



## PLANNING ADVISORY COMMITTEE

Thursday, January 8, 2026

Zoom link: <https://us02web.zoom.us/j/82364007852>

1:00 – 3:00 p.m.

### Meeting Minutes

#### Participating Jurisdictions/Members:

|                    |                     |
|--------------------|---------------------|
| Bothell            | Jason Greenspan     |
| Everett            | Yorik Stevens-Wajda |
| Granite Falls      | Amy Hess            |
| Lake Stevens       | Russ Wright         |
| Lynnwood           | Karl Almgren        |
| City of Mill Creek | Jeff Ryan           |
| Monroe             | Lance Bailey        |
| Mukilteo           | Andy Galuska        |
| Snohomish          | Brooke Eidem        |
| Snohomish County   | Mike McCrary        |
| Stanwood           | Patricia Love       |
| Sultan             | Mark Newman         |

#### Other Attendees/Presenters:

|                                      |   |
|--------------------------------------|---|
| Executive's Office                   | Annika Vaughn   |
| Snohomish County PDS                 | Matthew Siddons, Frank Slusser, Steve Toy   |
| King County Executive Climate Office | Riley Lynch, Jenny Cooper   |
| Dept of Commerce                     | Jeff Aken   |
| PSRC                                 | Nancy Ferber  |
| City of Bothell                      | Christian Geitz   |
| City of Mill Creek                   | Sybil Tetteh  |
| City of Monroe                       | Kate Tourtelott   |
| MBKAS                                | Russell Joe   |
| Snohomish County PDS                 | Darren Groth, Shanan Bird, Taylor Twiford, Jacob Lambert, Eileen Canola, Michael Saponaro |
| Snohomish County                     | Ann Larson  |
| Community Member                     | Melody Tucker   |
| MSRC                                 | Abby Newbold  |

**1. Call to Order**

Andy Galuska called the meeting to order at 1:00 pm.

**2. Roll Call**

Roll was taken as shown above.

**3. Approval of Minutes (11-13-25)**

Karl Almgren moved to approve the minutes and Yorik Stevens-Wajda seconded, the motion passed unanimously.

**4. Public Comments**

No public comment was given.

**5. Action Items***a. Co-Chair Elections*

Yorik Stevens-Wajda moved to approve Russ Wright and Andy Galuska as Co-Chair along with Mike McCrary as standing co-chair and was seconded by Mike McCrary, the motion passed unanimously.

**6. Discussion/Update Items***a. 2026 Legislative Session Update*

Annika Vaughn, Government Affairs Senior Specialist, gave an update on the 2026 Legislative Session.

- House Bill 2134, sponsored by Rep. Duerr. This bill would require Regional Transportation Planning Organizations, and their local governments, to develop a reduction plan for greenhouse gas emissions and vehicle miles traveled to their regional transportation plan.
- House Bill 2183, sponsored by Rep. Parshley, would require counties to develop and adopt an extreme heat response plan. These plans would require plans for immediate response to an extreme heat event and for a long-term strategy.
- House Bill 2201, sponsored by Rep. Parshley, requires a county development regulations and comprehensive planning to conform to the urban growth area's designated city, if applicable.
- House Bill 2304, sponsored by Rep. Taylor, makes changes to condo liability.
- House Bill 2228, sponsored by Rep. Zahn, requires the state building code council to convene a TAG for amendments to the international building code to allow scissor stairs.
- House Bill 2266, sponsored by Rep. Peterson, is the new version of last year's HB 1195. This bill aims to encourage siting of permanent supportive housing, transitional housing, emergency housing, and emergency shelters (STEP) housing by limiting the ability of cities and counties to restrict zoning of this type of housing.
- House Bill 2267, sponsored by Rep. Duerr, tasks Commerce with developing a model urban forestry ordinance and provide guidance to local governments.
- Senate Bill 6026, sponsored by Sen. Alvarado on behalf of the Governor, requires all GMA planning counties and cities to authorize residential uses in areas zoned for commercial or mixed-use development.

