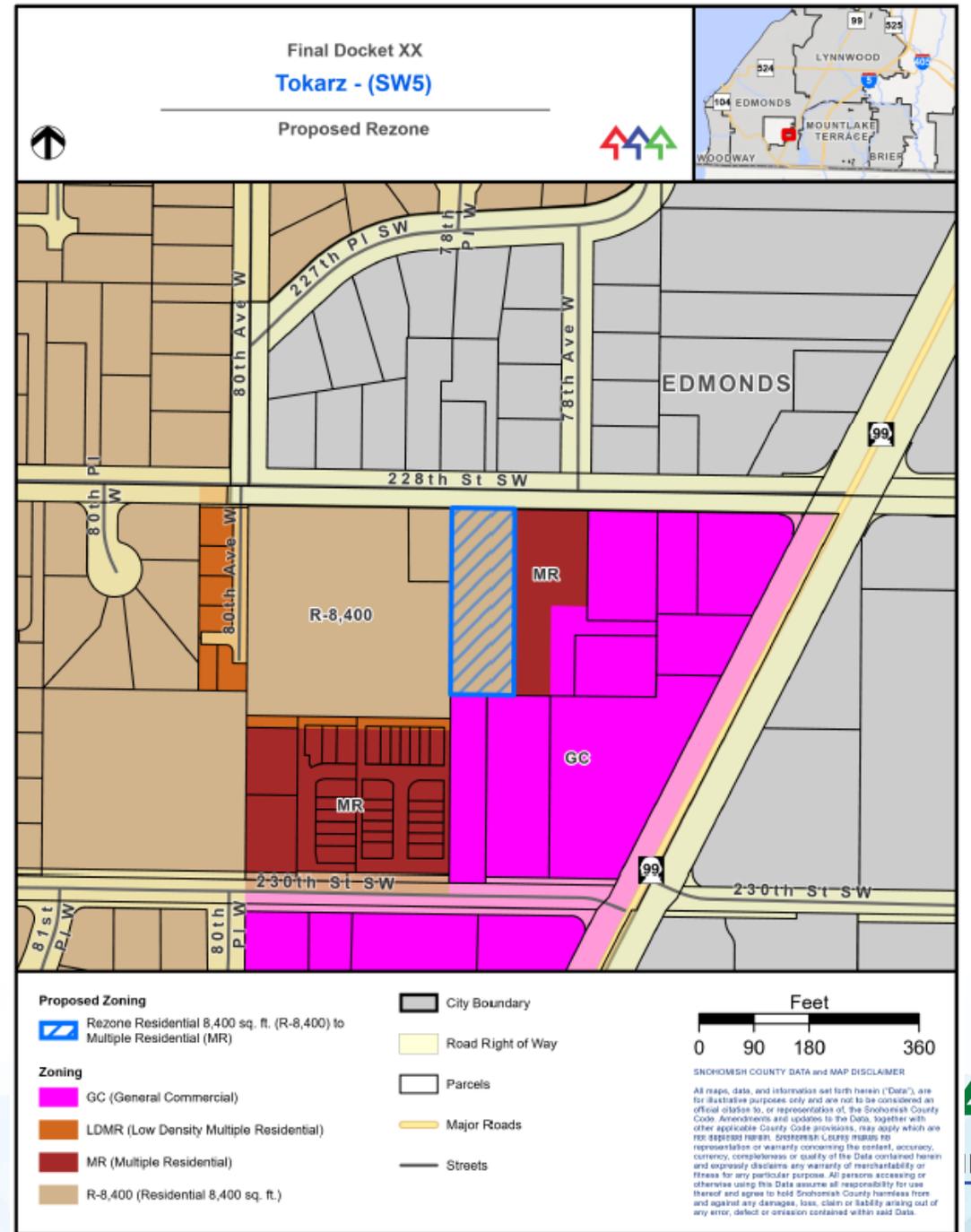
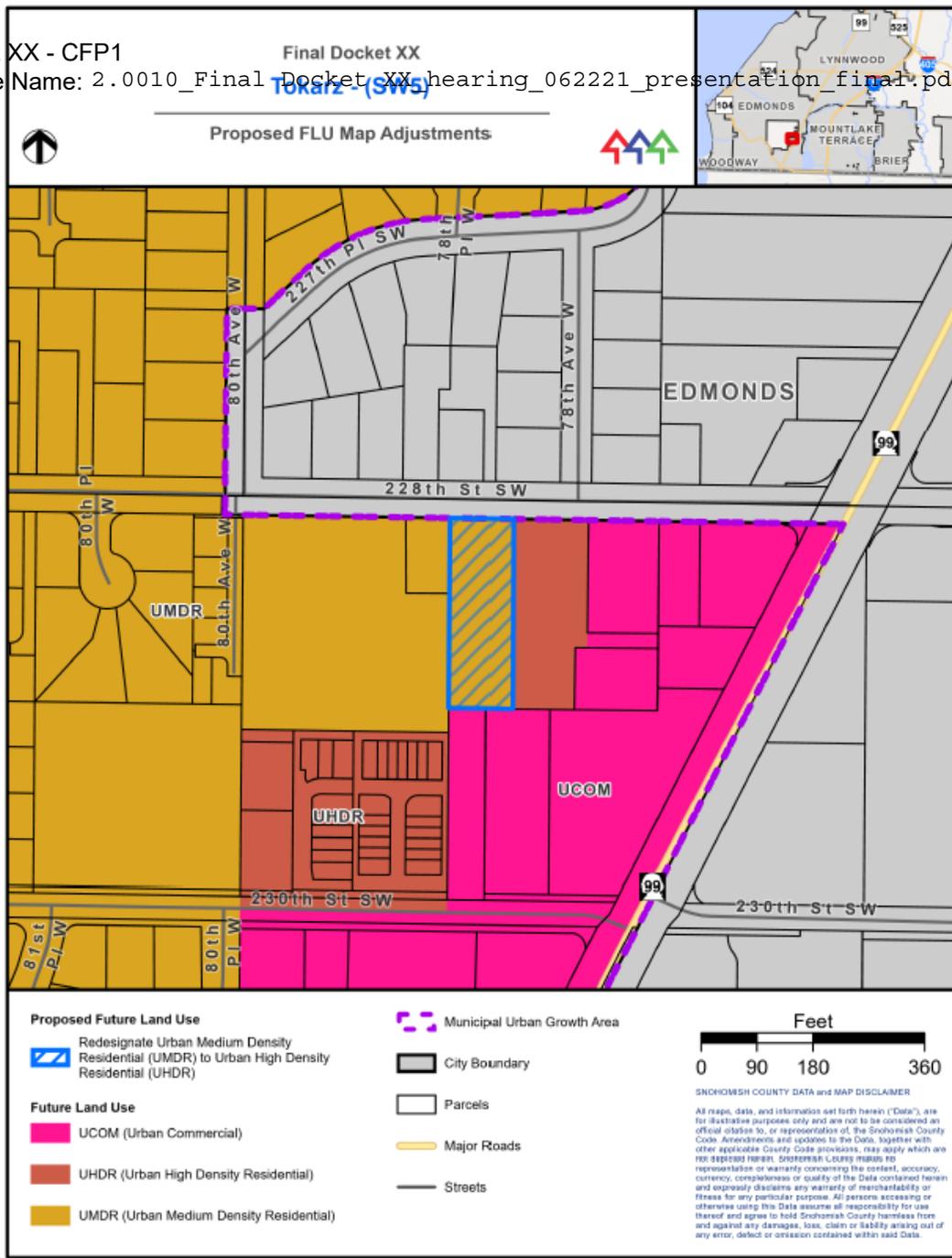
- ❑ GMA:
  - 36.70A.020(1) and (12)
  - 36.70A.070(3)
- ❑ Multicounty Planning Policies (MPPS)
  - PS-7
  - PS-10
- ❑ Countywide Planning Policies (CPPS)
  - PS-13
- ❑ General Policy Plan (GPP)
  - Goal UT 3



