



Snohomish County

PLANNING COMMISSION

PLANNING & DEVELOPMENT SERVICES

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

(425) 388-3285, FAX (425) 388-3670

Clerk Email: Sally.Evans@snoco.org

MEETING AGENDA

June 28, 2011

5:00 – 9:00 PM

Snohomish County Administration

[Public Hearing Room, Administration Building-East](#)

3000 Rockefeller Avenue

Everett, WA 98201

**Times noted on this agenda are approximate:
some items may start earlier than posted.**

For access to supporting documents reviewed by the Planning Commission, visit our website at <http://www.snoco.org> and enter "Planning Commission" in the search box.

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|-----------|--|----------------|
| A. | CALL TO ORDER AND ROLL CALL | 5:00 PM |
| | -Recognition of Service: Commissioners Day and Miller | |
| B. | APPROVAL OF MINUTES | 5:10 PM |
| | -Approval of Regular Meeting Minutes: April 26, 2011 | |
| C. | STATUS OF PAST RECOMMENDATIONS | 5:15 PM |
| | -Past and Future Report | |
| | -County Council Update | |
| D. | OLD BUSINESS | 5:30 PM |
| | -None | |
| E. | NEW BUSINESS | 5:30 PM |

1. Substandard Lots and Boundary Adjustments: Briefing

[Linda Kuller](#), PDS Chief Planning Officer, 425-388-3412

For more information see [Staff Report](#) with attachments:

- [-Ordinance](#)
- [-Existing SCC 30.23.240](#)
- [-Council Motion No. 05-530](#)
- [-Court of Appeals Decision, April 12, 2010, Watson v. Snohomish County](#)

Amendments and the addition of new sections to Snohomish County Code (SCC) Title 30 relating to the regulation of substandard lot, minimum lot area and boundary line adjustments are proposed to:

- Provide for the regulation of substandard lots for all uses permitted under Snohomish County Code Title 30 by amending SCC 30.23.030 (Bulk matrix.). This provision states that all lots shall meet the requirements set forth in the bulk matrix unless an exception applies. A new exception is proposed in SCC 30.23.235 to establish general regulations for the development of substandard lots.
- Prohibit additional residential density on substandard lots by prohibiting the use of duplexes and new attached and detached accessory apartments.
- Require a boundary line adjustment (BLA) when the combination of substandard lots is required or proposed for the development of a building or structure to reduce future development and sales of the individual substandard lots.
- Regulate boundary line adjustments to prevent the boundary line adjustment between certain divisions and legal descriptions to other lots that create new building sites and unplanned for growth and sprawl.
- Clarify regulations pertaining to the application of lot dimensions and add and amend definitions for internal code consistency.

2. Trail Standards Exemption – NPDES: Briefing and Hearing **6:15 PM**

[Richard Craig](#), PDS Senior Planner, 425-388-3311, Ext. 2642

For more information see [Staff Report](#) and [proposed Ordinance](#)

This is a non-project proposal to amend SCC Chapter 30.63A.200 (General Exemptions) and 30.63B.070 (Land Disturbing Activity Permit Exemptions), to allow for certain exemptions for repair and maintenance of recreational trails.

Summary of Proposed Ordinance Sections

Section 1. States the county council adopts the foregoing recitals as findings and conclusions as set forth within the ordinance.

Section 2. States the county council makes additional findings and conclusions in support of the ordinance as follows:

1. The review and evaluation of the amendments proposed in this ordinance completed by the Department of Planning and Development Services is

adopted by the county council and made a part of this ordinance as if set forth in full herein.

2. The code amendments proposed in this ordinance are consistent with the goals and requirements of Snohomish County's Growth Management Act Comprehensive Plan.
3. The code amendments proposed in this ordinance are consistent with the Countywide Planning Policies for Snohomish County and with the multi-county policies adopted by the Puget Sound Regional Council.
4. The code amendments proposed in the ordinance are consistent with the goals and requirements of the Growth Management Act, chapter 36.70A RCW.
5. SEPA requirements with respect to this non-project action have been satisfied through the completion of an environmental checklist and the issuance of a DNS.
6. The public participation process related to the adoption of this ordinance has complied with all applicable requirements, including but not limited to, RCW 36.70A.140, chapter 30.73 SCC, and the Snohomish County Charter.

Section 3. States that Snohomish County Code Section 30.63A.200 is amended to add to add general exemptions for the construction and maintenance of recreational trails provided that certain criteria are met.

