



**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 MEETING AGENDA**  
**Snohomish County Planning Commission**

**February 24, 2026**

**5:30 PM**

**Join the Zoom Meeting:**

<https://us02web.zoom.us/j/84405993236?pwd=Q56wIQQWJLaLZYjEQbyxGvvJwDltvT.1>

or call (253) 215-8782

Webinar ID: 844 0599 3236

*The public may participate in person at 3000 Rockefeller Ave, Administration West Building, 2<sup>nd</sup> Floor, Everett, WA and view the Planning Commission meeting via a large monitor. Planning Commissioners will be participating via Zoom and not in person. For questions, please contact Taylor Twiford, Planning Commission Clerk, at [taylor.twiford@snoco.org](mailto:taylor.twiford@snoco.org) or 425.388.7119.*

*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**

- [January 27, 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**

**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.

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 will hold 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.

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 will hold 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**

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:

<i>Merle Ash, District 1</i>	<i>Tom Campbell, District 4</i>
<i>Emily Morgan, District 1</i>	<i>Vacant, District 4</i>
<i>Kimberly Busteded, 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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