



**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**

**January 27, 2026**

**5:30 PM**

Snohomish County Administration Building-East

1<sup>st</sup> 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**

- [December 16, 2025](#): 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. 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.

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](#)

## **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](mailto: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](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.*



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**Planning Commission**

**Planning and Development Services**

Snohomish County Planning Commissioners:

*Merle Ash, District 1*

*Mark James, District 1*

*Kimberly Busteed, 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):

*Darren Groth, Commission Secretary*

*Taylor Twiford, Commission Clerk*