

Index of Records					
Urban Zone Development Regulations Ordinance 25-078 (ECAF 2025-3553)					
Hearing Date: Wednesday, February 4, 2026 @ 10:30 a.m.					
Council Staff: Deb Bell		PDS Staff: Jennifer Cao		DPA: Christina Richmond	
Click on exhibit number to view document					
EXHIBIT	RECORD TYPE	DATE	RECEIVED FROM	EXHIBIT DESCRIPTION	# OF PAGES
2.0 Planning Commission					
2.0003	Staff Report	01/10/25	Jennifer Cao, PDS Staff	Briefing to Planning Commission: Proposed Code Amendments relating to Urban Center Development	37
2.0023	Letter	05/14/25	Planning Commission	Planning Commission Recommendation	4
3.1 ECAF and Materials					
3.1.001	ECAF	11/03/25	Executive/PDS	Transmitting Executive initiated Ordinance	2
3.1.002	Ordinance	11/03/25	Executive/PDS	Introduced Ordinance	33
3.1.003	E-Mail	01/16/25	Councilmember Nate Nehring	Authorization for Re-Introduction	2
3.1.004	Introduction	11/03/25	Councilmember Nate Nehring	Introduction Slip	1
3.2 Council Planning Committee Materials					
3.2.001	Staff Report	01/06/26	Ryan Hembree, Council Staff	Council Staff Report	1
3.2.002	Video	01/06/26	Council Staff	Link to Video of Planning Committee Meeting	1
3.2.002a	Agenda	01/06/26	Council Staff	Planning Committee Agenda	2
3.2.002b	Minutes	01/06/26	Council Staff	Planning Committee Minutes	2
3.3 Correspondence, Comments, Testimony					

3.4 Staff Reports and Submissions					
3.5 Public Participation					
3.6 Council Deliberations					
3.6.001	Amendment	01/13/26	Executive/PDS	Proposed Amendment Sheet 1	3
3.6.002	Amendment	01/16/26	Executive/PDS	Proposed Amendment Sheet 2	3

Index of Records					
Project Name		Urban Center Development			
Part 1 - DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES					
Exhibit #	Record Type	Date	Received From	Exhibit Description	
1.0001	Public Comment			Parties of Record	1
1.0002	SEPA Documents	3/11/2025	PDS Staff	SEPA notification (DNS and environmental checklist)	20
1.0003	SEPA Documents	3/11/2025	PDS Staff	DNS with Signature Block - signed	18
1.0004	SEPA Documents	3/11/2025	Everett Herald	Affidavit of Publication of SEPA DNS Notice	2
1.0005	SEPA Documents	3/11/2025	PDS Staff	Environmental Checklist - signed	2
1.0006	SEPA Documents	3/11/2025	PDS Staff	DNS Postcard Notice	6
<i>*Contact the Clerk of the Council for copies of Part 1 Exhibits - 425-388-3494 or contact.council@snoco.org</i>					