Section 4. States that Snohomish County Code Section 30.63B.070 is amended to add to add land disturbing activity permit exemptions for the construction and maintenance of recreational trails provided that certain criteria are met.

Section 5. States that if any section, sentence, clause or phrase of this ordinance shall be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance. Provided, however, that if any section, sentence, clause, or phrase of this ordinance is held to be invalid by a court of competent jurisdiction, then the section, sentence, clause, or phrase in effect prior to the effective date of this ordinance shall be in full force and effect for that individual section, sentence, clause, or phrase as if this ordinance had never been adopted.

3. 2011 Comprehensive Plan Amendments: Briefing

7:00 PM

Introductions and Overview

[Steve Skorney](#), PDS Senior Planner, 425-388-3311, Ext. 2207

GPP3 – To ensure consistency between the Countywide Planning Policies (CPP) and the General Policy Plan (GPP) of the Snohomish County Growth Management Act Comprehensive Plan (GMACP) and the Snohomish County Code (SCC)

[Troy Holbrook](#), PDS Senior Planner, 425-388-6257

For more information see [Staff Report](#) and proposed [GPP Ordinance](#), and [SCC Ordinance](#) and [Summary Table](#)

This is a non-project proposal to ensure consistency between the CPPs and the GPP of the GMACP. The proposal would amend policies in the Housing Chapter, Land Use Chapter, Utilities Chapter, Capital Facilities Chapter, Interjurisdictional Coordination Chapter and Appendix B of the GPP. The proposal would also amend the Snohomish County Code (SCC) Chapter 2.01 Department of Planning and Community Development Services, Chapter 30.29 Sewer Connection Regulations, and Chapter 30.74 Growth Management Act Public Participation Program Docketing, to ensure consistency with the CPPs.

GPP4 – County-initiated, Technical Map and Text Corrections to the General Policy Plan of the GMA Comprehensive Plan (GMACP)

[Eileen Canola](#), PDS Associate Planner, 425-388-3311, Ext. 2253

For more information see [Staff Report](#) and proposed [Ordinance](#)

These proposed technical corrections will update the text and maps of the General Policy Plan for annexations, changes in MUGA boundaries, changes in tribal trust land status, improved delineation of the Tulalip Indian Reservation, as well as correct mapping errors.

GPP5 – County-initiated, GPP5-Policy amendments related to improving integration of land use and transportation planning and outcomes

[Michael Zelinski](#), PDS Principal Planner, 425-388-3311, Ext. 2088

For more information see [Staff Report](#) and [proposed Ordinance](#)

These are amendments to policy language in the “Urban Development Patterns” and “Center” sections of the Land Use Chapter and in the Interjurisdictional Coordination Chapter of the General Policy Plan. The amendments are designed to enable and promote better integration of land use and transportation, particularly through a focus on land use along transit emphasis corridors.

GPP6 – Amendments to Policy Lange in the Transportation Chapter of the General Policy Plan (GPP)

[Jay Larson](#), Public Works, PW Transportation Specialist, 425-388-3614

For more information see [Staff Report](#), proposed [Ordinance](#)

The primary purpose of these amendments is to allow the county's transportation GPPs to remain consistent with the Puget Sound Regional Council's multi-county planning policies (MPP) as part of Vision 2040 and with the recently adopted amendments to the Countywide Planning Policies (CPP). The amendments involve minor text revisions as well as new and substantive policy language addressing the financing of transportation, interjurisdictional cooperation, better integration of land use, urban design, and multimodal transportation, reduction of greenhouse gas emissions, and the improvement of freight mobility and access

4. 2011 Comprehensive Plan Amendments: Hearing **8:00 PM**
and Deliberations*

GPP3 – to ensure consistency between the Countywide Planning Policies (CPP) and the General Policy Plan (GPP) of the Snohomish County Growth Management Act Comprehensive Plan (GMACP)

