



**Snohomish County**

**Planning Commission**

**Planning and Development Services**

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201

Clerk Email: [Taylor.Twiford@snoco.org](mailto:Taylor.Twiford@snoco.org)

**REGULAR SESSION**  
**FEBRUARY 24, 2026**  
**MINUTES**

For access to supporting documents reviewed by the Planning Commission, visit the Snohomish County Planning Commission webpage at <https://snohomishcountywa.gov/164>

**A. CALL TO ORDER AND ROLL CALL**

Commissioner Kimberly Busteed, Planning Commission Chair, called the meeting to order at 5:30 p.m.

Of the eleven (11) currently appointed commissioners, nine (9) were in attendance (a quorum being six (6) members and the majority being six (6) members:

<b>Commissioners Present</b>	<b>Commissioners Absent</b>
Robert Larsen	
Layla Bush	
Kimberly Busteed	
Tom Campbell	
Angie Sievers	
Karl Niemela	
Merle Ash	
Emily Morgan	
Raymond Sheldon	
Jeff Chandler	
Brian Holtzclaw	

Darren Groth, Long Range Planning Manager, served as the Planning Commission Secretary for this meeting.

**B. CHAIRPERSON'S REPORT**

The Chair introduced new Commissioner Brian Holtzclaw.

**C. PUBLIC COMMENT**

No members of the public commented.

**D. APPROVAL OF MINUTES**

The minutes of January 27, 2026 were unanimously approved.

**E. STATUS OF FUTURE AGENDA ITEMS AND PAST RECOMMENDATIONS**

- Upcoming Planning Commission Meeting Topics



- County Council Actions on Planning Commission Recommendations

**F. UNFINISHED BUSINESS**

**G. NEW BUSINESS**

1. NPDES (Briefing)

Hilary McGowan, Senior Planner, [Hilary.McGowan@snoco.org](mailto:Hilary.McGowan@snoco.org)

The Washington State Department of Ecology has issued an updated Phase I Permit under authority of the Clean Water Act and the National Pollutant Discharge Elimination System (NPDES). Ecology updates the Phase I Permit approximately every five years, with the last update happening in 2021. The Phase I Permit addresses requirements for stormwater management and protection of water quality in receiving waters. The County is required to update Snohomish County Code (SCC) and other documents that make up its stormwater program for consistency with the new Phase I Permit.

Following the briefing, commissioners had some questions about equivalency standards, flexibility, assessment of the new and replace, definition of common development, more broad, consistent definitions, and differences in sections 63.a.830 and 63.a.840.

For more information, please review the following:

- [Staff Report dated February 5, 2026](#)
- [Drainage Manual Vol I draft 1-9-26](#)
- [Drainage Manual Vol II draft](#)
- [Drainage Manual Vol III draft](#)
- [Drainage Manual Vol IV draft 1-9-26](#)
- [Drainage Manual Vol V draft 1-9-26](#)
- [Drainage Manual Vol VI draft](#)
- [EDDS NPDES Draft](#)

2. Roads & Access (Briefing)

Michael Saponaro, Senior Planner, [Michael.Saponaro@snoco.org](mailto:Michael.Saponaro@snoco.org)

The Planning Commission held a briefing on proposed code amendments concerning roads and access regulations in chapter 30.24 SCC following review by County staff; conversations with the County Executive Office, the Master Builders Association; Snohomish County Public Works; and through intermittent public input after making the proposed amendments available online. The amendments propose to separate the road network connectivity requirements for developments inside and outside of urban growth areas, as well as cut red tape where available.

Following the briefing the commissioners had questions regarding the table in chapter 30.24.020 and drive aisle connections, access to individual dwelling units, safe walking condition to bus stops, and wildfire interface and emergency access.