Index of Records					
Project Name		Urban Center Development			
Part 2 - PLANNING COMMISSION					
Exhibit #	Record Type	Date	Received From	Exhibit Description	# of Pages
2.0001	Public Outreach	2/11/2025	Planning Commission	Planning Commission Agenda (Briefing)	3
2.0002	Public Outreach	2/27/2025	The Herald	Affidavit of Agenda publication in The Herald (Briefing)	3
2.0003	Legislative Documents	2/10/2025	PDS Staff	Staff Report (Briefing)	37
2.0004	Public Outreach	2/25/2025	PDS Staff	Presentation (Briefing)	17
2.0005	Public Outreach	4/1/2025	Planning Commission	Planning Commission Written Meeting Minutes (Briefing)	4
2.0006	Public Outreach	2/28/2025	Planning Commission	Planning Commission Recording of Meeting (Briefing)	NA
2.0007	Public Outreach	2/26/2025	Campbell, Tom	Detail on Eliminating Townhomes	1
2.0008	Public Outreach	3/11/2025	Planning Commission	Planning Commission Agenda (Hearing)	4
2.0009	Public Outreach	4/17/2025	The Herald	Affidavit of Agenda publication in The Herald (Hearing)	3
2.0010	Legislative Documents	3/10/2025	PDS Staff	Staff Report (Hearing)	29
2.0011	Public Outreach	4/22/2025	Planning Commission	Planning Commission Written Meeting Minutes (Hearing)	6
2.0012	Public Outreach	3/26/2025	Planning Commission	Planning Commission Meeting Recording (Hearing)	NA
2.0013	Public Outreach	3/10/2025	PDS Staff	30.34A SCC Draft Update Clean	26
2.0014	Public Outreach	3/12/2025	PDS Staff	Cao, Jennifer_Message to the Planning Commission	2
2.0015	Public Outreach	3/19/2025	PDS Staff	Marshland Flood Control District_UC Zone, URDS, and Forest Practices	3
2.0016	Public Outreach	3/12/2025	PDS Staff	Misc Permit Fees Ordinance Staff Report FINAL	7
2.0017	Public Outreach	3/19/2025	PDS Staff	RE Removal of townhomes in UC zone	1
2.0018	Public Outreach	4/8/2025	Planning Commission	Planning Commission Agenda (Deliberations)	3
2.0019	Public Outreach	4/29/2025	The Herald	Affidavit of Agenda publication in The Herald (Deliberations)	3
2.0020	Public Outreach	4/23/2025	PDS Staff	Presentation (Deliberations)	8
2.0021	Public Outreach	5/28/2025	Planning Commission	Planning Commission Written Meeting Minutes (Deliberations)	5
2.0022	Public Outreach	4/23/2025	Planning Commission	Planning Commission Meeting Recording (Deliberations)	NA
2.0023	Public Outreach	5/21/2025	Planning Commission	Recommendation Letter to County Council	4
2.0024	Public Outreach	4/21/2025	Planning Commission	Busteed,Kim_Code Ideas Urban Center Townhomes	1
2.0025	Public Outreach	4/1/2025	Campbell, Tom	Campbell, Tom_Re_ Removal of Townhouse Developments from Urban Center Zones outside of Light Rail Communities_	1
2.0026	Legislative Documents	4/1/2025	Campbell, Tom	Campbell, Tom_Removal of Townhouse Developments from Urban Center Zones outside of Light Rail Communities_	2
2.0027	Public Outreach	4/15/2025	Planning Commission	FW_ Urban Center Zone Continued Planning Commission Deliberations	1

Index of Records					
Project Name		Urban Center Development			
Part 2 - PLANNING COMMISSION					
Exhibit #	Record Type	Date	Received From	Exhibit Description	# of Pages
2.0028	Public Outreach	4/21/2025	Planning Commission	Response to Commission regarding UC Zone Townhouse Removal	2
2.0029	Public Outreach	3/26/2025	Planning Commission	Upcoming Topics and Amendments	1
2.0030	Staff Research	9/24/2025	PDS Staff	Toy, Stephen_Land Capacity Analysis	3
2.0031	Public Outreach	4/22/2025	Planning Commission	Planning Commission Comments on Removal of Townhouse Developments from Urban Center Zones	2
2.0032	Public Comment	2/26/2025	Barnes, Ryan	Barnes, Ryan_Public Comment	
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Snohomish County
Planning and Development Services3000 Rockefeller Ave., M/S 604
Everett, WA 98201-4046
(425) 388-3311
www.snoco.org**MEMORANDUM**

TO: Snohomish County Planning Commission

FROM: Jennifer Cao, PDS

SUBJECT: Staff Report: Proposed Code Amendments Relating to the Urban Center Development

DATE: January 10, 2025

Dave Somers
*County Executive***INTRODUCTION**

The purpose of this staff report is to provide information on a non-project proposal, primarily to amend Chapter 30.34A of the Snohomish County Code (SCC) relating to Urban Center (UC) zone development. The code amendments are recommended to be more consistent with the Urban Core Subarea Element adopted within the 2024 Snohomish County Comprehensive Plan Update (the "Comprehensive Plan").

The UC zone was originally envisioned as people-oriented areas to live and work in that are designed to allow residents to walk to work, shops, and high-capacity transit stations. The proposed amendments aim to create better street conditions for pedestrian activity. A variety of uses are currently permitted in the UC zone, which can be found in SCC 30.22.100. To better meet the developmental goals outlined in the Urban Core Subarea Plan, townhouses will be removed from the current permitted uses. This will encourage a higher-density development to better meet future housing demands planned for within the Comprehensive Plan.