*b. Light Rail Community Zones*

Matthew Siddons, Senior Planner, gave an update on Light Rail Community Zones (LRC). Everett Link Extension (EVLE) will add 16 miles of light rail. There will be 6 new stations and 1 provisional station dependent on funding. Unincorporated stations will be at Ash Way and Mariner, with SR 99/Airport Road being the provisional. Service is anticipated to begin in 2037. Sound Transit is preparing the draft Environmental Impact Statement. The Urban Core Subarea

is in the Southwest Urban Unincorporated area of the County between the cities of Everett, Mill Creek, Lynnwood, and Mukilteo, and is the area of the County receiving future light rail transit service. The Comp Plan and Subarea Plan provide the policy framework for future land use changes and introduce a new Light Rail Community Future Land Use Designation.

The areas proposed to be zoned as Light Rail Community zone are proposed to be applied around the 0.5-mile radius of the planned light rail stations at Ash Way, Mariner, and Airport Road/Hwy 99. The zone supports high-density residential, commercial, and mixed use development, and pedestrian and transit oriented development. Other proposed amendments include Use Matrix and Bulk Regulations, Bulk Regulations Building Height, Design Regulations, Blocks and Transit Regulations, Parking Regulations, and Inclusionary Housing Regulations.

c. *Revisions to MUGA map in Appendix A of the CPPs*

Frank Slusser, Senior Planner, gave an update on proposed amendments to maps in Appendix A of the Countywide Planning Policies (CPPs). Appendix A: Urban Growth Area (UGA) Map Amendments provide consistency with the UGA amendments adopted by the County Council with the Snohomish County 2024 Comprehensive Plan Update and include the following UGAs: Darrington, Arlington (technical correction), Marysville, Monroe, and Southwest Urban Growth Area (SWUGA). The amendments maintain city/town boundaries as of August 26, 2021 and mapped boundaries correspond to proposed reconciled growth targets in Appendix B for UGAs and incorporated areas.

Appendix A: Municipal Urban Growth Area (MUGA) Map Amendments provides consistency with County Council action on 2024 Comp Plan to amend the SWUGA. The Woodway Area SWUGA Amendments are technical changes to include full incorporated boundary and add deepwater pier to MUGA, and were requested by the Town of Woodway.

d. *2026 Growth Target Reconciliation*

Steve Toy, Principal Demographer, gave a briefing on the 2026 SCT Target Reconciliation. Following review of the 2024 comprehensive plan updates of all cities, there are no discrepancies to reconcile between the city targets adopted by cities and the county's adopted targets for cities. However, there are differences in the county's adopted targets and the initial targets in the Countywide Planning Policies (CPPs) for several unincorporated UGAs and MUGAs which need to be reconciled. Many differences were the result of higher than originally anticipated housing growth targets provided by Commerce (which resulted in some shifts of unincorporated urban residential growth from areas with insufficient capacity to areas with surplus capacity). In three Urban Unincorporated Areas (Monroe, Maltby, and the Silver Firs Gap), there were large residential projects that were pending or already underway which were not fully included during the development of the initial population targets by SCT in 2021. For these three locations, the 2044 population and housing targets were adjusted upwards in order to fully account for the buildout of the pending projects. Some changes reflect refinements to the county's UGA Land Capacity Analysis that used a corrected critical areas layer in four unincorporated urban areas (Lake Stickney Gap, Larch Way Overlap, Silver Firs Gap, and Maltby UGA) which reduced capacity, and updated pending residential project information in three unincorporated urban areas (Bothell MUGA, Lynnwood MUGA, and Maltby UGA) which increased capacity. Some growth target revisions were required to reflect changes in capacity in unincorporated areas resulting from final future land use plan designations and development regulation decisions adopted by the County Council. Revisions to the employment targets in some parts of the unincorporated UGA where the initial employment target exceeded capacity (which resulted in some shifts of unincorporated urban employment growth from areas with insufficient capacity to areas with surplus capacity). Within the Urban Unincorporated Areas regional geography, excess jobs were primarily shifted from locations with employment capacity shortfalls (mainly the Silver Firs Gap) to the Paine Field Area, consistent with the Manufacturing/Industrial Center (MIC) designation at that location.

e. *Climate Pollution Reduction Grants (CPRG)*

Riley Lynch and Jenny Cooper, King County Executive Climate Office, gave an update on CPRG funding opportunities for buildings. There is \$50 million in grants from U.S. EPA to develop programs that serve 4-county region for the goal of creating healthier, more resilient spaces and equitably reduce GHG emissions while supporting workforce development.