# 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)



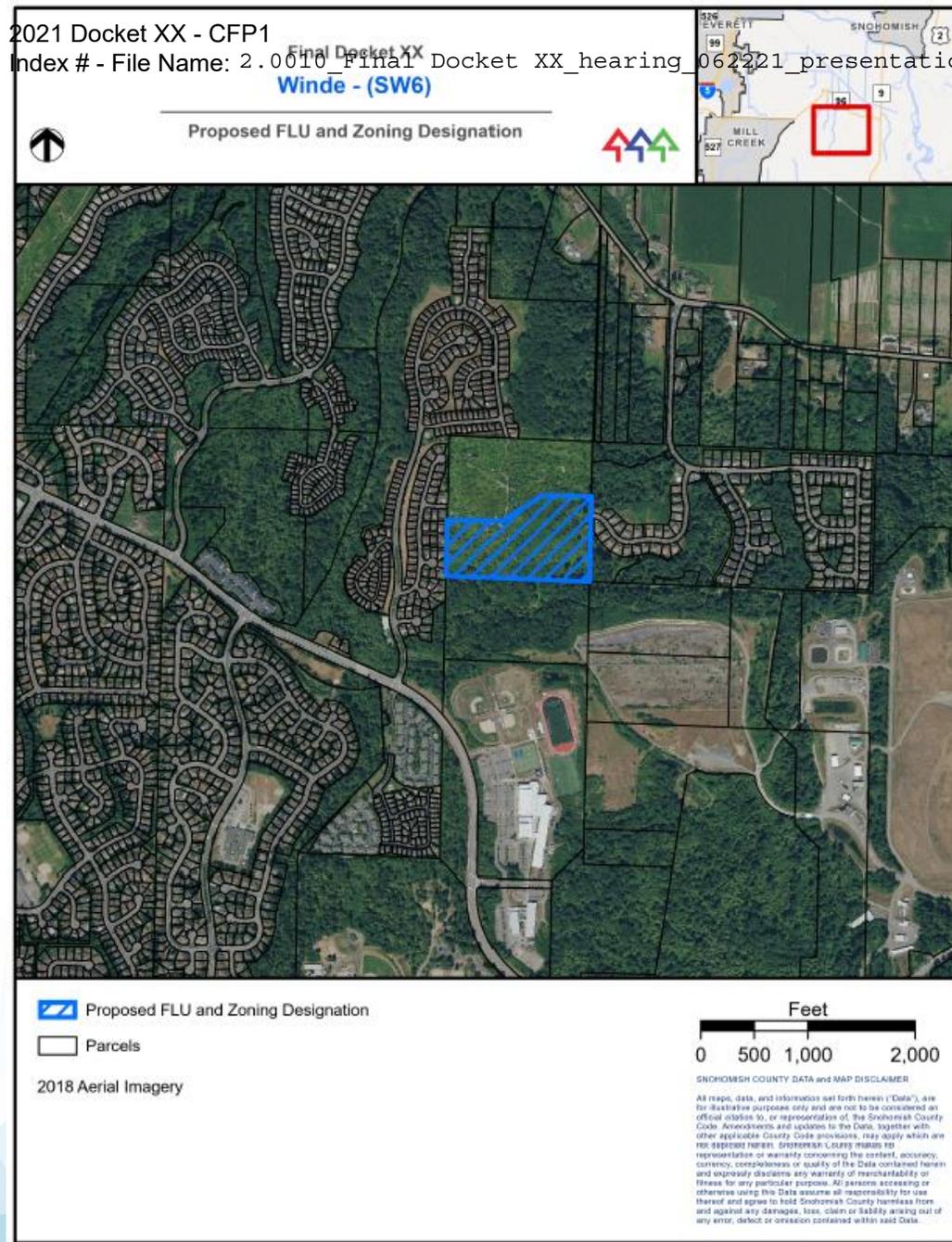


# Edward Tokarz (SW5)

## 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.

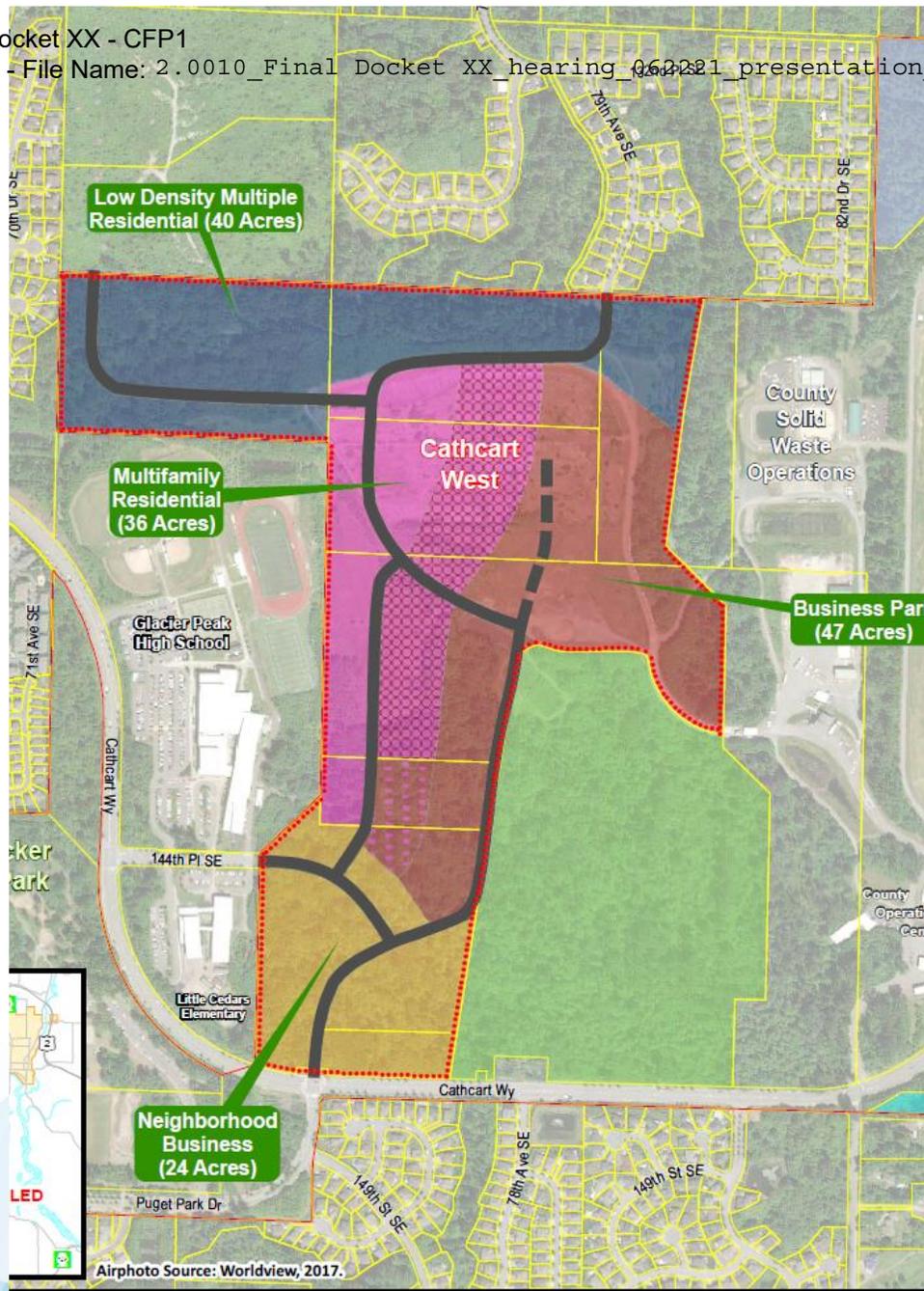




# Tom Winde et al. (SW6)

- ❑ 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.

