



Snohomish County Council
Planning and Community Development Committee
Meeting Minutes

Nate Nehring, Committee Chair
Megan Dunn, Committee Vice-Chair
Committee Members: Sam Low, Jared Mead, Strom Peterson

Ryan Countryman, Senior Legislative Analyst
Russell Wiita, Legislative Aide
Lisa Hickey, Assistant Clerk of the Council

Tuesday, July 16, 2024

10:00 AM

Jackson Board Room - 8th Floor
Robert J. Drewel Building
& Remote Meeting

SPECIAL MEETING

PRESENT:

Committee Chair Nehring
Committee Vice-Chair Dunn
Committee Member Low (*remote*)
Committee Member Mead
Committee Member Peterson
Ryan Countryman, Council Staff
David Killingstad, Planning & Development Services
Matthew Siddons, Planning & Development Services
Hilary McGowan, Planning & Development Services
Stephen Toy, Planning & Development Services
Gregg Farris, Surface Water Management Director
Tom Teigen, Conservation and Natural Resources Director
Rosy Smit, WSU Extension
Anthony Gromko, WSU Extension
Lonnie Davis, resident
Debbie Eco, Clerk of the Council

CALL TO ORDER

Committee Chair Nehring called the meeting to order at 10:21 a.m.

ROLL CALL

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

PUBLIC COMMENT

Lonnie Davis spoke in favor of the Mon 2 docket proposal.

ACTION ITEMS

1. Comprehensive Plan Update

Ryan Countryman, Sr. Legislative Analyst, provided a summary for the Comprehensive Plan Update ordinances as listed on the agenda a through h. He responded to committee members' questions.

- a.** Ordinance 24-026, relating to the Growth Management Act, adopting Future Land Use Map Amendments to the Snohomish County Growth Management Act Comprehensive Plan, amending the Official Zoning Map to Implement Changes to the Future Land Use Map, and Revising the Darrington Urban Growth Area (DR1 - Town of Darrington) [2024-0421](#)
- b.** Ordinance 24-027, relating to the Growth Management Act, adopting Future Land Use Map Amendments to the Snohomish County Growth Management Act Comprehensive Plan and amending the Official Zoning Map to Implement Changes to the Future Land Use Map (SW 10 - CS Real Estate Development) [2024-0422](#)
- c.** Ordinance 24-028, relating to the Growth Management Act, concerning maximum building heights; amending Section 30.23.040 of the Snohomish County Code (SW 12 - Mietzner) [2024-0423](#)
- d.** Ordinance 24-029, relating to the Growth Management Act, adopting Future Land Use Map and Municipal Urban Growth Area Map Amendments to the Snohomish County Growth Management Act Comprehensive Plan, amending the Official Zoning Map to Implement Changes to the Future Land Use Map, and revising the Southwest Urban Growth Area (SW 17 - Town of Woodway) [2024-0426](#)
- e.** Ordinance 24-030, relating to the Growth Management Act, Adopting Future Land Use Map Amendments to the Snohomish County Growth Management Act Comprehensive Plan, amending the Official Zoning Map to Implement Changes to the Future Land Use Map, and revising the Southwest County Urban Growth Area (Motion No. 22-134) [2024-0427](#)
- f.** Ordinance 24-031, relating to Mandatory Updates of the Snohomish County Growth Management Act Comprehensive Plan, pursuant to RCW 36.70A.130; adopting Future Land Use Map Amendments to the Comprehensive Plan [2024-0428](#)

- g.** Ordinance 24-032, relating to mandatory updates of the Snohomish County Growth Management Act Comprehensive Plan (GMACP), pursuant to RCW 36.70A.130; amending the Official Zoning Map as part of the 2024 GMACP Update [2024-0429](#)
- h.** Ordinance 24-033, relating to mandatory updates of the Snohomish County Growth Management Act Comprehensive Plan, pursuant to RCW 36.70A.130; Adopting Text, Policy, and Map Amendments to the Comprehensive Plan; and Adopting an Urban Growth Area Land Capacity Analysis [2024-0417](#)
- i.** Ordinance 24-065, relating to Growth Management; concerning Urban Zone Regulations including adoption of Mixed Use Corridor Regulations; adding Chapter 30.31G; amending Chapters 30.21, 30.22, 30.23, 30.24, 30.25, 30.26, 30.27, 30.35, 30.70, 30.73, 30.86, 30.91A, and 30.91M of the Snohomish County Code [2024-1461](#)

Matthew Siddons, Planning & Development Services (PDS), provided a PowerPoint presentation, and discussed the proposed Ordinance 24-065. He and David Killingstad, PDS, responded to questions from committee members.

