

**CITY OF SNOHOMISH  
REGULAR MEETING OF THE PLANNING COMMISSION  
MEETING MINUTES  
June 1, 2022**

**1. CALL TO ORDER**

The Commission appointed Commissioner Lippincott as interim Chair in the absence of Chair Eskridge and Co-Chair Gottuso. Commissioner Lippincott opened the regular meeting of the Planning Commission at 6:02 p.m. on Wednesday, June 1, 2022.

**2. FLAG SALUTE**

**3. ROLL CALL**

**COMMISSIONERS PRESENT:**

Gordon Cole  
Mitch Cornelison  
Terry Lippincott  
Christine Wakefield Nichols  
Merritt Weese

**STAFF:**

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

**OTHERS PRESENT:**

Judith Kuleta, City Council Liaison

**COMMISSIONERS ABSENT:**

Hank Eskridge (excused)  
Nick Gottuso (excused)

**4. APPROVAL OF AGENDA ORDER**

Commissioner Lippincott 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 May 4, 2022, regular meeting.**

Commissioner Wakefield Nichols noted her absence at the previous meeting was excused. Commissioner Cole moved to approve the minutes of the May 4, 2022 meeting. Commissioner Wakefield Nichols seconded the motion, which passed 5-0.

**6. GENERAL PUBLIC COMMENTS**

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

**7. DISCUSSION ITEMS**

**a. Preschools**

Mr. Pickus presented background information and staff analysis on the code interpretation for preschools that defines the term and specifies where they are allowed. He then asked the Commission for direction on the code interpretation, so staff could draft a code amendment and present it to the Commission at a public hearing at the July 6, 2022 Planning Commission meeting.

The Commission asked clarifying questions which Mr. Pickus answered. Commissioner Cornelison asked the Commission what the maximum and minimum allowable number of children should be if the Conditional Use Permit (CUP) process is not going to be used.

Commissioner Lippincott stated that the CUP process should be used in residential zones, or there should be a maximum number of children allowed. Commissioner Wakefield Nichols was in favor of allowing them everywhere in residential zones and did not want limits that would be contrary to supporting the Early Childhood Education and Assistance Program (ECEAP).

Commissioner Lippincott opened public comment.

Morgan Davis provided public comment in opposition to the code interpretation. He stated preschools should be defined similar to daycares and that they should be prohibited in residential zones if they are not regulated.

Commissioner Lippincott closed the public comment period and the Planning Commission discussed the proposal.

Commissioner Weese was in favor of interpreting preschools like the “childcare, family” definition and use in term of impacts. The Commission agreed that reference notes in the land use tables should be used to manage impacts. Commissioner Cornelison stated he would prefer to regulate preschools in the same manner as childcare facilities in the residential zones. He also stated the CUP process provides the public an opportunity to understand what may come to their neighborhood and to provide a manner by which they could weigh in on such a proposed land use. The Commission agreed preschools should be permitted outright in the commercial and multi-family zones, and that a CUP should be required in the Single Family zone.

Mr. Pickus stated staff would bring back code language based on direction from the Commission.

#### **b. Short-term Rentals**

Mr. Pickus presented background information and staff analysis on the code interpretation about vacation rentals that defines the term “short-term rentals” and specifies where they are allowed. He then asked the Commission for direction on the code interpretation, so staff could draft a code amendment and present it to the Commission at a public hearing at the July 6, 2022 Planning Commission meeting. Mr. Pickus’ preference is not to heavily regulate the use initially because they do not seem to be problematic at this time. The City can codify the use and re-evaluate later if necessary.

The Commission asked clarifying questions which Mr. Pickus answered. Commissioner Wakefield Nichols stated the transient rental tax, like for hotels/motels, should be another requirement added to the proposed code interpretation’s list of requirements. The Commission agreed that quantifying the limit of people is difficult and that changing the maximum number of people to a single party would be better. Mr. Pickus stated staff would define “party” in the proposed code amendment. Commissioner Cole suggested clarifying the use is limited to residential short-term rentals and not commercial spaces.

Commissioner Lippincott opened public comment.

Morgan Davis commented on other items instead of this discussion item.

Commissioner Lippincott closed the public comment period and the Planning Commission discussed the proposal.

Mr. Pickus stated staff has enough feedback to draft the code amendment.

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

Commissioner Cole stated he would not be present at the July 6, 2022 regular meeting of the Planning Commission. Commissioner Cornelison stated he would not be present at the June 7, 2022 joint workshop with City Council.

**9. DIRECTOR'S REPORT**

Mr. Pickus stated that the Planning & Development Services department will be transitioning in December as he will be retiring then and City Planner Brooke Eidem will become the Interim Planning & Development Services Director at that time.

**10. ADJOURNMENT**

The meeting adjourned at 7:08 p.m.

Approved this 6th day of July 2022.

By: s/s Eskridge

Commissioner Hank Eskridge, Chair