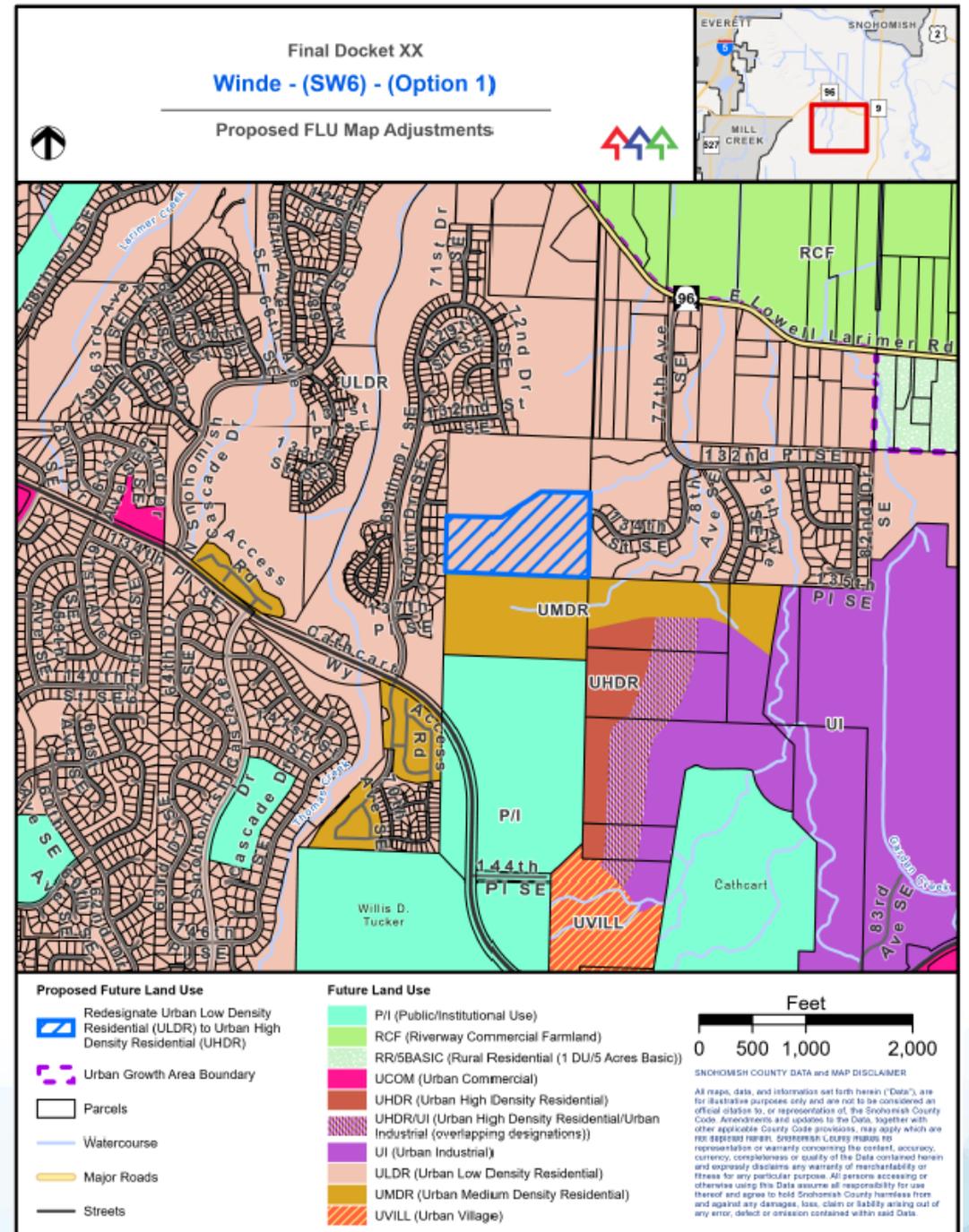


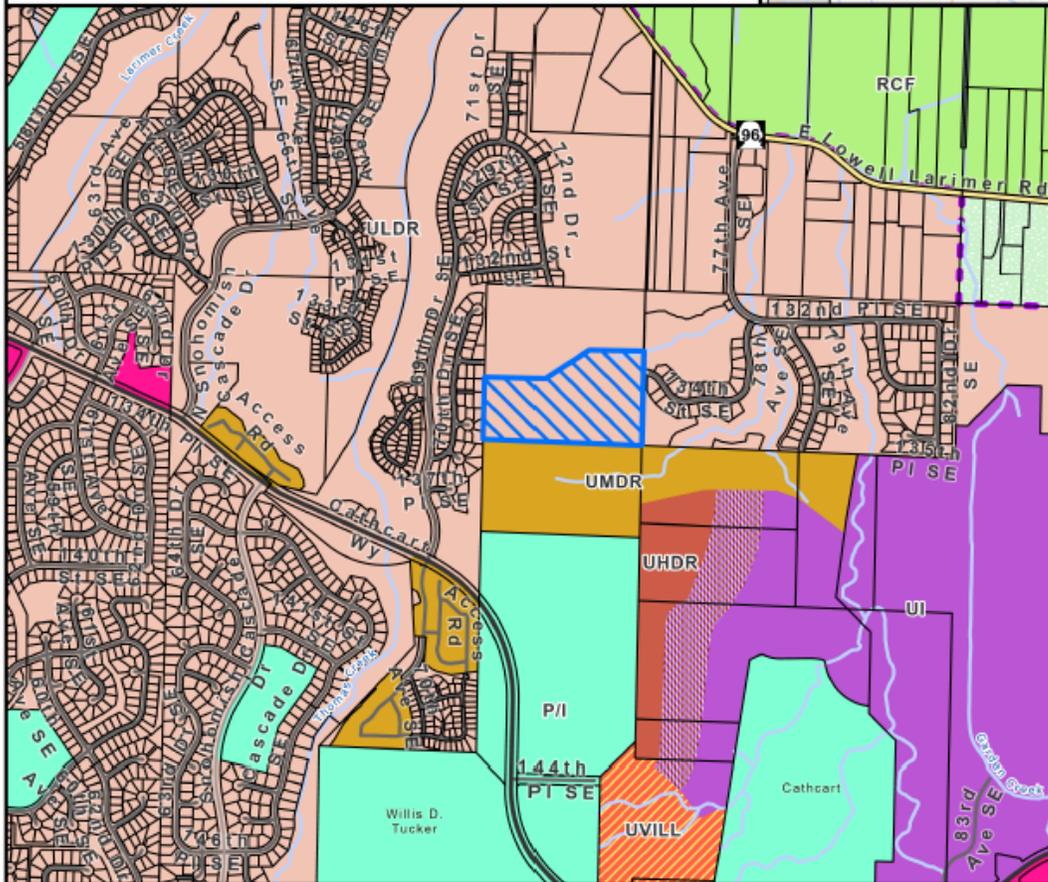
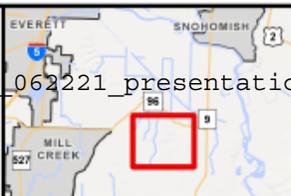


# Tom Winde et al. (SW6)

## 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.



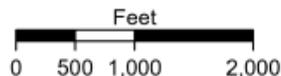


Proposed Future Land Use

- 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

