



Snohomish County

Planning Commission

Planning and Development Services

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

Clerk Email: Taylor.Twiford@snoco.org

REGULAR IN PERSON MEETING AGENDA
Snohomish County Planning Commission

March 24, 2026

5:30 PM

Snohomish County Administration Building-East

1st Floor, Public Meeting Room 2

3000 Rockefeller Avenue, Everett, WA 98201

Or

Join the Zoom Meeting:

<https://us02web.zoom.us/j/84405993236?pwd=Q56wIQQWJLaLZYjEQbyxGvvJwDIvt.1>

or call (253) 215-8782

Webinar ID: 844 0599 3236

Please note that the Parking Garage will not be open late and will be closing at 6 pm.

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

B. CHAIRPERSON'S REPORT

C. PUBLIC COMMENT

D. APPROVAL OF MINUTES

- [February 24, 2026](#): Regular Meeting

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. NPDES (Hearing)

Hilary McGowan, Senior Planner, 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.



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](#)
- [NPDES Memo PC Hearing](#)
- [Attachment A - NPDES Comment Response Table](#)
- [Attachment B - NPDES Planning Commission Question Comment Response Table](#)

2. Roads & Access (Hearing)

Michael Saponaro, Senior Planner, Michael.Saponaro@snoco.org

The Planning Commission will hold a hearing 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.

For more information, please review the following:

- [Staff Report dated January 27, 2026](#)
- [Presentation dated February 24, 2026](#)

3. Lot Splitting (Hearing)

Michael Saponaro, Senior Planner, Michael.Saponaro@snoco.org

The Planning Commission will hold a hearing 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](#)
- [Presentation dated February 24, 2026](#)

G. NEW BUSINESS

H. ADJOURN



Snohomish County
Planning Commission
Planning and Development Services

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 for additional information or the Snohomish County Department of Planning and Developmental Services, Reception Desk, 2nd 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	Tom Campbell, District 4
Emily Morgan, District 1	Brian Holtzclaw, District 4
Kimberly Busteed, District 2	Jeff Chandler, District 5
Raymond Sheldon, Jr., District 2	Karl Niemela, District 5
Robert Larsen, District 3	Angie Sievers, Executive Appointee
Layla Bush, District 3	

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

Darren Groth, Commission Secretary	Taylor Twiford, Commission Clerk
------------------------------------	----------------------------------