For more information, please review the following:

- [Staff Report dated January 27, 2026](#)

3. Lot Splitting (Briefing)

Michael Saponaro, Senior Planner, [Michael.Saponaro@snoco.org](mailto:Michael.Saponaro@snoco.org)

The Planning Commission held a briefing on proposed code amendments concerning lot splitting regulations in chapter 30.41B SCC following review by County staff, the Master Builders Association, Snohomish County Public Works, and intermittent public input. The amendments propose to streamline Snohomish County's lot splitting process, whereby residential lots are split within a single residential parcel into two separate, buildable lots, assuming development standards are met.

For more information, please review the following:

- [Staff Report dated February 2, 2026](#)

4. Communitywide Climate Resiliency Plan (CwCRP) (Update)

Molly Beeman, Energy and Sustainability Manager, [Molly.Beeman@snoco.org](mailto:Molly.Beeman@snoco.org)

Alyssa Rodriguez, Associate, Cascadia Consulting Group, [alyssa@cascadiaconsulting.com](mailto:alyssa@cascadiaconsulting.com)

Mary Ann Rozance, Associate, Cascadia Consulting Group, [maryann@cascadiaconsulting.com](mailto:maryann@cascadiaconsulting.com)

Eileen Canola, Senior Planner, [Eileen.Canola@snoco.org](mailto:Eileen.Canola@snoco.org)

The Office of Energy and Sustainability from the Department of Conservation and Natural Resources (DCNR) is leading the effort in the development of the Snohomish County Communitywide Climate Resiliency Plan (CwCRP). The CwCRP is being developed in response to state, regional, and local directives to plan for and adapt to the impacts of climate change, including the state Growth Management Act (GMA) RCW 36.70A.020(14), the Puget Sound Regional Council's multicounty planning policies in Vision 2050, and the County's 2024 Comprehensive Plan.

For further information, please review the following:

- [Staff Report dated November 24, 2025](#)

## **H. ADJOURN**

The meeting adjourned at 6:38 p.m. Ash made motion

### PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:

*At the conclusion of its public hearing, the County Planning Commission will consider transmitting a formal recommendation to County Council concerning adoption of the proposal. The Commission may make a recommendation to adopt or to not adopt the proposal. The Commission's recommendation may also propose amendments to the proposal. The Planning Commission is an advisory body and the final decision rests with the County Council.*

### PARTY OF RECORD / PUBLIC TESTIMONY:

*You may become a party of record for any specific topic that comes before the Planning Commission by submitting a written request or testimony to Taylor Twiford, Planning Commission Clerk, PDS, M/S 604, 3000 Rockefeller Avenue, Everett, WA 98201 or email at [Taylor.Twiford@snoco.org](mailto:Taylor.Twiford@snoco.org).*



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WHERE TO GET COPIES OF DOCUMENTS AND WEBSITE ACCESS:

Please check [www.snohomishcountywa.gov](http://www.snohomishcountywa.gov) for additional information or the Snohomish County Department of Planning and Developmental Services, Reception Desk, 2<sup>nd</sup> Floor, County Administration Building East, 3000 Rockefeller Avenue, Everett, WA 98201 or email at [Taylor.Twiford@snoco.org](mailto:Taylor.Twiford@snoco.org).

AMERICANS WITH DISABILITIES ACT NOTICE:

Snohomish County facilities are accessible. The county strives to provide access and services to all members of the public. Sign language interpreters and communication materials in alternate form will be provided upon request of one calendar week. Contact Angela Anderson at 425-262-2206 Voice, or 425-388-3700 TDD.

Snohomish County Planning Commissioners:

<i>Merle Ash, District 1</i>	<i>Tom Campbell, District 4</i>
<i>Emily Morgan, District 1</i>	<i>Brian Holtzclaw, District 4</i>
<i>Kimberly Busteed, District 2</i>	<i>Jeff Chandler, District 5</i>
<i>Raymond Sheldon, Jr., District 2</i>	<i>Karl Niemela, District 5</i>
<i>Robert Larsen, District 3</i>	<i>Angie Sievers, Executive Appointee</i>
<i>Layla Bush, District 3</i>	

Commission Staff (from Planning and Development Services (PDS) Department):

<i>Darren Groth, Commission Secretary</i>	<i>Taylor Twiford, Commission Clerk</i>
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