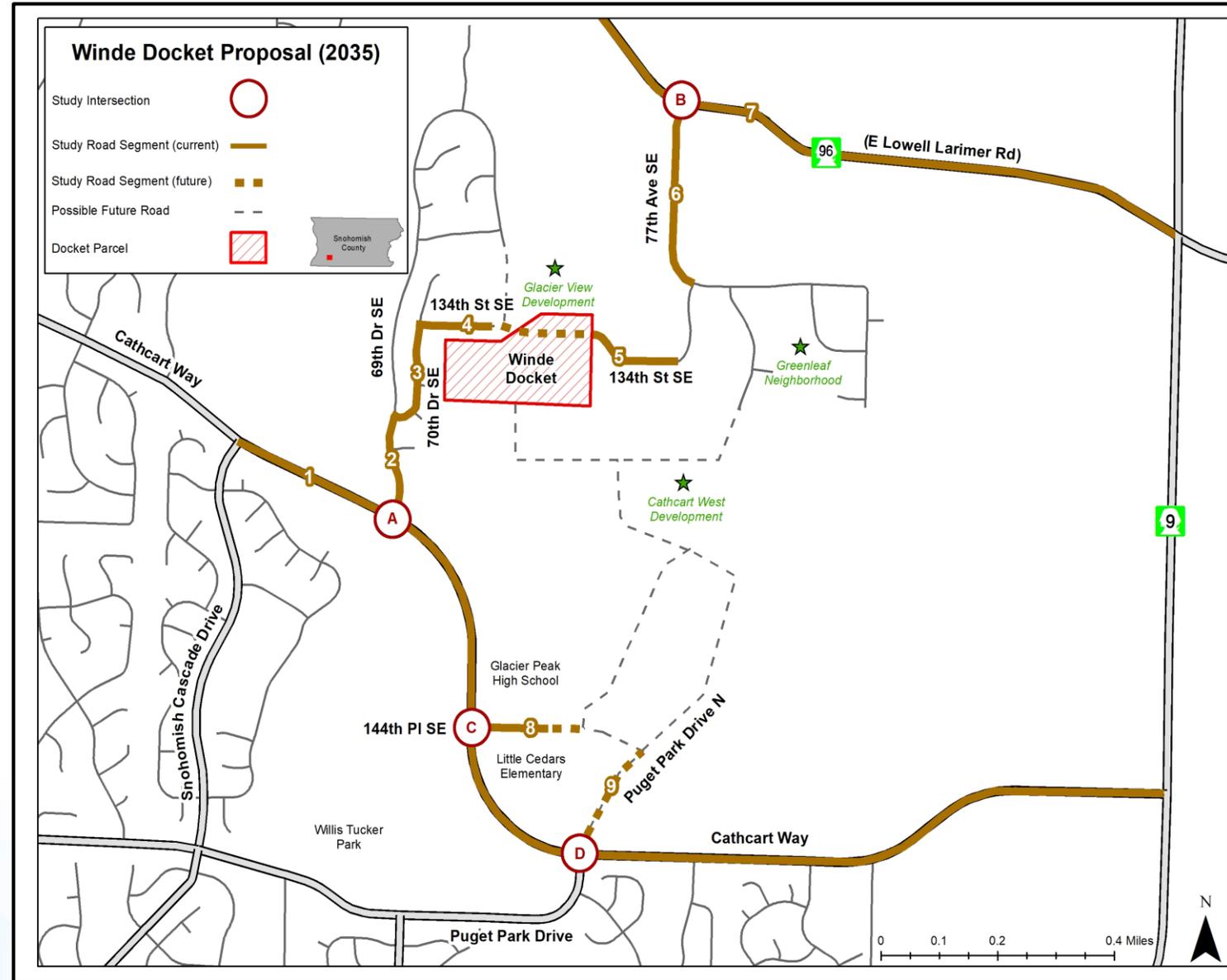


# Winde SEIS: Study Area

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

## Study Intersections

- A. 69<sup>th</sup> Dr/Cathcart Way
- B. 77<sup>th</sup> Ave/SR 96
- C. 144<sup>th</sup> 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.**”*