[Troy Holbrook](#), PDS Senior Planner, 425-388-6257

Summary of Proposed Ordinance Sections

Section 1. The amendments to the GPP are necessary in order to be better coordinated with other jurisdictions comprehensive plans, improve internal GPP consistency and to be more consistent with recent revisions to the CPPs; the proposed amendments to the GPP are consistent with the Puget Sound Regional Council's (PSRC) regional growth management strategy known as Vision 2040 and state law; the proposed amendments to the GPP are consistent with PSRC Multicounty Planning Policy (MPP) MPP-G-1 regarding coordinating planning efforts; no inconsistencies between the proposed amendments to the GPPs and the CPPs have been identified, the proposed amendments to the GPP are consistent with and implement the GPP Goals, Objectives and Policies; no inconsistencies between the proposed amendments and GPP plan elements or development regulations have been identified; Snohomish County complied with RCW 36.70A.106(1) by providing advance notification to the Washington State Department of Commerce; the proposed amendments comply with all requirements of the GMA; the process outlined in the State Attorney General's 2006 advisory memorandum was used by Snohomish County in objectively evaluating the regulatory changes proposed by this ordinance; SEPA requirements have been satisfied through the issuance of a Determination of Nonsignificance; the county council adopts and incorporates additional specific

findings and facts related to the proposed amendments to the GPPs to demonstrate consistency with the CPPs.

Section 2. States conclusions, based on the findings of facts and on the entire record of testimony and exhibits.

Section 3. States that the county council bases its findings and conclusions on the entire record of the county council, including all testimony and exhibits. Any finding, which should be deemed a conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.

Section 4. States that, the proposal amends the Housing Chapter of the GPP as indicated in Exhibit A to this ordinance, which is attached hereto and incorporated by reference into this ordinance as if set forth in full.

Section 5. States that, the proposal amends the Urban Growth Area section of the Land Use Chapter of the GPP, as indicated in Exhibit B to this ordinance, which is attached hereto and incorporated by reference into this ordinance as if set forth in full.

Section 6. States that, the proposal amends the Wastewater Collection and Treatment Section of the Utility Chapter of the GPP, as indicated in Exhibit C to this ordinance, which is attached hereto and incorporated by reference into this ordinance as if set forth in full.

Section 7. States that, the proposal amends the Future Land Use Section of the Land Use Chapter of the GPP, as indicated in Exhibit D to this ordinance, which is attached hereto and incorporated by reference into this ordinance as if set forth in full.

Section 8. States that, the proposal amends the Essential Public Facilities Section of the Capital Facilities Chapter of the GPP, as indicated in Exhibit E to this ordinance, which is attached hereto and incorporated by reference into this ordinance as if set forth in full.

Section 9. States that, the proposal amends the Interjurisdictional Cooperation Chapter of the GPP, as indicated in Exhibit F to this ordinance, which is attached hereto and incorporated by reference into this ordinance as if set forth in full.

Section 10. *States that, the proposal amends Appendix B of the GPP, as indicated in Exhibit G to this ordinance, which is attached hereto and incorporated by reference into this ordinance as if set forth in full.*

Section 11. States that the county council directs the Code Reviser to update SCC 30.10.060 pursuant to SCC 1.02.020(3).

Section 12. Provides a standard severability and savings clause.

GPP4 – County-initiated, Technical Map and Text Corrections to the General Policy Plan of the GMA Comprehensive Plan (GMACP)

[Eileen Canola](#), PDS Associate Planner, 425-388-3311, Ext. 2253

Summary of Proposed Ordinance Sections

Section 1. Provides findings of fact that the proposal provides for countywide technical corrections to the text and maps of the GPP that are for consistency with changes to the CPP UGA map, MUGA map, and MUGA growth targets; changes in tribal trust lands status; improved delineation to the upland boundaries of the Tulalip Indian Reservation and to correct previous errors that occur by the date of final action on the proposed 2011 GMACP amendments. The proposed amendments to the maps and text of the GPP are consistent with the PSRC's regional growth management strategy, state law, the CPPs, and GPP goals, objectives and policies. No inconsistencies between the amendments and CPPs have been identified. No inconsistencies between the proposed amendments and GPP plan elements or development regulations have been identified. The amendments comply with the requirements of GMA, including RCW 36.70A.110(2) and RCW 36.70A.106(1). The proposed amendments do not result in or direct the adoption of policies or regulations that would result in the unconstitutional taking of private property or violate substantive due process guarantees. Appropriate public participation has been provided. SEPA requirements for this nonproject action have been met. The technical corrections delete an Urban Village at the intersection of 79th Ave SE and 20th St. SE; update maps with the adopted amendments to the UGA map and MUGA map of the CPPs by Ordinance No. 11-021; amend the GPP UGA and MUGA population and employment growth target tables; amend the maps of the GPP for city annexations that occur by the date of final action on the proposed 2011 GMACP; amend the maps of the GPP for changes to tribal trust lands status that occur by the date of final action on the proposed 2011 GMACP amendments; amend the maps of the GPP to remove the county's TDR overlay located near 95th Avenue NE, within the city of Arlington; amend the maps of the GPP to correct a future land use designation to Urban Medium Density Residential (UMDR) from Urban Low Density Residential (ULDR) to approximately ten acres in the Lake Stevens UGA near 20th St. that was not made during the last map amendments to the GPP; and amend the maps of the GPP to better define the upland boundaries of the Tulalip Indian Reservation, and to change the label from "Tulalip Tribes Reservation" to "Tulalip Indian Reservation. The county council includes in its findings and conclusions the final review and evaluation staff report completed by PDS.

