

PLANNING COMMISSION MEETING MINUTES



HYBRID/REMOTE AND IN PERSON AT THE MILL

June 2, 2025

CALL TO ORDER: 6:00 PM by Chair Janice Huxford

MEMBERS PRESENT: Chair Janice Huxford, Commissioner Nathan Packard, Commissioner Bruce Morton, Commissioner Mike Duerr, Commissioner Murika Matz, Commissioner Connor Davis, Council Liaison Ryan Donoghue (remote)

MEMBERS ABSENT: Vice-Chair Jennifer Davis was absent. Commissioner Duerr moved to excuse the absence, and Commissioner Connor Davis seconded the motion. The motion passed unanimously.

STAFF PRESENT: Principal Planner David Levitan, Planning Manager Christi Schmidt, Administrative Assistant Dawn Erickson

OTHERS PRESENT: No additional attendees

Chair Huxford called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

Roll Call: As noted above.

Guest business: None.

Approval of Minutes: The meeting minutes of May 21, 2025, were approved as written. Commissioner Packard made the motion, and Commissioner Morton seconded; the motion was carried unanimously.

Discussion Items: Principal Planner Levitan provided a summary of the last meeting's discussion of STEP housing, reviewing the different types of housing involved in STEP housing, and making the distinction between emergency housing and shelter, which are more temporary in nature, and transitional and permanent supportive housing, which tend to be longer-term solutions.

HB 1220 required cities to update zoning codes to allow for these housing types. Emergency housing and shelters must be allowed in any zone where hotels are permitted, and transitional and permanent supportive housing must be allowed in any zone where hotels or residential units are permitted. Cities may limit occupancy, spacing and intensity of use as long as it is related to public health and safety and doesn't prevent the city from reaching growth targets. Principal Planner Levitan also reviewed the Department of Commerce's Guidance/Best Practices for STEP housing.

He then discussed the feedback from the Commissioners at the last meeting, noting that there was a diverse set of ideas, but a general consensus that transitional and permanent supportive housing should be treated differently from emergency shelter and housing. He also discussed some suggestions from the Department of Commerce when developing the public engagement plan and provided examples of STEP housing integrated into existing neighborhoods throughout the region.

A summary of permanent supportive and transitional housing regulations from different cities in north King and south Snohomish counties was presented, noting different local requirements imposed on the facilities. A separate summary of emergency housing and shelters illustrated how requirements for these housing types can differ from those for permanent supportive and transitional housing.

Discussion after the presentation focused on:

- Commissioner Matz asked where Section 8 housing fits into these housing types. Principal Planner Levitan stated that Section 8 is a funding type, as opposed to a housing type, and it is not addressed.
- Commissioner Connor Davis asked about data indicating what and where the need exists and expressed concern over the potential impact of property crime concentration. Planning Manager Schmidt said she would find the homelessness statistics report for Snohomish County (no direct Lake Stevens data available).
- Commissioner Duerr talked about Claire's Place (Everett), which had to be closed due to fentanyl and meth contamination, to illustrate the need for a strong plan/set of regulations and conditions.
- Commissioner Matz stated that parking and transportation availability are as essential considerations as housing and supportive services.
- Commissioner Morton noted that laws are in place to address crime concerns.
- General discussion about requiring annual inspections as part of permitting requirements

Commissioner Reports:

No commissioner reports

Director's Report

No Director's report, as Director Wright was not in attendance. Planning Manager Schmidt stated that staff would send out the Snohomish County Point-in-Time annual study results for 2024. Results for 2025 should be available soon and will be disseminated when available.

Adjourn: Motion by Commissioner Connor Davis, with a second by Commissioner Packard, to adjourn the meeting at 6:54 p.m. The motion carried unanimously.

Respectfully,

Dawn Erickson, Administrative Assistant