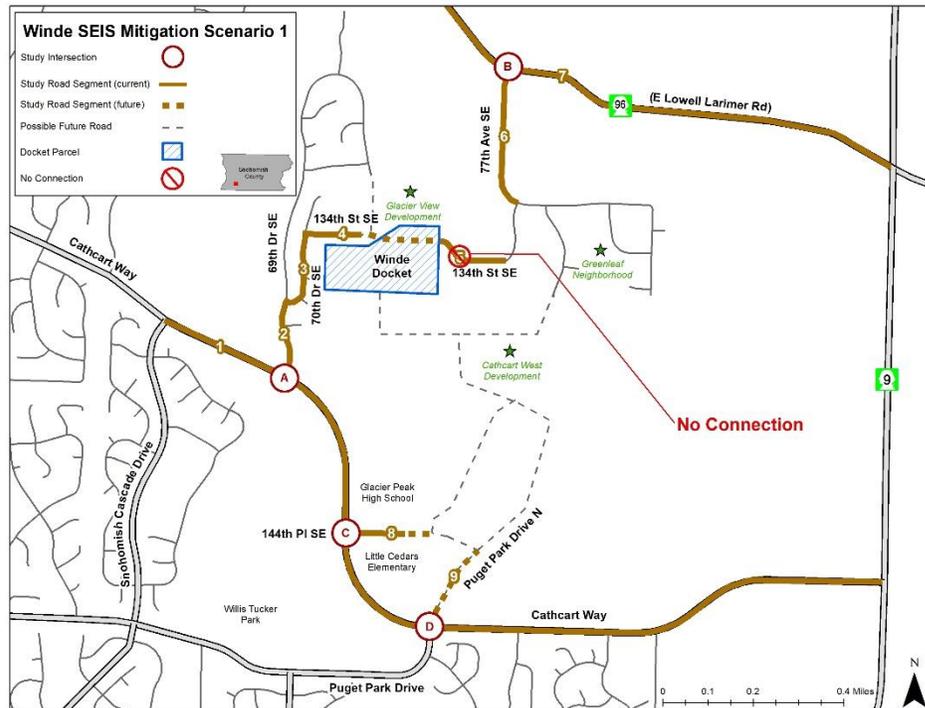


# Results: Local Road Analysis

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

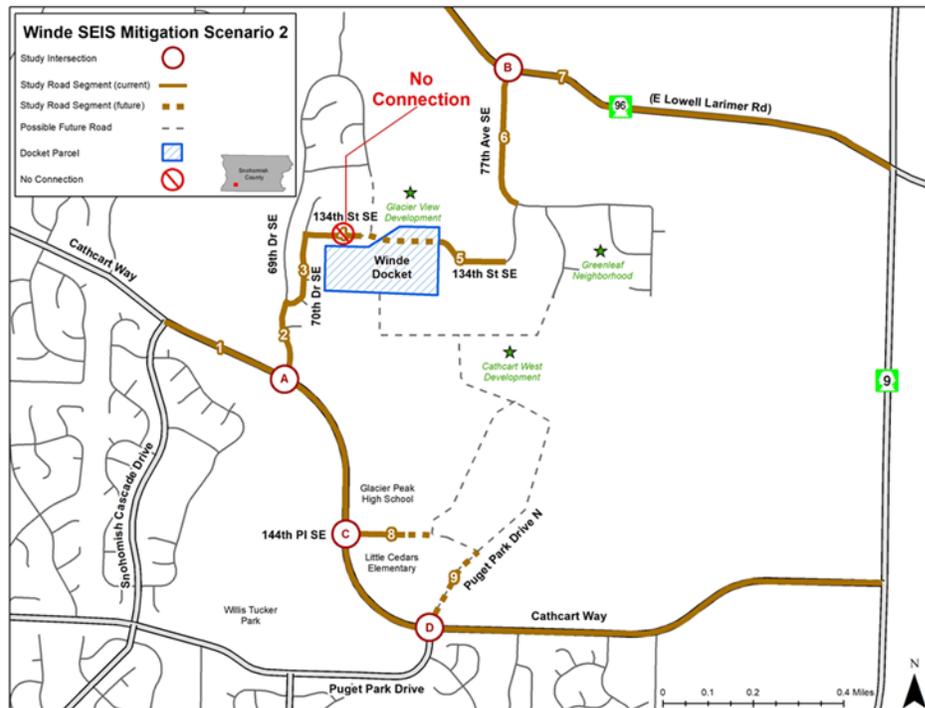
- Assumes that there will not be access to the Winde property from the east through the Greenleaf Neighborhood. Access to the Winde site would be from the west through the Glacier Peak development and from the south through the Cathcart West development only.



Road	EDDS ADT Threshold	2035 ADT		
		No Action	Alt 1	Alt 2
70 <sup>th</sup> Dr SE	Up to 2,000	5,100	6,873	5,250
134 <sup>th</sup> 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 <sup>th</sup> 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