Section 2. Provides conclusions, but not limited to, that the amendments to the text and maps of the GPP are technical corrections and do not constitute changes in policy, are consistent with the GMA requirement that the comprehensive plan of a county or city be an internally consistent document (RCW 36.70A.070), are consistent with the MPPs, maintain the GMACP's consistency with the CPPs, meet the goals, objectives and policies of the GPP, and are consistent with and comply with the procedural and substantive requirements of GMA. All SEPA requirements have been satisfied. The amendments do not result in the unconstitutional taking of private property or violate substantive due process guarantees. The county complied with state and local public participation requirements under the GMA and chapter 30.73 SCC.

Section 3. States that the county council bases its findings and

conclusions on the entire record of the county council, including all testimony and exhibits. Any finding, which should be deemed a conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.

Section 4. States that the Centers section of the Land Use chapter of the GPP, last amended by Ordinance No. ___ on ____, is amended as indicated in Exhibit A to this ordinance, which is attached hereto and incorporated by reference into the ordinance.

Section 5. States that the maps (maps 1-6) of the GPP, last amended by Ordinance No. ___ on ____, are amended as indicated in Exhibit B to this ordinance, which is attached hereto and incorporated by reference to the ordinance.

Section 6. States that the UGA and MUGA population and employment growth target tables in Appendix D of the GPP, last amended by Ordinance No. ___ on ____, are amended as indicated in Exhibit C to this ordinance, which is attached hereto and incorporated by reference to this ordinance.

Section 7. States that the county council directs the Code Reviser to update SCC 30.10.060 pursuant to SCC 1.02.020(3).

Section 8. Provides a standard severability and savings clause.

Summary of Attachments to the Ordinance:

Exhibit A. Will consist of a technical text correction to the introductory text of the Centers section of the Land Use chapter of the GPP deleting the urban village located at 79th Ave SE and 20th St SE from the list of urban villages.

Exhibit B. Will consist of maps 1-6 of the GPP illustrating the proposed changes to update for consistency with changes to the CPP UGA map, MUGA map, and MUGA growth targets; changes in tribal trust lands status; improved delineation to the upland boundaries of the Tulalip Indian Reservation and to correct previous errors that occur by the date of final action on the proposed 2011 GMACP amendments.

Exhibit C. Will consist of technical corrections to the UGA and MUGA population and employment growth target tables.

GPP5 – County-initiated, GPP5-Policy amendments related to improving integration of land use and transportation planning and outcomes

[Michael Zelinski](#), PDS Principal Planner, 425-388-3311, Ext. 2088

Summary of Proposed Ordinance Sections

Section 1. Provides numerous findings of fact supporting the amendments and demonstrating consistency between the proposed policy amendments and the Growth Management Act, the multi-county planning policies adopted by the PSRC, the countywide planning policies, and the policy direction articulated in

several existing goals and objectives within the *General Policy Plan*. The findings also declare compliance with SEPA through issuance of Addendum #26 to the EIS for the 2005 Comprehensive Plan Update Amendments.

Section 2. Provides conclusions that the amendments are consistent with applicable local and state law, such as the GMA, including the review criteria in SCC 30.074.060(2).

Section 3. States that the county council bases its findings and conclusions on the entire record of the county council, including all testimony and exhibits. Any finding, which should be deemed a conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.

Section 4. States that, based on the foregoing findings and conclusions, the Urban Development Patterns section of the Land Use chapter of the Snohomish County GMACP – GPP, last amended by Amended Ordinance No. 10-042 on July 7, 2010, is amended as indicated in Exhibit A to this ordinance, which is attached hereto and incorporated by reference as if set forth in full.

Section 5. States that, based on the foregoing findings and conclusions, the Centers section of the Land Use chapter of the Snohomish County GMACP – GPP, last amended by Amended Ordinance No. 10-042 on July 7, 2010, is amended as indicated in Exhibit B to this ordinance, which is attached hereto and incorporated by reference as if set forth in full.

