

**CITY OF SNOHOMISH  
REGULAR MEETING OF THE PLANNING COMMISSION  
MEETING MINUTES  
May 4, 2022**

*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 Planning Commission provided a remote participation option for its meeting at the Snohomish Carnegie, 105 Cedar Ave.*

**1. CALL TO ORDER**

Chair Hank Eskridge opened the regular meeting of the Planning Commission at 6:02 p.m. on Wednesday, May 4, 2022.

**2. FLAG SALUTE**

**3. ROLL CALL**

**COMMISSIONERS PRESENT:**

Hank Eskridge, Chair  
Nick Gottuso, Vice Chair  
Gordon Cole  
Mitch Cornelison  
Terry Lippincott  
Merritt Weese

**STAFF:**

Glen Pickus, Planning Director  
Brooke Eidem, Planner  
Thomas Kreinbring, Assistant Planner

**OTHERS PRESENT:**

Judith Kuleta, City Council Liaison  
Lee Ann Burke, City Council Liaison

**COMMISSIONERS ABSENT:**

Christine Wakefield Nichols (excused)

**4. APPROVAL OF AGENDA ORDER**

Chair Eskridge asked for the agenda order to be approved as presented. Hearing no objections, the agenda order stood as presented.

**5. APPROVAL** of the minutes of the April 6, 2022, regular meeting.

Commissioner Lippincott moved to approve the minutes of the April 6, 2022 meeting. Commissioner Weese seconded the motion, which passed 6-0.

**6. GENERAL PUBLIC COMMENTS**

There were no public comments on items not on the agenda.

**7. 2022 CODE AMENDMENTS PUBLIC HEARING**

**a. Amend SMC 14.215.125 – Fee Simple Unit Lot Subdivisions and SMC 14.210.215 – Detached Condominiums and Cottage Housing to improve clarity and remove contradictions**

Chair Eskridge opened the public hearing. Mr. Pickus presented background information and described the proposed amendments to the codes, which will improve clarity and remove contradictions. He also recommended that SMC 14.215.125(B)(2)(g) should reference the Pilchuck District zones, and not Midtown District zone as is currently written on page 9 of the packet. Further, he recommended that SMC 14.215.125(D)(2), found on page

10 of the agenda packet, should be revised to include a sentence stating that this specific subsection regarding minimum lot sizes for fee simple unit lot subdivisions would not apply to Cottage Housing Developments.

Chair Eskridge asked the Commission if they had any questions. Commissioner Cornelison asked to clarify how SMC 14.215.125(D)(2) could be interpreted without the cottage housing exception and whether cottage housing required a minimum lot size. Mr. Pickus explained cottage housing had specific design requirements and establishing a minimum lot size would be inappropriate to that type of development. Commissioner Weese asked where the proposed 4,000 square foot minimum lot size originated. Mr. Pickus explained it is the same as the minimum lot size for lots in Planned Residential Developments. Chair Eskridge asked if frontage improvements would be changing at all with the proposed code amendments. Mr. Pickus explained they would not.

Chair Eskridge opened public comment.

There was no public comment.

Commissioner Lippincott moved to close the public testimony. Chair Eskridge seconded the motion, which passed 6-0.

Commissioner Cornelison suggested a minimum lot standard of 3,600 square feet rather than 4,000 square feet to allow division of a lot meeting the standard minimum lot size for single family lots. Commissioner Weese moved to revise staff's recommendation to a minimum lot size of 3,500 square feet. Commissioner Cole seconded the motion, which passed 4-2, with Chair Eskridge and Commissioner Cornelison voting nay.

Commissioner Cole moved to recommend City Council approval of the proposed amendments to SMC 14.215.125 and SMC 14.210.215 to clarify the applicability of the fee simple unit lot subdivision process and to remove the conflicts between the two sections, as discussed and revised. Chair Lippincott seconded the motion, which passed 6-0.

Commissioner Lippincott moved to adopt the Findings of Fact and Conclusions as presented. Commissioner Gottuso seconded the motion, which passed 6-0.

#### **b. Amend Chapter 14.15 SMC to establish a rezoning process**

Chair Eskridge opened the public hearing. Mr. Pickus presented background information and described the proposed amendments to create a rezoning process in Chapter 14.15 SMC.

Commissioner Weese asked if the City Council had authority to approve a rezone to a different zone than what was applied. Mr. Pickus explained that would be important to allow for public input on the new zone so the best practice would be to remand it back to the Planning Commission. However, he speculated the City Council could probably just approve a different zone if they wanted to. Commissioner Cole asked if a rezone could be conditioned and Mr. Pickus said they could not.

Chair Eskridge opened public comment.

There was no public comment.

Commissioner Cole moved to close the public testimony. Commissioner Lippincott seconded the motion, which passed 6-0.

Commissioner Lippincott moved to recommend City Council approval of the proposed amendments to Chapter 14.15 SMC to adopt a rezone process as presented. Commissioner Weese seconded the motion, which passed 6-0.

Commissioner Lippincott moved to adopt the Findings of Fact & Conclusions as presented. Commissioner Weese seconded the motion, which passed 6-0.

**c. Amend Chapter 14.212 SMC, Pilchuck District Development Regulations to improve clarity**

Chair Eskridge opened the public hearing. Mr. Pickus presented background information and described the proposed amendments to SMC Chapter 14.212, Pilchuck District Development Regulations, to improve the clarity of the chapter.

Chair Eskridge asked the Commission if there were any questions and hearing none, he opened public comment.

Morgan Davis provided public comment regarding the rezone process discussed in the prior public hearing.

Commissioner Cole moved to close the public testimony. Commissioner Cornelison seconded the motion, which passed 6-0.

Chair Cole moved to recommend City Council approval of the proposed amendments to Chapter 14.212 SMC to improve the clarity of the chapter as presented. Commissioner Lippincott seconded the motion, which passed 6-0.

Commissioner Cole moved to adopt the Findings of Fact & Conclusions as presented. Commissioner Eskridge seconded the motion, which passed 6-0.

**8. COMMISSIONER QUESTIONS & COMMENTS**

Chair Eskridge asked if the upcoming June 7<sup>th</sup> joint meeting with City Council would only be on the subarea study or if there are other items to discuss. Mr. Pickus explained it would only be on that.

**9. DIRECTOR'S REPORT**

Mr. Pickus report on City Council actions relevant to the Planning Commission since the last Planning Commission meeting.

At its last meeting, the City Council approved an ordinance consolidating the land use tables as recommended by the Planning Commission.

The City Council also remanded back to the Commission the topic of potentially prohibiting places of worship in the Midtown and Pilchuck Districts. However, the City Attorney's Office has recommended the regulations allowing places of worship should not be changed due to the standards that must be met to meet constitutional requirements.

The City Council considered six affordable housing incentives. They were interested in four of the incentives, three of which would involve amending Title 14 SMC so they will be coming to the Planning Commission in 2023.

Mr. Pickus provided the Commission with an updated 2022 work program.