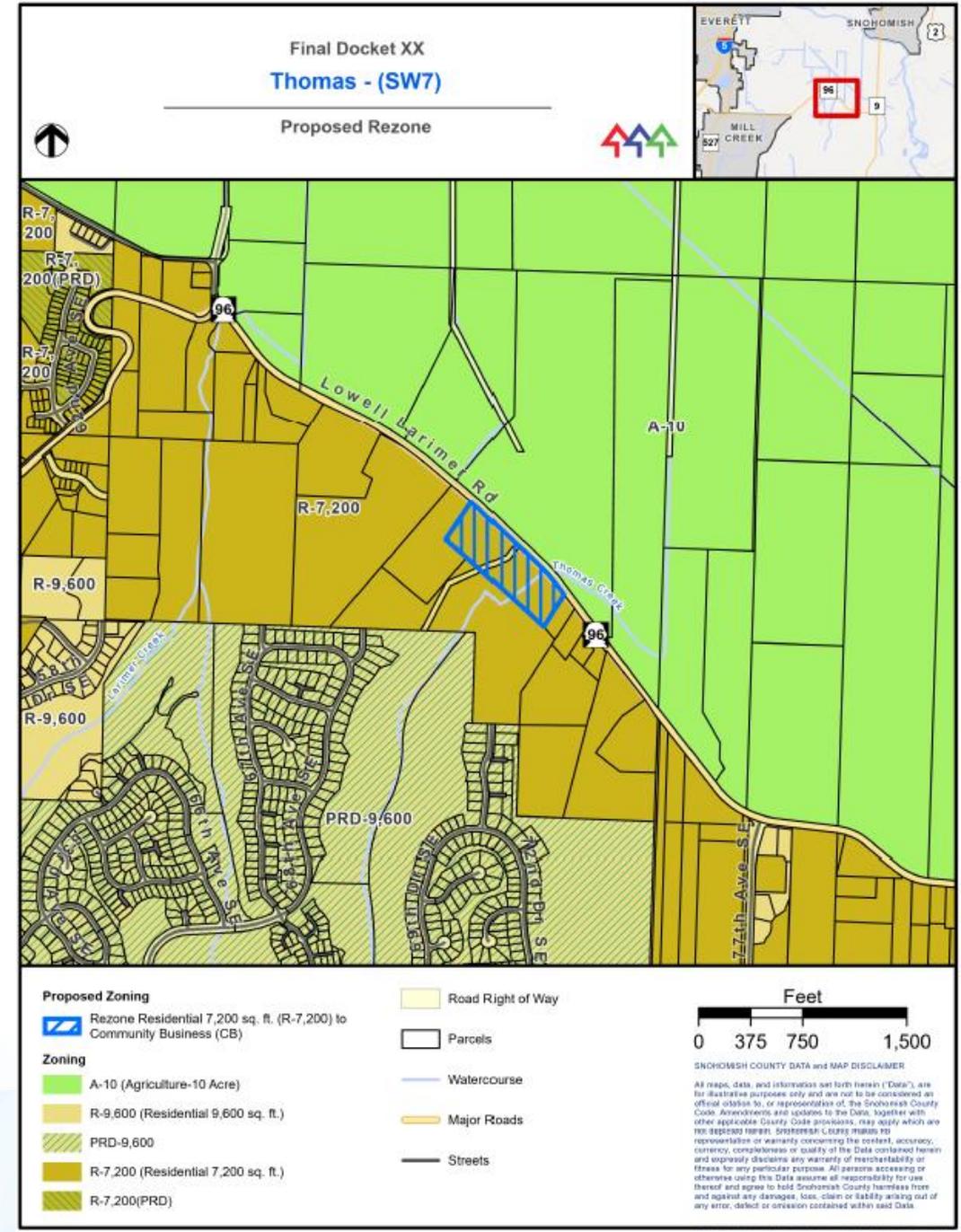
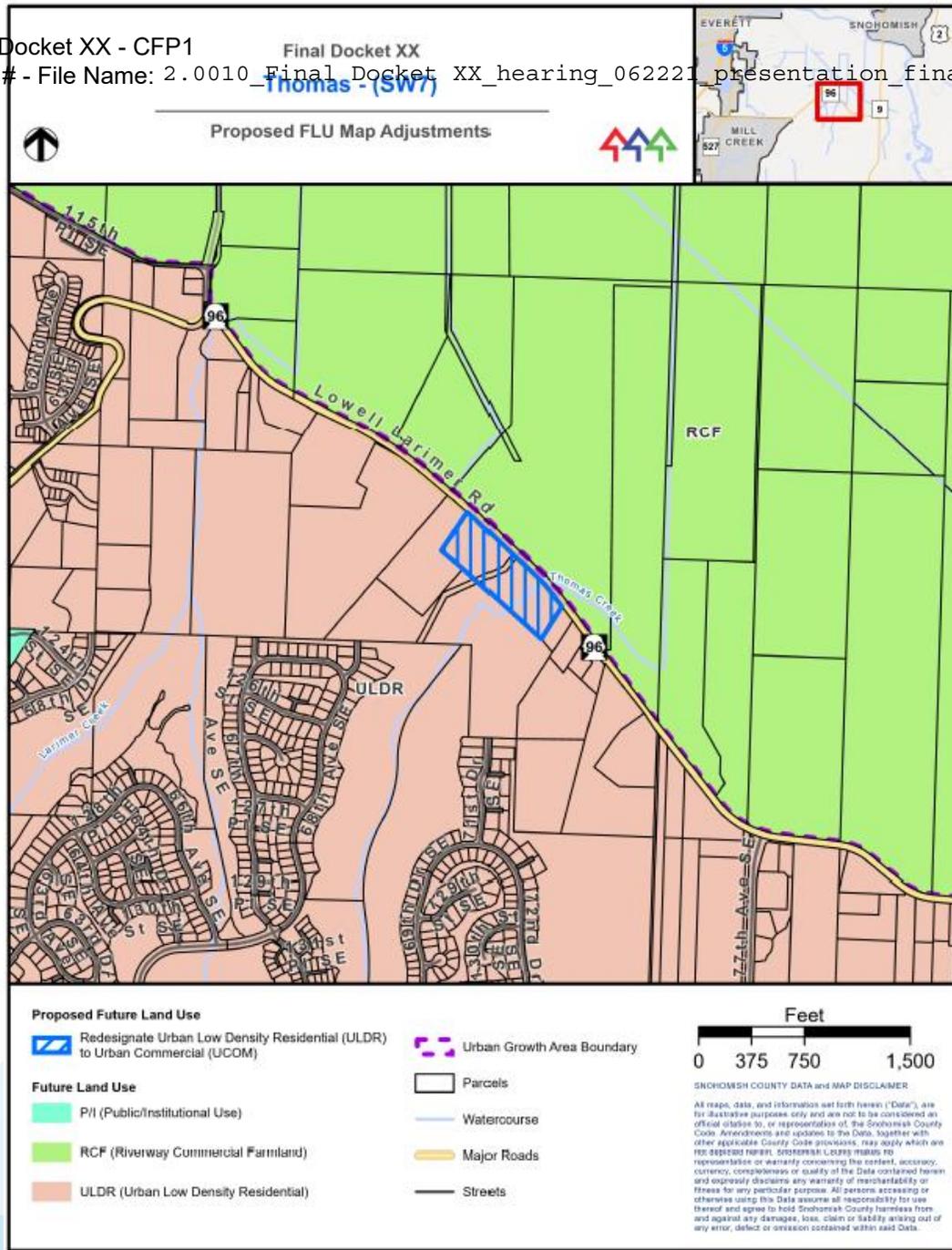
- ❑ Both options inconsistent with the GMA, MPPs and CPPs.
- ❑ Most of the site is too far from current or planned transit service to support multi-family development
- ❑ The transportation analysis found that future traffic volumes from both multi-family development options are not supported by the 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