Section 6. States that, based on the foregoing findings and conclusions, the Interjurisdictional Coordination chapter of the Snohomish County GMACP – GPP, last amended by Amended Ordinance No. 05-069 on December 21, 2005, is amended as indicated in Exhibit C to this ordinance, which is attached hereto and incorporated by reference as if set forth in full.

Section 7. States that the county council directs the Code Reviser to update SCC 30.10.060 pursuant to SCC 1.02.020(3).

Section 8. Provides a standard severability and savings clause.

Exhibit A. Presents the text changes to the Urban Development Patterns section of the Land Use chapter of the *GPP*, which affect the introductory narrative, Objectives LU 2.A and LU 2.B (new), and Policies LU 2.A.5 (modified and moved), LU 2.B.1-3 (new), and LU 2.C.1,2,3,5.

Exhibit B. Presents the text changes to the Centers section of the Land Use chapter of the *GPP*, which affect the introductory narrative, Goal LU 3, Objectives LU 3.D and LU 3.H, and Policies LU 3.D.1 (new), 2, 3, LU 3.G.2, 6, and LU 3.H.1,2.

Exhibit C. Presents the text changes to the Interjurisdictional Coordination chapter of the *GPP*, which affect the introductory narrative and Policies IC 1.A.2 and IC

GPP6 – Amendments to Policy Language in the Transportation Chapter of the General Policy Plan (GPP)

[Jay Larson](#), Public Works Transportation Specialist, 425-388-3614

Summary of Proposed Ordinance Sections

Summary of proposed ordinance sections

Section 1. Provides findings of fact stating that the proposal: 1. Provides for consistency with and advances the goals of the Puget Sound Regional Council's Vision 2040 and transportation 2040. 2. Provides for the designation of transit emphasis corridors. 3. Provides for cooperation with transit operating agencies, cities, and the Washington Department of Transportation in designating residential and employment centers and multimodal design improvements for roadways serving centers. 4. Provides direction in establishing criteria for locating transit-related facilities. 5. Calls for collaboration among county, city and transit agency jurisdictions in planning and right-of-way preservation for a future light-rail corridor that serves the Everett Regional Growth Center. 6. Provides guidance for identifying the location of major planned transit facilities. 7. Provides guidance for achieving multimodal transportation improvements and strategies. 8. Includes the coordination of direct bicycle routes between jurisdictions as part of comprehensive plans, rather than just encourage them. 9. Includes guidance on improving and access to non-motorized transportation facilities and services. 10. Strengthens and clarifies the intent to enhance transportation services for low income, minority and special needs populations. 11. Eliminates typographical errors and achieves improved communication. 12. Adds the target of zero transportation deaths and disabling injuries. 13. Ensures the County's maintenance procedures, safety practices and funding have a common basis with cities and are consistent with PSRC's Vision 2040 goal of giving high priority to preserving, maintaining, and operating the region's transportation system in a safe and usable state. 13. Clarifies and strengthens the county's commitment to regionally coordinated and multimodal level of service standards and concurrency management procedures. 14. Clarifies and strengthens the county's commitment to participating in regional programs aimed at reducing traffic congestion. 15. Provides guidance for supporting multimodal transportation improvements through transit supportive land use strategies. 16. Introduces shoreline and water resource impacts as considerations in protecting the natural environment and enhancing quality of life. 17. Provides for a more detailed policy direction on the importance of reducing the effects of climate change and directs the county to minimize the impacts of county government on the environment. 18. Includes all railroad operating agencies in the coordination with transit agencies in the coordination of schedules and terminal locations. 19. Ensures a collaborative review process for transportation projects. 20. Clarifies the county policy of encouraging efficient transportation systems that are based on regional priorities and coordinated across jurisdictional plans. 21. Has considered that the Washington State Attorney General's 2006 Advisory

Memorandum and other constitutional issues regarding the takings of private property. 22. Is reasonably related to and necessary for the advancement of the GMA's goal of encouraging efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans. 23. Has complied with state requirements for advance notification to the Washington State Department of Commerce.

Section 2. Provides conclusions.

Section 3. States that the county council bases its findings and conclusions on the entire record of the county council, including all testimony and exhibits. Any finding, which should be deemed a conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.

Section 4. States that based on the foregoing findings and conclusions, the Snohomish County GMACP – GPP last amended by Ordinance No. 09-063 on August 12, 2009, is amended as indicated in Exhibit A to this ordinance which is attached hereto and incorporated by reference into this ordinance as if set forth in full.

