



**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**  
**JANUARY 27, 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 Robert Larsen, Planning Commission Chair, called the meeting to order at 5:31 p.m.

Of the ten (10) currently appointed commissioners, nine (9) were in attendance (a quorum being six (6) members and the majority being six (6) members:

**Commissioners Present**

Robert Larsen  
Layla Bush  
Kimberly Busteed  
Tom Campbell  
Angie Sievers  
Karl Niemela  
Merle Ash  
Emily Morgan  
Raymond Sheldon @ 5:40  
pm

**Commissioners Absent**

Jeff Chandler

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

**B. CHAIRPERSON'S REPORT**

The Commission introduced Commissioner Morgan.

**C. PUBLIC COMMENT**

No members of the public commented.

**D. APPROVAL OF MINUTES**

The minutes of December 16, 2025 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**

1. Light Rail Community Zone (Hearing)

Matthew Siddons, Senior Planner, [Matthew.Siddons@snoco.org](mailto:Matthew.Siddons@snoco.org)

The Planning Commission will hold a hearing on the proposed Light Rail Community (LRC) zone. The LRC zone will be the implementing zone for lands under the Light Rail Community Future Land Use designation (“LRC FLU designation”). The LRC zone is specific to the Urban Core Subarea in the southwest unincorporated urban growth area (UGA) of Snohomish County. The LRC zone is to be applied generally within one-half mile of planned light rail stations. The LRC zone supports high-density residential, commercial, office, and community service uses that are pedestrian and transit oriented and facilitate active forms of transportation. There are proposed amendments to existing SCC provisions including site access, landscaping requirements, and parking requirements. Under general development standards, new sections are being proposed for inclusionary housing and amenity area that will apply to both the LRC and the Mixed Use Corridor (MUC) zone. New definitions are being proposed to implement the LRC zone regulations that will be applicable across Title 30 SCC. The County’s official zoning map will be amended to include the LRC zone.

Prior to the hearing, commissioners had some questions regarding displacement, inclusionary zoning, and clarification on recorded ordinance.

Commissioner Larsen opened the **Public Hearing at 5:46 p.m.** for the proposed code amendments.

Nine (9) written comments were received by the Planning Commission from the public before the public hearing. Twenty (20) members of the public commented at the public hearing.

**The Public Hearing was closed at 6:29 p.m.**

Commenters spoke both in favor of and against the proposed LRC zone. There were concerns regarding parking, displacement, whether ecological research done regarding the impact, and what would happen to existing properties.

Following the hearing, the commissioners had a discussion regarding what happens to existing properties, the timeline of the project, and why now.

A **motion** was made by Commissioner Campbell and seconded by Commissioner Busteded, recommending **APPROVAL** of the proposed Light Rail Community (LRC) zone code amendments as submitted by staff.

**VOTE (Motion):**

9 in favor (*Ash, Bush, Busteded, Campbell, Larsen, Morgan, Niemela, Sievers, Sheldon*)

0 opposed

0 abstention

**Motion PASSED**



**Snohomish County**  
**Planning Commission**  
**Planning and Development Services**

To provide flexibility and alternative compliance for inclusionary housing, an amendment was made by Commissioner Campbell to amend 30.23.b.010.8 to add subsection (f) the above regulations of this section, specifically subsection (a) may be altered by the approval of the Planning and Development Services Director on a case by case basis and amend 30.23.b.015 subsections (4) and (5) may be waived by the Planning and Development Services Director provided sufficient safeguards are in place to assure the affordability units will be constructed in a timely manner. The amendment was seconded by Commissioner Busted.

**VOTE (Amendment):**

9 in favor (*Ash, Bush, Busted, Campbell, Larsen, Morgan, Niemela, Sievers, Sheldon*)

0 opposed

0 abstention

**Motion PASSED**

For further information, please review the following:

- [Staff Report dated December 3, 2025](#)
- [Attachment A - Proposed LRC Zone Map](#)
- [Attachment B - Draft EIS Alternatives Light Rail Alignment Maps](#)
- [Attachment C - Draft EIS Alternative Station Location Maps](#)
- [Attachment D - Proposed LRC Zone and BRT Routes Maps](#)
- [Attachment E - Proposed LRC Code Amendments](#)
- [Attachment F - LRC Inclusionary Zoning Analysis](#)
- [Attachment G - Proposed LRC Zone amendments to Official Zoning Map](#)
- [Attachment H - Public Engagement Summary](#)
- [Staff Report dated January 8, 2026](#)
- [Attachment A - LRC, MUC, UC, SWUGA Map](#)
- [Attachment B - LRC, MUC, Subarea Map](#)
- [Attachment C - UC Map 8-1. Parks and Recreation Existing Conditions](#)
- [Attachment D - UC Map 8-3. Potential Park Acquisition Areas](#)

**G. NEW BUSINESS**

1. Chair and Vice Chair Elections

A **Motion** was made by Commissioner Campbell, and seconded by Commissioner Niemela, recommending **KIMBERLY BUSTEED** for Commission Chair.

**VOTE (Motion):**

in favor (*Ash, Bush, Busted, Campbell, Larsen, Morgan, Niemela, Sievers*)

0 opposed

0 abstention

**Motion PASSED**

A **Motion** was made by Commissioner Busted, and seconded by Commissioner Morgan, recommending **TOM CAMPBELL** for Commission Vice Chair.

**VOTE (Motion):**

9 in favor (*Ash, Bush, Busted, Campbell, Larsen, Morgan, Niemela, Sievers, Sheldon*)



0 opposed

0 abstention

**Motion PASSED**

**H. ADJOURN**

February 24<sup>th</sup> meeting will be in person unless Water Code is moved

The meeting adjourned at 7:13 p.m.

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.*

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.*

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:

Merle Ash, District 1

Emily Morgan, District 1

Kimberly Busteded, District 2

Raymond Sheldon, Jr., District 2

Robert Larsen, District 3

Layla Bush, District 3

Tom Campbell, District 4

Vacant, District 4

Jeff Chandler, District 5

Karl Niemela, District 5

Angie Sievers, Executive Appointee

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

Mike McCrary, Commission Secretary

Taylor Twiford, Commission Clerk