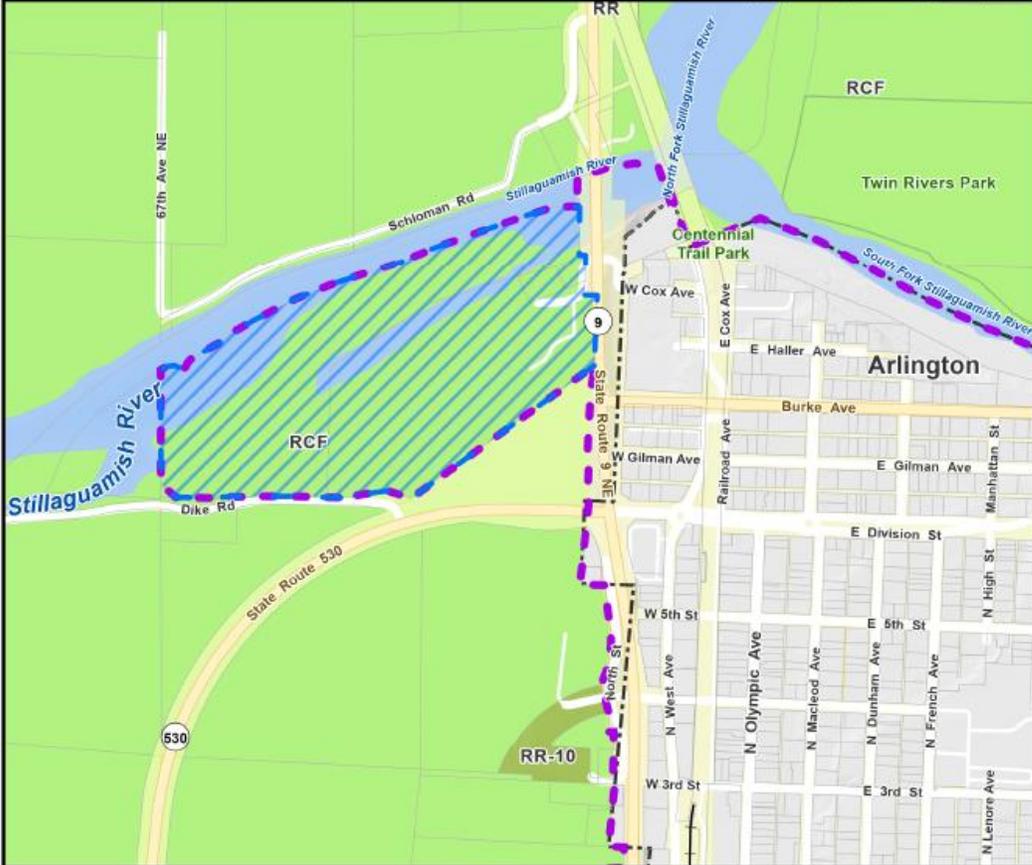
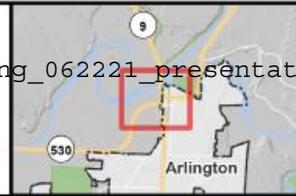
- ❑ Consistent with the GMA, MPPs and CPPs.
- ❑ Infill proposal would provide commercial and employment opportunities in close proximity to urban residential areas and nearby rural residents.
- ❑ The site can be served by urban levels of service including sewer and water and an urban minor arterial, 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.





<b>Proposed FLU Adjustments</b>		Urban Growth Area Boundary City Boundary	
Arlington Butler Wetland Annexation		Road Right of Way Parcels Waterbodies Watercourses Major Roads Streets	
<b>Future Land Use</b>			
RCF: Riverway Commercial Farmland RR: Rural Residential (1 DU/5 Acres Basic) RR-10: Rural Residential-10 (1DU/10 Acres)			

**Scale:** 0 365 730 1,460 Feet

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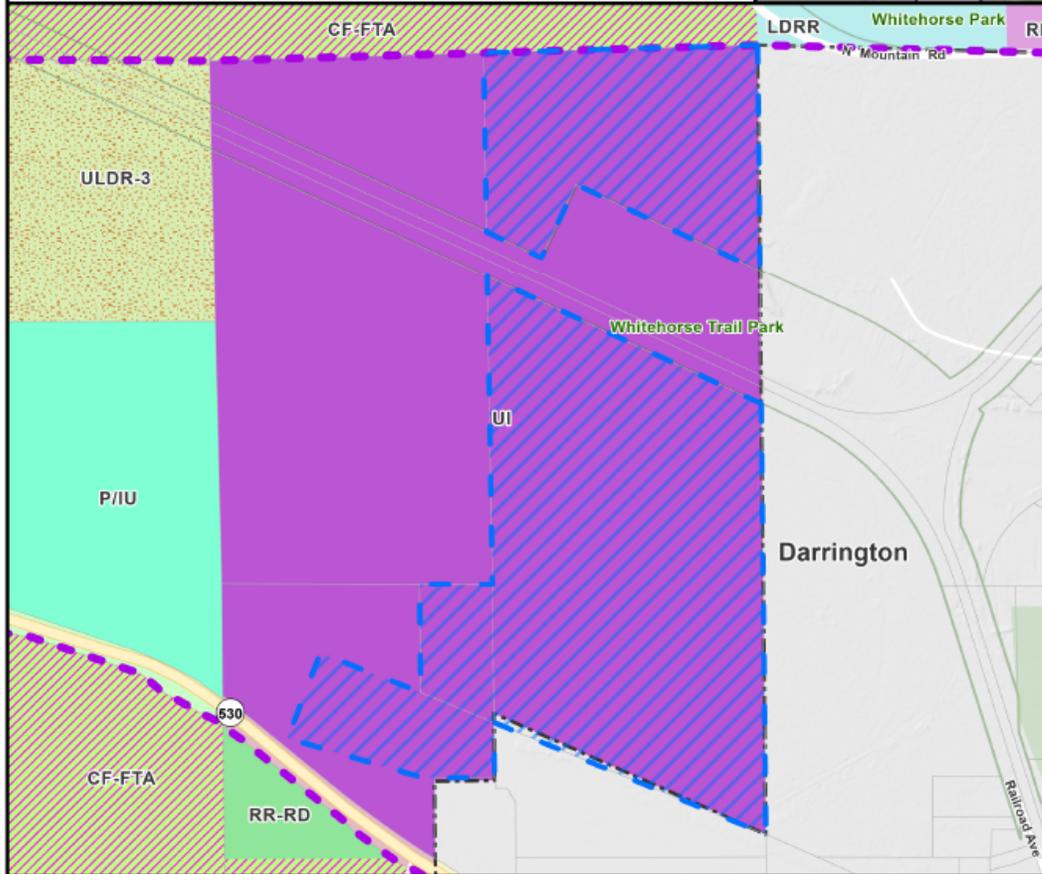
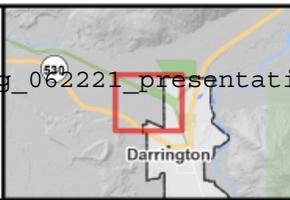
# City of Arlington Butler Wetland Annexation

- ❑ 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 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



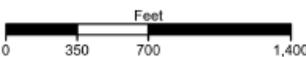
Proposed FLU Adjustments

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



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 opinion 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.

