

**CITY OF SNOHOMISH  
REGULAR MEETING OF THE PLANNING COMMISSION  
MEETING MINUTES  
September 7, 2022**

**1. CALL TO ORDER**

Chair Hank Eskridge opened the regular meeting of the Planning Commission at 6:01 p.m. on Wednesday, September 7, 2022

**2. FLAG SALUTE**

**3. ROLL CALL**

**COMMISSIONERS PRESENT:**

Hank Eskridge, Chair  
Gordon Cole  
Terry Lippincott  
Christine Wakefield Nichols  
Merritt Weese

**COMMISSIONERS ABSENT**

Mitch Cornelison (excused)  
Nick Gottuso (excused)

**STAFF:**

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

**OTHERS PRESENT:**

Lea Anne Burke, City Council Liaison  
Judith Kuleta, City Council Liaison  
Emily Guildner, City Attorney  
1 attendee

**4. APPROVAL OF AGENDA ORDER**

Chair Hank 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 August 3, 2022, regular meeting.**

Commissioner Lippincott moved to approve the minutes of the August 3, 2022 meeting. Commissioner Cole seconded the motion, which passed 5-0.

**6. GENERAL PUBLIC COMMENTS**

None

**7. DISCUSSION ITEMS:**

**OPEN PUBLIC MEETINGS ACT REQUIREMENTS**

City Attorney Emily Guildner presented the requirements of the Open Public Meetings Act (OPMA) related to the Planning Commissioner attendance at City Council meetings. The Commission asked questions. Commissioner Wakefield Nichols stated that a special meeting notice should be provided for the upcoming September 20<sup>th</sup> City Council meeting. Mr. Pickus explained he would send an email to the Commission and if it appeared a sufficient number of the Commission would be present at the upcoming City Council meeting, he would inform the City Clerk to notice it.

Morgan Davis commented that he did not see any need for the presentation.

## **POTENTIAL NEW COMPREHENSIVE PLAN POLICIES FOR THE NORTH LAKE, NORTH CORNER, AND CENTRAL WEST SUBAREAS**

Mr. Pickus provided a summary and background information about potential policy language related to development in the three subareas as proposed in the final docket items related to the North Lake, North Corner, and Central West subareas (DK2022-2, DK2022-3, and DK2022-4).

The Commission discussed the draft policies and asked questions about the process to receive community input, the importance of policy in drafting code amendments, and the intent to meet the City Council's goal to provide more housing and in a variety of types. Feedback was provided to staff regarding policy language promoting diversity of the City's tax base.

The Commission came to a consensus supporting the policy language proposed by staff.

Morgan Davis said the City should conduct a survey before moving forward.

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

Commissioner Cole provided information about the pending sale of the Snohomish County property in the Midtown District including the minimum bid of \$10 million and a bid opening date of October 17<sup>th</sup>. Commissioner Cole also stated that real estate agents are currently going through the northern portion of town in an attempt to "tie up" properties as they speculate as to what the future holds.

Chair Eskridge asked how development relates to traffic impacts and improvements. Mr. Pickus explained that any proposed development must provide a traffic study to show the level of service at intersections will not fall below adopted standards, and if it does, to propose ways to mitigate the impact.

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

Mr. Pickus reported on recent City Council actions approving Planning Commission code amendment recommendations and that staff is conducting outreach to folks who have short-term rentals within the City per the City Council's request for a future brief on its potential impacts to the housing inventory.

### **10. ADJOURNMENT**

The meeting adjourned at 7:38 p.m.

Approved this 5<sup>th</sup> day of October 2022.

By:     /s/ Eskridge    

Commissioner Hank Eskridge, Chair