



Planning and Community Development

Deb Bell

Council Initiated:

Yes CM Nehring

No

ECAF: 2026-0342
Ordinance: 26-007

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: Allowing Reduced Setbacks for Covered Parking Structures from Road Elements in the Rural Village Housing Demonstration Program (RVHDP); Adding New Section 30.41H.105 of the Snohomish County Code.

Scope: The code amendments in this ordinance will amend the RVHDP by adding a new section SCC 30.41H.105 to allow for reduced setbacks for covered parking structures from road elements. The code amendments are modeled after the provisions for townhomes in SCC 30.23.049(14) but also allow reduced setbacks for covered parking structures for multiple family dwellings in the RVHDP because a 3- or 4-unit multiple family dwelling in the RVDHP.

The proposed ordinance includes a provision allowing applicants to opt-in to apply for the reductions to opt-in to the new setback reductions will further the purpose of the program which includes reducing the footprint of rural residential development and impervious surfaces.

Duration: NA

Fiscal Impact: Current Year Multi-Year N/A

Authority Granted: The proposed Ordinance would amend Chapter 30.23.049 to reduce setbacks for covered parking structures from road elements in the Rural Village Housing Demonstration Program; add New Section 30.41H.105 of the Snohomish County Code and provide a template for covered parking structures from road elements.

Background: The proposed ordinance was first introduced via Motion 25-405, in which Council referred the proposed changes to Planning and Development Services, the Department of Public Works and the Planning Commission for their recommendation and input. The Planning Commission had a briefing on this topic on September 23, 2025, and conducted a public hearing on October 28, 2025. There were no written comments received by the Planning Commission from the public prior to the hearing, and no members of the public commented at the public hearing. The Planning Commission recommended APPROVAL of the code amendments, as submitted by staff, and have sent their letter of approval.

Requested Action: For Council to move the Ordinance to GLS on February 25, 2026, to set time and date for a public hearing, with a suggested date of March 18, 2026, at the hour of 10:30 am.