



PLANNING COMMISSION REGULAR MEETING

Wednesday, January 7, 2026
6:00 p.m.

Snohomish Carnegie, 105 Cedar Avenue
Remote Option Available

Zoom Meeting Participation Information
Use link: <https://us02web.zoom.us/j/86295897298>
Dial in: (253) 215-8782
Meeting ID: 862 9589 7298

AGENDA

1. **CALL TO ORDER**
 - a. Roll Call
 - b. Flag Salute
2. **PUBLIC COMMENT on Items Not on the Agenda**
3. **APPROVE AGENDA Contents and Order**
4. **APPROVE MINUTES of Previous Meeting(s)**
 - a. December 3, 2025, Regular Meeting Minutes
5. **DISCUSSION ITEMS**
 - a. Regulations for ADUs and Detached dwellings
6. **COMMISSIONER COMMENTS**
7. **DIRECTOR'S REPORT**
8. **ADJOURN**

NEXT MEETING: The next meeting is Wednesday, February 4, 2026, it will be at 6 p.m., at the Snohomish Carnegie, 105 Cedar Avenue, and online via Zoom.

Specialized accommodations will be provided with 5 days advanced notice. Contact the City Clerk's Office at 360-568-3115. This organization is an Equal Opportunity Provider.

**Snohomish Planning Commission Minutes
December 3, 2025**

1. CALL TO ORDER

Chair Gottuso opened the regular meeting of the Planning Commission at 6:00 pm on Wednesday, December 3, 2025. The meeting was held in hybrid format with in-person attendance at the Snohomish Carnegie, 105 Cedar Avenue, Snohomish, and remote online access via Zoom.

a. ROLL CALL

COMMISSIONERS PRESENT:

Jackie Burkett
Hank Eskridge
Nick Gottuso, Chair
Kevin Karlson
Christine Wakefield Nichols
Merritt Weese

COMMISSIONERS ABSENT:

STAFF:

Brooke Eidem, Planning & Development Services Director
Tom Kreinbring, Associate Planner

b. FLAG SALUTE

2. GENERAL PUBLIC COMMENTS

Public comment was taken.

3. APPROVAL OF AGENDA ORDER

Hearing no objections, the agenda order stood as presented.

4. APPROVAL of the minutes for the November 5, 2025, regular meeting.

Commissioner Weese moved to approve the minutes of the November 5, 2025, regular meeting as written. Commissioner Wakefield Nichols seconded, which passed 6-0.

5. ACTION ITEMS

a. Election of Officers for 2026

Chair Gottuso opened the floor for nominations for Planning Commission Chair and Vice Chair in 2026. Commissioner Wakefield Nichols nominated Commissioner Gottuso for Chair and Commissioner Eskridge for Vice Chair. Chair Gottuso closed the floor to

Snohomish Planning Commission Meeting Minutes

December 3, 2025

nominations. The Commission voted 5-0-1 for Chair Gottuso to be Chair and Commissioner Eskridge to be Vice Chair in 2026 with Chair Gottuso abstaining.

b. 2025 Annual Report to City Council

Director Eidem presented the draft 2025 Planning Commission Annual Report.

There was no public comment.

Commissioner Wakefield Nichols moved to approve the 2025 Planning Commission Annual Report as presented and to forward it to the City Council as required by SMC 2.16.050. Commissioner Karlson seconded the motion, which passed 6-0.

c. 2026 Planning Commission Work Program

Director Eidem presented the draft 2026 Planning Commission Work Program. The Commission discussed the work items for ADUs and detached dwellings, Pilchuck District Regulations, Cannabis Retail Uses, and the potential for bumping the Shoreline Master Program item to 2027 if necessary.

Public comment was taken.

Commissioner Eskridge moved to approve the 2026 Planning Commission Work Program and to forward it to the City Council for their acceptance. Chair Gottuso seconded the motion, which passed 6-0.

6. COMMISSION MEMBER COMMENTS

Commissioner Weese thanked newly appointed City Councilmember Terry Lippincott for her many years of service on the Commission.

Commissioner Karlson thanked fellow Commissioners for time and energy spent on the 2025 work program and for staff's professionalism.

7. DIRECTOR'S REPORT

Director Eidem informed the Commission that the Critical Areas Ordinance was adopted by City Council as recommended by the Commission; notice of vacancy on the Commission had been posted; staff will endeavor to share the January agenda early; and reminded the Commission of the upcoming Boards and Commissions event.

8. ADJOURN

There being no objection, the meeting adjourned at 7:01 pm.

Approved this 7th day of January, 2026.

By: _____

Commissioner Nick Gottuso, Chair