Mr. Countryman spoke briefly to the proposed amendment. Discussion ensued.

ACTION: Move items a through i, as listed on the agenda, to Administrative Matters, General Legislative Session, July 24th to set time and date for a public hearing.

- j.** Ordinance 24-057, relating to Growth Management; allowing Warehouse as a permitted use in the PCB zone; amending Section 30.22.100 and 30.22.130 of the Snohomish County Code [2024-1390](#)

Ryan Countryman, Sr. Legislative Analyst, spoke to items related to Ordinance 24-057.

After further committee discussion, it was decided to refer the ordinance back to the Planning Commission for a recommendation.

ACTION: Direction was given to Mr. Countryman to prepare a motion to formally refer the ordinance to Planning Commission for recommendation and move the motion to General Legislative Session July 24th for consideration.

- k. Discussion of Housekeeping Amendments
David Killingstad, Planning and Development Services

Mr. Killingstad provided additional Comp Plan information and spoke about process. He responded to questions.

Mr. Countryman provided a staff report for items 2 and 3 as listed on the agenda.

- 2. Ordinance 24-021, relating to Growth Management; concerning rural cluster subdivisions and short subdivisions; amending Chapters 30.25 and 30.41C of the Snohomish County Code [2024-0321](#)

ACTION: Move to Administrative Matters, General Legislative Session, July 24th to set time and date for a public hearing.

- 3. Ordinance 24-055, correcting inadvertent errors in Snohomish County Code (SCC) Title 30, amending SCC 30.22.010, 30.22.110, 30.22.120, 30.22.130, 30.34A.180, 30.71.050, 30.81.010, 30.91E.235, and 30.91P.123 [2024-1316](#)

ACTION: Move to Administrative Matters, General Legislative Session, July 24th to set time and date for a public hearing.

- 4. Ordinance 24-056, relating to Growth Management, amending chapter 30.65 SCC and chapter 30.86 SCC; concerning density fringe exceptions [2024-1355](#)

Mr. Countryman provided an overview. Hilary McGowan, Planning and Development Services, provided a PowerPoint presentation and spoke about proposed code amendments related to density fringe exemptions. Ms. McGowan and Mr. Killingstad responded to questions.

ACTION: Move to Administrative Matters, General Legislative Session, July 24th to set time and date for a public hearing.

Mr. Countryman provided a staff report for items 5 through 9 as listed on the agenda:

- 5. Motion 24-268, approving an increase in the number of employees authorized in the 2024 Annual Budget in Fund 193 for the Department of Planning and Development Services [2024-1354](#)

ACTION: Move to Consent Agenda, General Legislative Session, July 24th for consideration.

6. Motion 24-285, reappointing Merle Ash to the Snohomish County Planning Commission [2024-1511](#)

ACTION: Move to Administrative Matters, General Legislative Session, July 24th to set time and date for a public hearing.

7. Ordinance 24-062, approving and authorizing the Snohomish County Executive to sign the Interlocal Agreement between the Port of Everett, City of Everett and Snohomish County for float replacements at the Jetty Landing Launch [2024-1427](#)

ACTION: Move to Administrative Matters, General Legislative Session, July 24th to set time and date for a public hearing.

8. Motion 24-265, authorizing the County Executive to sign the Intergovernmental Services Agreement between Snohomish County and the City of Marysville for Lake Management and Water Quality Services [2024-1301](#)

ACTION: Move to Consent Agenda, General Legislative Session, July 24th for consideration.

9. Motion 24-267, approving and authorizing the County Executive to sign Sub-Award Agreements with Ducks Unlimited and Washington Farmland Trust to implement portions of the Community Floodplain Solutions - Phase III Implementation Project [2024-1291](#)

ACTION: Move to Consent Agenda, General Legislative Session, July 24th for consideration.

DISCUSSION ITEMS

1. Surface Water Utility Service Charge Updates [2024-1274](#)
Gregg Farris, Surface Water Management Director

Gregg Farris, Surface Water Management Director, displayed a PowerPoint presentation and provided an update on Surface Water Utility Service Charges.

2. WSU Extension Agriculture Program [2024-1321](#)

Anthony Gromko, WSU Extension Director, provided a brief introduction and introduced Rosy Smit, WSU Extension Agricultural Coordinator. Ms. Smit provided a PowerPoint presentation and spoke about the Agriculture Education program.

3. Growth Monitoring Report [2024-1530](#)
Stephen Toy, Planning and Development Services

Stephen Toy, Planning & Development Services, displayed a PowerPoint presentation and provided an update on the Growth Monitoring Report.

Meeting adjourned at 11:59 a.m.