While not a grant program, Energize programs is a direct service program to install heat pumps and provide other upgrades in a variety of homes and building types in King, Kitsap, Pierce, and Snohomish Counties. The Energize - Multifamily Homes program is eligible for entities that own or operate a multifamily apartment building with 5 or more units and unsubsidized or subsidized affordable housing (50% of residents earn at or below 80% AMI or the building receives rental subsidies). Applications are open with priority review on January 23<sup>rd</sup>.

Upcoming program opportunities include Adult Family Homes and Family Home Child Cares, with applications opening on January 12<sup>th</sup> and an info session on January 21<sup>st</sup>. Eligible entities include WA Licensed Adult Family Homes and Family Home Childcares that have gas, oil, or other fossil fuel space heating, and are located in King, Kitsap, Pierce, or Snohomish County. There is a Community Spaces program opening for non-government owned buildings that provide community gathering space or offer on-site, in-person community services (for example: food banks, community centers, etc.) on January 20<sup>th</sup>.

f. *Department of Commerce*

Jeff Aken, Senior Planner, gave updates from the Department of Commerce.

**Webinar: Preemptive housing laws for permit managers**

Commerce will host an informational webinar for jurisdictions whose local housing regulations were preempted by state law at 11 a.m. Thursday, Jan. 22.

[Register for the webinar.](#)

This session will provide guidance on:

- Preemption requirements and timelines
- Common questions and best practices
- Processing permits in preempted jurisdictions

Refer to [Commerce's preemption fact sheet](#) for specific information on preemptive housing laws.

**Transit-Oriented Development guidance coming in 2026**

Commerce has engaged ECONorthwest to develop guidance on implementing [Chapter 267, Laws of 2025 \(HB 1491\)](#), promoting transit-oriented housing development.

We expect to publish model codes for rail station area, bus rapid transit areas and parking by the end of 2026. The project manager is Lilith Vespier,

[Lilith.Vespier@commerce.wa.gov](mailto:Lilith.Vespier@commerce.wa.gov).

**Join new workgroup for residential parking guidance**

Commerce is developing residential parking guidance addressing statutory requirements and parking management standards. This work will be supported by a consultant and a broad stakeholder group. If you are interested in participating, please contact project manager Hannah Johnston at [Hannah.Johnston@commerce.wa.gov](mailto:Hannah.Johnston@commerce.wa.gov).

**Updated Climate Guidance**

The updated guidance — which reflects recently completed rulemaking — shows local governments how to identify local climate impacts and measure emissions, as well as how to select and prioritize climate goals and policies for their comprehensive plan climate element. A standout appendix to the guidance document is the searchable database, the

Climate Policy Explorer, which includes more than 200 model goals and policies, as well as a rich library of climate planning resources.

[Climate Element Planning Guidance December 2025 Update](#)

**Submit your 2025 MFTE annual report by April 1**

It's time to submit an annual report on the multifamily tax exemption (MFTE) program! Every jurisdiction should complete [the short online reporting form](#) whether or not the jurisdiction currently has an MFTE Program. Those jurisdictions who issued final certificates of tax exemption will also complete [a detail sheet](#). The reporting deadline is April 1, 2026.

If you have any questions about the reporting process, please contact Katherine Mitchell at [katherine.mitchell@commerce.wa.gov](mailto:katherine.mitchell@commerce.wa.gov).

*g. Puget Sound Regional Council*

Nancy Ferber, Senior Planner, provided some updates from Puget Sound Regional Council.

- The Draft Regional Transportation Plan (RTP) has been [released for public comment](#). PSRC is collecting feedback on the plan from **December 15, 2025** to **February 2, 2026**.
- Following adoption of the 2024 comprehensive plans, PSRC has been working to update a regional dataset that represents the region's planned future land use. This data includes uses and densities allowed by local zoning and supports regional forecasting, modeling, and other analysis. Keep an eye out for updates in late January, PSRC will provide a draft of the future land use data for local review. Contact Lauren Engel [Lengel@psrc.org](mailto:Lengel@psrc.org) with any questions in the meantime

**7. Group Discussion**

**8. Next Meeting Date**

- November 13, 2025
- December 10, 2025, SCT General Assembly

**9. Adjourn**

The meeting was adjourned at 2:46 p.m. by Andy Galuska.