



Snohomish County

Planning Commission

Planning and Development Services

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

Clerk Email: Taylor.Twiford@snoco.org

REGULAR REMOTE MEETING AGENDA
Snohomish County Planning Commission

April 28, 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, 2nd 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 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

- [March 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

G. NEW BUSINESS

1. [Urban Center \(UC\) Building Height \(Briefing\)](#)
Jennifer Cao, Planner, Jennifer.Cao@snoco.org

The Planning Commission will be briefed on a non-project proposal to amend Title 30 of the Snohomish County Code (SCC) relating to Urban Center zone building height. The goal of this project is to address an unintended over-restriction in the current height allowance to maintain consistency with what is permitted in adjacent zones.



For more information, please review the following:

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

2. Multi-Family Tax Exemption (MFTE) Program (Informational Briefing)

Amber Piona, Principal Planner, Amber.Piona@snoco.org

This informational briefing will include information on the Multi-Family Tax Exemption (MFTE) programs. MFTE programs are property tax waiver programs that cities and counties can enact to give tax exemptions for the construction, conversion, and rehabilitation of multifamily residential projects. Recent changes in state law have now made Snohomish County eligible to establish an MFTE program.

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 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:

- | | |
|---|---|
| <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> |
|---|---|