



# Snohomish County Council

## Legislation Details (With Text)

**File #:** 2022-0276      **Version:** 1

**Type:** Ordinance      **Status:** Approved

**File created:** 3/14/2022      **In control:** Public Hearings

**On agenda:** 5/4/2022      **Final action:** 5/4/2022

**Title:** Ordinance 22-014, relating to Growth Management; amending development regulations in Chapters 30.22 and 30.31A SCC pertaining to residential development in the Business Park zone

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance 22-014, 2. Hearing Packet, 3. Part 1 Planning Department Documents, 4. Part 2 Planning Commission Documents, 5. Part 3 Council Documents, 6. Distribution Sheet

Date	Ver.	Action By	Action	Result
5/4/2022	1	Public Hearings	Approved	Pass
4/13/2022	1	General Legislative Session	Set time/date for Public Hearing	
4/5/2022	1	Planning and Community Development Committee	Moved to Administrative Matters	
3/21/2022	1	Administrative Session	Assigned	

### Executive/Council Action Form (ECAF)

**ITEM TITLE:**

Ordinance 22-014, relating to Growth Management; amending development regulations in Chapters 30.22 and 30.31A SCC pertaining to residential development in the Business Park zone

**DEPARTMENT:** Planning and Development Services

**ORIGINATOR:** Amber Piona, Senior Planner

**EXECUTIVE RECOMMENDATION:** APPROVE - Ken Klein

**PURPOSE:** Adopt code amendments amending the development regulations related to residential uses within the Business Park (BP) zone to promote flexibility of uses within the BP zone, reinstate residential uses as an allowed use within the BP zone under limited circumstances, and promote the development of a diversity of housing types to provide missing middle housing.

**BACKGROUND:** The intent and function of the BP zone is to provide for business and industrial uses which are capable of being constructed, maintained, and operated in a manner uniquely designed to be compatible with adjoining residential and retail commercial. The BP zone may also, under limited circumstances, provide for residential development where sites are large and where compatibility can be assured for on-site mixed uses. However, existing regulations do not allow for residential uses within the BP zone. Snohomish County is facing an affordable housing crisis and housing stock shortage. The proposed amendments are intended to

provide flexibility for increasing residential development within urban areas. Snohomish County is directed by the CPPs to preserve industrial and commercial land and prevent incompatible development. The proposed amendments are limited in scope to existing parcels zoned BP which are 25 acres or greater. Limiting the proposed amendments to only include existing large parcels preserves the majority of BP parcels for industrial land uses. The Planning Commission held a hearing on this proposal on January 25, 2022, and voted to recommend to approve the proposed amendments, with a planning commission recommendation letter dated February 2, 2022.

**FISCAL IMPLICATIONS:**

EXPEND: FUND, AGY, ORG, ACTY, OBJ, AU	CURRENT YR	2ND YR	1ST 6 YRS
<b>TOTAL</b>			

REVENUE: FUND, AGY, ORG, REV, SOURCE	CURRENT YR	2ND YR	1ST 6 YRS
<b>TOTAL</b>			

**DEPARTMENT FISCAL IMPACT NOTES:** Click or tap here to enter text.

**CONTRACT INFORMATION:**

ORIGINAL \_\_\_\_\_ CONTRACT# \_\_\_\_\_ AMOUNT \_\_\_\_\_  
 AMENDMENT \_\_\_\_\_ CONTRACT# \_\_\_\_\_ AMOUNT \_\_\_\_\_

**Contract Period**

ORIGINAL START \_\_\_\_\_ END \_\_\_\_\_  
 AMENDMENT START \_\_\_\_\_ END \_\_\_\_\_

**OTHER DEPARTMENTAL REVIEW/COMMENTS:** Approved as to form by DPA Matt Otten 3/14/22.  
 Reviewed and approved by Finance.