



SNOHOMISH COUNTY PLANNING COMMISSION

April 22, 2026

Snohomish County Council
County Administration Building
3000 Rockefeller Avenue, M/S 609
Everett, WA 98201-4046

SUBJECT: Planning Commission recommendation concerning roads and access; amending chapter 30.24 and sections 30.66B.540, 30.91R.220, and 30.91R.240 of the Snohomish County Code.

Dear Snohomish County Council:

On behalf of the Snohomish County Planning Commission, I am forwarding our recommendation to amend regulations for roads and access. The Planning Commission had a briefing on this topic on February 24, 2026, and conducted a public hearing on March 24, 2026.

These amendments propose to bifurcate access and road network requirements for developments inside and outside of urban growth areas, as well as cut red tape where available. There was input received from staff prior to the briefing.

PLANNING COMMISSION RECOMMENDATION

At the March 24, 2026 Planning Commission hearing, a motion was made by Commissioner Ash and seconded by Commissioner Holtzclaw, recommending APPROVAL of code amendments as submitted by staff.

VOTE (Motion):

10 in favor (Ash, Bush, Busteed, Chandler, Holtzclaw, Larsen, Morgan, Niemela, Sievers, Sheldon)
0 opposed
0 abstention

Motion PASSED

An **amendment** was made by Commissioner Ash that Table 30.24.020(1) include under column B that shared court, shared driveway, and alley be allowed to connect to drive aisles. It was seconded by Commissioner Holtzclaw.

VOTE (Motion):

10 in favor (Ash, Bush, Busteed, Chandler, Holtzclaw, Larsen, Morgan, Niemela, Sievers, Sheldon)
0 opposed
0 abstention

Motion PASSED

A **second amendment** was made by Commissioner Ash to revise the proposed language in 30.24.010(12) to remove references to specific zoning districts, i.e., T, MR, LDMR, or UC zones, and replace with "all residential zones". It was seconded by Commissioner Holtzclaw.

Planning Commission Recommendation Letter
Concerning roads and access; amending chapter 30.24 and sections 30.66B.540, 30.91R.220, and 30.91R.240 of the
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VOTE (Motion):

10 in favor (*Ash, Bush, Busteed, Chandler, Holtzclaw, Larsen, Morgan, Niemela, Sievers, Sheldon*)

0 opposed

0 abstention

Motion PASSED

A **third amendment** was made by Commissioner Ash to revise the proposed language in 30.24.055(1) to remove references to specific zoning districts, i.e., T, MR, LDMR, or UC zones, and replace with “all residential zones”. It was seconded by Commissioner Chandler.

VOTE (Motion):

10 in favor (*Ash, Bush, Busteed, Chandler, Holtzclaw, Larsen, Morgan, Niemela, Sievers, Sheldon*)

0 opposed

0 abstention

Motion PASSED

A **second motion** was made recommending that the County Council evaluate current Snohomish Code requirements off-site safe walk improvements based on State Statutory requirements in 58.17.110 by Commissioner Holtzclaw and seconded by Commissioner Ash.

VOTE (Motion):

10 in favor (*Ash, Bush, Busteed, Chandler, Holtzclaw, Larsen, Morgan, Niemela, Sievers, Sheldon*)

0 opposed

0 abstention

Motion PASSED

This recommendation was made following the close of the public hearing, and is based on the findings and conclusions presented in the January 27, 2026 staff report, with which the Commission concurred.

The commissioners feel that the county should pursue changes to the code that will bifurcate and streamline roads and access regulations.

Respectfully submitted,

SNOHOMISH COUNTY PLANNING COMMISSION

Kimberly Busteed, Planning Commission Chair

cc: Dave Somers, Snohomish County Executive

Mike McCrary, Director, Planning and Development Services