

**Snohomish City Council Workshop Minutes  
February 15, 2022**

1. **CALL TO ORDER:** Mayor Redmon called the Snohomish City Council Joint Workshop with the Planning Commission to order at 5:03 p.m., Tuesday, February 15, 2022.

**COUNCILMEMBERS/MAYOR PRESENT**

Lea Anne Burke  
David Flynn  
Karen Guzak  
Judith Kuleta  
Tom Merrill  
Donna Ray  
Linda Redmon, Mayor

**STAFF PRESENT**

Brooke Eidem, Planner  
Tom Kreinbring, Assistant Planner  
Rebekah Park, HR Manager  
Glen Pickus, Planning Director  
Steve Schuller, City Administrator and  
Utility General Manager  
Brandi Whitson, City Clerk

**COUNCILMEMBERS ABSENT:**

Felix Neals

**PLANNING COMMISSION PRESENT**

Gordon Cole  
Terry Lippincott  
Christine Wakefield Nichol  
Merritt Weese  
Hank Eskridge  
Mitch Cornelison

***NOTE: Due to the COVID-19 declared federal, state and local emergency, and pursuant to Governor Inslee's Proclamations 20-05 and 20-28, the Snohomish City Council held its meeting via remote participation.***

**MOTION** by Guzak, second by Burke, to excuse Councilmember Neals. Motion passed unanimously (6-0).

2. **DISCUSSION ITEM:** Planning Commission's 2021 Annual Report and 2022 Work Program

Planning Director Glen Pickus provided background on the Planning Commission's annual report as required by SMC 2.16.060. Some major projects accomplished in 2021:

- Comprehensive Plan Amendments
  - Restore proper relationship between the Comprehensive Plan and Land Use Element of Title 14 SMC
  - Eliminated Urban Horticulture and Mixed Use land use designations
  - Rezone 2100 Weaver Road
- Midtown District Regulations and Standards
- Sign Code Amendment
- PRD Setbacks Code Amendment

Mr. Pickus provided the Planning Commission's 2022 Work Plan, which is subject to change. He explained the work plan is not required by the City's code, but it helps direct and lays out intentions and topics for the Planning Commission for the coming year. Items for consideration in 2022 include:

- Amending land use tables (SMC 14.207) identifying uses that were potentially undesirable, in response to the interim ordinance adopted last year. Staff would also take the time to update the section and consolidate tables, reducing the number of uses.

- Update the subdivision code to address abiguities and duplications found during the Walsh Hills development process.
- Subarea study
- Amend/update SMC Chapter 14.210 Dimensional and Other Requirements, which is used when reviewing applications.

The Council, Planning Commissioners, and staff discussed the following:

- Contradictions and conflicts with the unit lot subdivision and detached condominiums code sections. Related to the Walsh Hills appeal, Mr. Pickus did not feel that draft proposals would have changed the outcome.
- Appropriate levels of service (LOS) for traffic assigned to intersections and impacts from development, such as Walsh Hills. Council could direct review of LOS; however, levels did not address safety. Studies could be done during review of the transportation section of the Comprehensive Plan, and would likely be done by a consultant.
- Address sidewalks or lack thereof in established neighborhoods of the City to avoid “patchwork” if installed by new development.
- Identifying affordable housing options such as by reviewing single family zoning, which can be restrictive. The subarea studies would include analysis of such, which Planning Commission can review as the results become available. Midtown District development and providing more types of housing (such as ADUs) could also affect housing options and affordability.
- Condition of the infrastructure in areas identified for development and potential safety impacts.
- Developer’s responsibility in improving sidewalks and intersections is only when development causes LOS to fall below the set level. Developers cannot be asked to fix an existing deficiency; if a safety issue existed before development for whatever reason, the new development would not be creating it and therefore, is not the responsibility of the developer.
- Addressing safety issues may be more appropriately handled through budget discussions, rather than by the Planning Commission.
- Returning to in-person meetings.
- Concerns were raised regarding remarks and testimony provided during the Midtown District public hearing. Subject matter experts, not proponents, had been invited to help provide background on the Task Force’s process, as well as elaborate on such topics as building height. Anyone providing public testimony was welcome to provide visual aids.

3. **ADJOURN** at 5:56 p.m.

APPROVED this 1st day of March 2022.

CITY OF SNOHOMISH

ATTEST:

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Linda Redmon, Mayor

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Brandi Whitson, City Clerk