



Planning Commission
Meeting Minutes
October 26, 2020

Call to Order 6:31 pm

Roll Call

Present: Marcus Metz Patrick Hosterman
 Justin Burns Larry Sather
 Monae Birkhofer

Staff Present: Patricia Love
 Amy Rusko
 Tansy Schroeder
 Amy Bergemeier

Absent: Linda Utgard

Also known to be present: Chris Collier

Approval of Minutes:

The Minutes of the October 12, 2020 Planning Commission Meeting were approved as presented with a motion by Patrick Hosterman and a second by Larry Sather.

New Business:

- 2019/2020 Docket - Comprehensive Plan Amendments and Zoning Code Amendment Revisions Review and Discussion
- Presentation from Chris Collier of Alliance for Housing Affordability

Changes made to the Zoning Code Amendments since the October 12th Meeting:

- Removed the Funeral Home use from the GC-MXO zone under 17.30.030 Zoning use table, Personal Services.
- Removed the words "above grade" from footnote #13 under 17.60.020 Residential development standards.
- Removed the words "above grade" from footnote #13 under 17.60.030 Residential/commercial zone development standards.
- Changed the height to 45 feet for mixed use buildings that provide 3 stories and a pitched roof in the MB-I zone under footnote #3 for 17.60.030 Residential/commercial zone development standards. This will allow for an increase in ceiling heights per floor and pitched roofs for buildings within the floodplain area of the city. This change was a recommendation from the Community Development Committee at their last meeting to have the mixed use standards more comparable throughout the different zones.
 - Commission is supportive of all Zoning Code Amendments.

Changes made to the Comprehensive Plan Amendments since the October 12th Meeting:

- Added Future Land Use Map showing proposed rezones.
- Added Zoning Map showing proposed rezones.



- The Commission is supportive and in full agreement to move forward to the Public Hearing on November 16th.

Presentation from Chris Collier of Alliance for Housing Affordability was given on our "Regional Housing Snapshot"

- Washington State is the 3rd highest state US residents have migrated to in recent years.
- In 2016 Washington State received over 53,000 new residents, a majority of them under 35 years old. In comparison we only had 11,000 new residents in 2012.
- The median home price in 2020 is now \$480,000 versus \$305,961 in 2000.
- Average Rent pricing in 2019 was \$1572 per month, 75% higher than 2011.
- Costs of housing continue to rise faster than incomes.
- PSRC projects 1.8 million more residents by 2050 in Puget Sound, 4M+in Washington State.

What can be done to provide more options to increase housing?

Different Housing Options: "Middle Housing"

- Duplexes, Triplexes, Courtyard Apartments, Townhouses, Multiplexes, Live/Work housing options.

Update Land use & Zoning codes

- Currently, the majority of housing in Snohomish County (80%) is zoned SFD (single family dwelling) exclusively.

Miscellaneous Business:

Director, Patricia Love updated the Commission on a recent special City Council meeting regarding adopting an emergency ordinance to prohibit a type of housing that is currently not listed in our zoning codes. The type of housing is a 16 bed facility for individuals who have mental health and or addiction issues. We currently don't have that type of housing listed in our comp or zoning codes so the movement was made to prohibit it at this time until we can plan accordingly. The emergency ordinance is in place for 6 months and we will be looking to the Department of Commerce to put together some guidelines for these types of facilities. This will be included in our 2021 work plan.

- All members are in favor of taking December off for Planning Commission meetings.

A motion to adjourn was made by Larry Sather and seconded by Patrick Hosterman.

Adjourn: 7:54 pm

Amy Bergemeier, Administrative Assistant