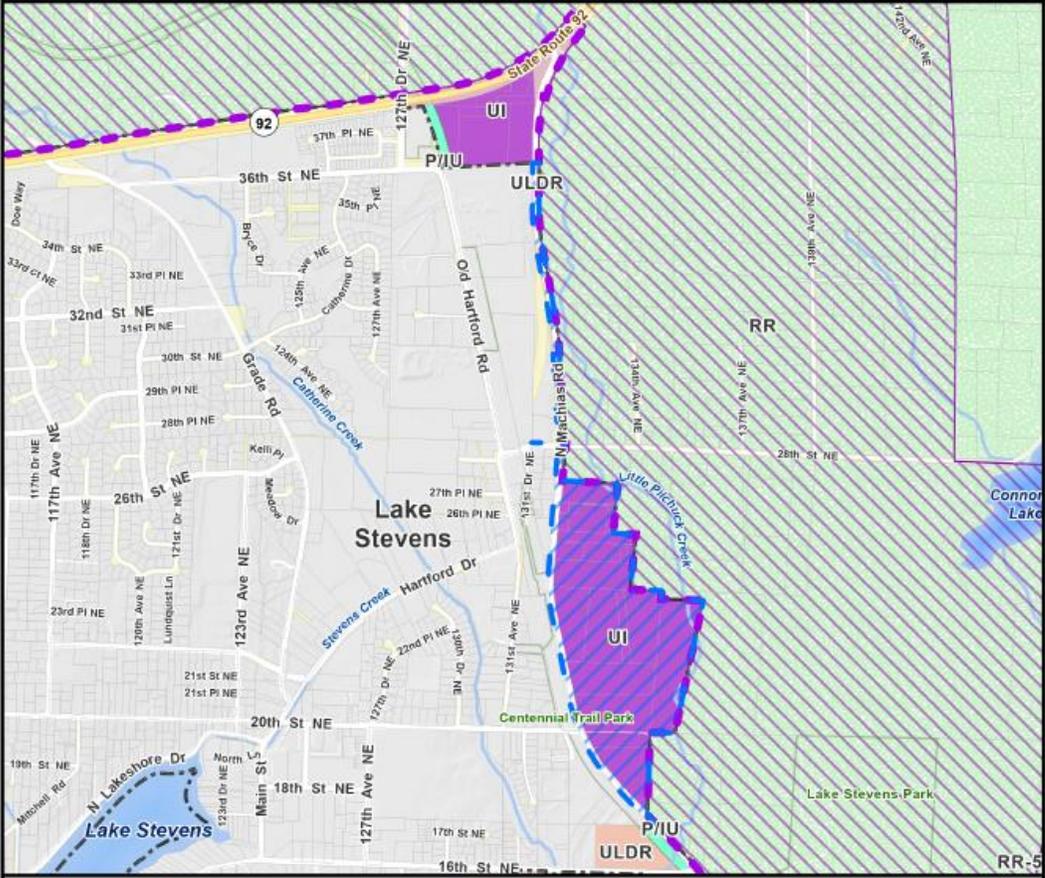
# Town of Darrington Annexation

- ❑ 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



<p><b>Proposed FLU Adjustments</b></p> <ul style="list-style-type: none"> <li> Lake Stevens Machias Industrial Annexation</li> </ul> <p><b>Future Land Use</b></p> <ul style="list-style-type: none"> <li> P/IU: Public/Institutional Use</li> <li> RR: Rural Residential (1 DU/5 Acres Basic)</li> <li> RR-5: Rural Residential-5 (1 DU/5 Acres)</li> <li> UI: Urban Industrial</li> <li> ULDR: Urban Low Density Residential (4 - 6 DU/Acre)</li> <li> Rural Urban Transition Area (RUTA)</li> </ul>	<ul style="list-style-type: none"> <li> Urban Growth Area Boundary</li> <li> City Boundary</li> <li> Road Right of Way</li> <li> Parcels</li> <li> Waterbodies</li> <li> Watercourses</li> <li> Major Roads</li> <li> Streets</li> </ul>	<p style="text-align: center;">Feet</p> <p style="text-align: center;">0 500 1,000 2,000</p> <p><small>SNOHOMISH COUNTY DATA and MAP DISCLAIMER</small></p> <p><small>All maps, data, and information set forth herein ("Data") are for illustrative purposes only and are not to be considered an official opinion, or representation of the Snohomish County Code. 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 obtained 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.</small></p>
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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

### **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](mailto: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](mailto: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](mailto:steve.skorney@snoco.org)

Terri Strandberg, PDS Principal Planner, 425-262-2359, [terri.strandberg@snoco.org](mailto:terri.strandberg@snoco.org)

Jay Larson, Transportation Planning Coordinator, 425-388-3614, [jay.larson@co.snohomish.wa.us](mailto: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



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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:
- 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).

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**

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PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:

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

PARTY OF RECORD / PUBLIC TESTIMONY:

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

WHERE TO GET COPIES OF DOCUMENTS AND WEBSITE ACCESS:

*Please check [www.snohomishcountywa.gov](http://www.snohomishcountywa.gov) for additional information or the Snohomish County Department of Planning and Development Services, Reception Desk, 2<sup>nd</sup> Floor, County Administration Building-East, 3000 Rockefeller Avenue, Everett. For more information, call Brandi Spores, Planning Commission Clerk, at 425-388-3224.*

AMERICANS WITH DISABILITIES ACT NOTICE:

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

Snohomish County Planning Commissioners:

*Merle Ash, District 1*

*Mark James, District 1*

*Tom Norcott, District 2*

*Raymond Sheldon, Jr., District 2*

*Robert Larsen, District 3*

*Vacant, District 3*

*Vacant, District 4*

*Neil Pedersen, District 4*

*James Kamp, District 5*

*Leah Everett, District 5*

*Keri Moore, Executive Appointee*

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

*Mike McCrary, Commission Secretary*

*Megan Moore, Commission Clerk*

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](mailto:contact.council@snoco.org)

*(Clerk Note: saved in G:\ECAF\Council Approved\2021\21-0632 Olympic View \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](mailto: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](mailto:steve.skorney@snoco.org)



Snohomish County

**PLANNING COMMISSION  
PLANNING & DEVELOPMENT SERVICES**

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](mailto:steve.skorney@snoco.org)

Terri Strandberg, PDS Principal Planner, 425-262-2359, [terri.strandberg@snoco.org](mailto:terri.strandberg@snoco.org)

Jay Larson, Transportation Planning Coordinator, 425-388-3614, [jay.larson@co.snohomish.wa.us](mailto: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



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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.



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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



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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](#)
- [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



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

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

After the presentation the Commissioners had no questions or comments.

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

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

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

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

**VOTE (Motion):**

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

0 opposed

0 abstention

**Motion PASSED**

For further information, please review the following:

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

**E. NEW BUSINESS**

**F. ADJOURN**

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

[Planning Commission Main Website](#)



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PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:

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

PARTY OF RECORD / PUBLIC TESTIMONY:

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

WHERE TO GET COPIES OF DOCUMENTS AND WEBSITE ACCESS:

Please check [www.snohomishcountywa.gov](http://www.snohomishcountywa.gov) for additional information or the Snohomish County Department of Planning and Development Services, Reception Desk, 2<sup>nd</sup> 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

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

# PC\_rec\_ltr\_Final\_DocketXX\_final

Final Audit Report

2021-07-09

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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  
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Signature Date: 2021-07-09 - 10:07:26 PM GMT - Time Source: server- IP address: 76.121.152.209
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