



Planning and Community Development

Ryan Countryman

Council Initiated:

Yes

No

ECAF: 2024-1541

Ordinance: 24-067

Type:

Contract

Board Appt.

Code Amendment

Budget Action

Other

Requested Handling:

Normal

Expedite

Urgent

Fund Source:

General Fund

Other

N/A

Executive Rec:

Approve

Do Not Approve

N/A

Approved as to

Form:

Yes

No

N/A

Subject: Code Amendment – Urban Residential Design Standards (procedures)

Scope: Ordinance 24-067 would amend SCC 30.23A.100 (Administrative Site Plan Review)

Duration: N/A

Fiscal Impact: Current Year Multi-Year **N/A**

Authority Granted:

None

Background:

Snohomish County adopted Urban Residential Design Standards (URDS) in 2009 as an administrative site plan review process in [Chapter 30.23A](#) of Snohomish County Code. Most residential development in urban growth areas is subject to URDS. Most permits subject to URDS require also other kinds of approvals.

By logic, if compliance with a secondary approval requires revision to the URDS site plan, then the site plan needs to change too. “Consolidated review” is the term for considering multiple types of approval at the same time. Planning and Development Services (PDS) has been processing URDS site plans with consolidated review since adoption of URDS. PDS consolidates some URDS site plan reviews with other processes that require a decision by the Hearing Examiner. The Hearing Examiner has also been considering such projects as consolidated reviews. Although the logic behind how processing of URDS site plans has been happening for the last 15 years is sound, the Hearing Examiner recently noted that phrasing in SCC 30.23A.100 does not clearly provide authority for some scenarios that have involved consolidated reviews.

Ordinance 24-067 would revise SCC 30.23A.100 to clarify the authority for consolidated review of URDS site plans, making the code consistent with current practice.

Request:

Move Ordinance 24-067 to General Legislative Session on August 28 to set date and time for a hearing. Suggested: September 25, 2024, at 10:30 am.