Section 6. Provides a standard severability and savings clause.

Attachment to the Ordinance:

Exhibit A. Will consist of amendments to the Transportation Chapter of the General Policy Plan that are associated with the proposed ordinance..

GPP8 – Solid Waste

[JR Myers](#), Public Works, Solid Waste Senior Planner, 425-388-6489

For more information see [Staff Report](#) and [proposed Ordinance](#), GPP8 (from Planning Commission briefing of April 26, 2011)

Summary of Proposed Ordinance Sections

Section 1. Provides findings of fact that the proposal is consistent with county and solid waste planning goals and helps to maintain a stable solid waste system that benefits all citizens of Snohomish County. The proposal maintains consistency with objectives and policies of the GMACP, and other GPPs and states that the proposal meets the requirements of GMA and SEPA, that the County complied with RCW 36.70A.106(1) by providing advance notification to Commerce, and that the County Council adopts in its findings and conclusions the final review and evaluation staff report for this proposal completed by PDS.

Section 2. Provides conclusions.

Section 3. States that the county council bases its findings and conclusions on the entire record of the county council, including all testimony and exhibits. Any finding, which should be deemed a conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.

Section 4. States that based on the foregoing findings and conclusions, the Snohomish County GMACP – GPP, last amended by Ordinance No. 10-046 on July 7, 2010, is amended as indicated in Exhibit A to this ordinance (“Amendments to the Natural Environment section of the Land Use Chapter of the General Policy Plan”), which is attached hereto and incorporated by reference into this ordinance as if set forth in full.

Section 5. States that based on the foregoing findings and conclusions, the Snohomish County GMACP, last amended by Ordinance No. 10-046 on July 7, 2010, is amended as indicated in Exhibit B to this ordinance (“Amendments to the Capital Facilities chapter of the General Policy Plan”), which is attached hereto and incorporated by reference into this ordinance as if set forth in full.

Section 6. States that based on the foregoing findings and conclusions, the Snohomish County GMACP, last amended by Ordinance No. 10-046 on July 7, 2010, is amended as indicated in Exhibit C to this ordinance (“Amendments to the Interjurisdictional Coordination chapter of the General Policy Plan”), which is attached hereto and incorporated by reference into this ordinance as if set forth in full.

Section 7. States that the county council directs the Code Reviser to update SCC 30.10.060 pursuant to SCC 1.02.020(3).

Section 8. Provides a standard severability and savings clause.

Attachment to the Ordinance:

Exhibit A. Amendments to the Natural Environment Chapter of the GPP.

Exhibit B. Amendments to the Capital Facilities Chapter of the GPP.

Exhibit C. Amendments to the Interjurisdictional Coordination Chapter of the GPP.

F. Adjourn

9:00 PM

*If needed, this hearing and/or deliberations may be continued until 5:30 pm on Tuesday, July 12, 2011.

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 ordinance. The Commission may make a recommendation to adopt or to not adopt the ordinance. The Commission’s recommendation may also propose amendments to the ordinance. The Planning Commission is an advisory body and the final decision rests with 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 Sally Evans, Planning Commission Clerk, PDS, M/S 604, 3000 Rockefeller Avenue, Everett, WA 98201 or via email at Sally.Evans@snoco.org.

WHERE TO GET COPIES OF DOCUMENTS AND WEBSITE ACCESS:

Please check <http://www.snoco.org> for additional information or the Snohomish County Department of Planning and Development Services, Reception Desk, 4th Floor, County Administration Building-West, or 2nd Floor, County Administration Building-East, 3000 Rockefeller Avenue, Everett. For more information, call Sally Evans, Planning Commission Clerk, at 425-388-3285.

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 [Lori Lollis](mailto:Lori.Lollis@snoco.org) at 425-388-3311, Ext. 2206 Voice, or 425-388-3700 TDD.

Snohomish County Planning Commissioners:

Gene Miller, District 1

Kenneth Klein, District 1

David Hambelton, District 2

Douglas Hannam, District 2

Gordon Ness, District 3

Simon Farretta, District 3

Cheryl Stanford, District 4

Stephen Kikikis, District 4

Angela Day, District 5

Gary Reiersgard, District 5

Linda Jenkins, Executive Appointment

Commission Staff (from Planning and Development Services Department):

Barb Mock, Acting Commission Secretary Sally Evans, Commission Clerk