

**CITY OF SNOHOMISH  
REGULAR MEETING OF THE PLANNING COMMISSION  
MEETING MINUTES  
July 6, 2022**

**1. CALL TO ORDER**

Chair Hank Eskridge opened the regular meeting of the Planning Commission at 6:01 p.m. on Wednesday, July 6, 2022.

**2. FLAG SALUTE**

**3. ROLL CALL**

**COMMISSIONERS PRESENT:**

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

**STAFF:**

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

**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 June 1, 2022, regular meeting.**

Commissioner Wakefield Nichols moved to approve the minutes of the June 1, 2022 meeting. Commissioner Lippincott seconded the motion, which passed 7-0.

**6. GENERAL PUBLIC COMMENTS**

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

**7. 2022 CODE AMENDMENTS PUBLIC HEARING**

**a. Amend SMC 14.207.080 and .085 – Commercial Uses and Chapter 14.25 SMC – Definitions, to regulate preschools**

Chair Eskridge opened the public hearing. Mr. Pickus pointed out that Bullet 5 in the Planning Commission Findings of Fact & Conclusions is incorrect and should reference preschools.

Mr. Pickus presented the proposed amendments to regulate preschools, which currently are not a listed land use. The proposal includes defining “preschool”, updating the definitions for “Childcare”, “Childcare, family”, and “School”, establishing where preschools would be allowed, and the applicable limitations for residential zones.

Commissioner Cornelison asked about differences in definitions of “Childcare” and “Childcare, family”. Commissioner Cole asked about the definition of “Childcare, family”, and suggested changing the second sentence to begin with “Childcare, family” instead of “Family

daycare”. Mr. Pickus stated this grammar change would be made. Commissioner Cole also asked about an “Adult daycare” use as it did not appear on the list of uses in the code. Mr. Pickus explained this could be added to the draft 2023 work program as there was consensus across the Commission to consider it. Commissioner Gottuso asked why “Childcare” had an age limit, whereas “Childcare, family” did not. Commissioner Cornelison asked about a establishing a limit on the number of children allowed in preschools in the Single Family Residential zone.

Chair Eskridge opened public comment. There was no public comment.

Commissioner Lippincott moved to close the public testimony. Commissioner Cornelison seconded the motion, which passed 7-0.

Commissioner Cole moved to retain the “Childcare, family” definition with the age limits as was presented by staff. Commissioner Gottuso seconded the motion, which passed 7-0.

Commissioner Cornelison moved to limit the number of children attending preschools in the Single Family Residential zone to 12 or less. The motion did not receive a second.

Commissioner Lippincott moved to recommend City Council approval to amend Chapters 14.25 and 14.207 SMC as proposed to regulate preschools. Chair Eskridge seconded the motion, which passed 6-1, with Commissioner Cornelison voting nay.

Commissioner Eskridge moved to adopt the Findings of Fact and Conclusions as discussed. Commissioner Weese seconded the motion, which passed 7-0.

**b. Amend SMC 14.207.070 and .075 – Residential Uses and Chapter 14.25 SMC – Definitions, to regulate short-term rentals.**

Chair Eskridge opened the public hearing. Mr. Pickus pointed out that Bullet 6 in the Planning Commission Findings of Fact & Conclusions is incorrect and should reference short-term rentals.

Mr. Pickus presented the proposed code amendments to regulate short-term rentals, which are not currently a listed land use. The proposal includes defining short-term rental, establishing in which zones they will be allowed, and creating some basic rules for their operations. The proposal also includes replacing “roomers/boarders” with “boarding house” in the definitions and land use tables but with no substantive change to the definition or regulations.

The Commission reached a consensus that Bullet G on page 16 of the agenda packet should refer to a single-family dwelling, or similar, in order to allow multi-family structures to have more than one short-term rental.

Commissioner Lippincott asked about a potential hotel in the Historic Business District and how it would be affected by the proposed code amendments. Staff confirmed that hotels are an allowed use in the Historic Business District but short-term rentals in that building would not be allowed because it is commercial space.

Commissioner Cole asked if Bullet C on page 16 of the agenda packet should end with “...as defined in SMC 14.25”. The Commission agreed with the proposed revision.

Chair Eskridge opened public comment. There was no public comment.

Commissioner Cole moved to close the public testimony. Chair Eskridge seconded the motion, which passed 7-0.

The Commission asked about the differences between hotels and short-term rentals. Staff stated the intent of this proposal is to regulate short-term rentals with the least restrictions possible at this point.

Commissioner Lippincott moved that Bullet G should be revised to allow one self-contained living space/area, or similar, and only applied to single-family residences so as to not affect multi-family buildings, as discussed. Commissioner Weese seconded the motion, which passed 6-1, with Commissioner Gottuso voting nay.

The Commission asked whether operators of short-term rentals would be notified of the new requirements if they are adopted. Mr. Pickus said he would ask the City Council if they want staff to act proactively inform the operators or to rely on the current complaint-driven basis.

Commissioner Cornelison asked about limits for roomers/boarders. Mr. Pickus explained the proposal made no changes to the current limits on the number of roomers/boarders allowed in a single-family residence.

Chair Eskridge moved to recommend City Council approval to amend Chapters 14.25 and 14.207 SMC to regulate short-term rentals as amended and discussed. Commissioner Lippincott seconded the motion, which passed 6-0, with Commissioner Cornelison abstaining.

Commissioner Cole moved to adopt the Findings of Fact and Conclusions as discussed. Chair Eskridge seconded the motion, which passed 7-0.

#### **8. COMMISSIONER QUESTIONS & COMMENTS**

Chair Eskridge stated he would not be in attendance at the August Planning Commission meeting.

#### **9. DIRECTOR'S REPORT**

Mr. Pickus reported on recent City Council actions approving Planning Commission code amendment recommendations.

At the next Planning Commission meeting, Planner Brooke Eidem will lead a discussion on amending Chapter 14.210 SMC, Dimensional and Other Regulations, and that he would lead a discussion on updating the Planning Commission's bylaws.

#### **10. ADJOURNMENT**

The meeting adjourned at 7:05 p.m.

Approved this 3rd day of August 2022.

By:     s/s Gottuso    

Commissioner Nick Gottuso, Vice Chair