The proposed amendments also eliminate the Urban Center Design Review Board (UCDRB), which may increase efficiency of permit reviews and encourage more development in the UC zone. The repeal will also allow the County to better comply with RCW 36.70A.630, a law adopted by the Legislature in 2023 establishing new requirements and restrictions for local design review. The proposal will support multiple goals within the Comprehensive Plan and will not likely reduce public participation in UC development proposals. 30.31A.115 will also be amended to remove the reference to the UCDRB.

The proposed amendments to existing SCC regulations will update design standards in the UC zone. These changes are primarily to parking structures and ground level considerations regarding windows and weather protection.

PROPOSAL BACKGROUND

The code establishing the UCDRB was formally adopted on December 21, 2005 and became effective on February 1, 2006, via Ordinance No. 05-087 in advance of the permanent UC zone regulations. In 2010, Snohomish County adopted the UC zone in the SCC, which included the 2005 UCDRB to provide additional feedback at the early stage for select UC zone developments. There are six designated urban centers in unincorporated Snohomish County:

- I-5/164th St,
- I-5/128th St,
- SR 527/196th St,
- SR 99/152nd St,
- I-5/44th Ave W, and
- SR 99/SR 525.

The goal of the UC zone is to help bring about compact, centralized areas for living, working, shopping, and other activities, connected by high-capacity or regular bus service. The UC zone requires pedestrian accessibility, featuring walkable environments, a pedestrian-friendly scale, and convenient movement through the zone with a variety of uses in proximity. These changes stem from the recent addition of the Urban Core Subarea Element (the "Element") to the Comprehensive Plan. The Urban Core Subarea encompasses several highway and arterial corridors currently dominated by car-oriented commercial developments. These areas are typically characterized by single-story buildings and strip malls with large surface parking lots. The Element envisions a transformation of these corridors into mixed-use hubs that integrate commercial, service, and residential spaces, catering to nearby neighborhoods and commuters. This shift is expected to lead to higher-density development, enabling the County to better accommodate projected population and employment growth within the Urban Core Subarea and meet its growth targets.

Townhouses are proposed to be removed as a permitted use to better accommodate growth targets projected for the Urban Core Subarea. This is intended to increase housing density by allowing higher density housing development, especially near commercial, retail, and service amenities near transit. The UC zone currently permits only townhouse and multifamily developments, as single-family homes and duplexes are inconsistent with the UC zone's vision of a dense, walkable environment. With the anticipated population growth, the Comprehensive Plan focuses on fostering denser, more affordable housing choices. The removal of townhouses will encourage more density by prioritizing land use for multifamily developments such as mid-rise and high-rise apartments, which house significantly more residents per acre than townhomes. According to JHP Architecture/Urban Design, townhomes usually range from 12-28 units per acre, whereas multifamily apartments can achieve densities exceeding 100 units per acre. Additionally, the Puget Sound Regional Council emphasizes that higher-density housing is essential for accommodating the region's projected population growth and for promoting sustainable urban development through efficient land use, transit-oriented development, and housing affordability.

The existing code also allows for an above grade parking structure at the ground level with little ground floor transparency for the pedestrian experience. The UC zone encourages public transit, although single occupancy vehicles are still used by many, and parking structures will likely continue to be constructed. The proposed amendments update this section with improvements to design standards regarding ground level detail and transparency and weather protection. These updates will work in tandem to provide a desirable pedestrian experience and better align with the design goals of the updated Comprehensive Plan.

When the UC zone was adopted in 2010, dense, urban development was controversial, and the Council concluded that the power to approve the design of a project should not be solely determined by Planning and Development Services (PDS). The Council determined there was a public desire and need for early communication, and this communication could potentially reduce appeals in the permitting process. Currently, all UC development projects are required for review by the UCDRB in a public meeting where they can consider scale, density, design, building mass, circulation within the development, access to

adjacent properties and neighborhoods, access to transit from the development, and proposed uses in the project.

In 2021, PDS staff considered removing the requirement for UC developments to go through the UCDRB. Staff found the following in review of the UCDRB:

- There is a lack of public participation in UCDRB meetings,
- UCDRB recommendations are not the same as UC zone codified standards,
- UCDRB requirements create an additional burden on developers to submit applications in the UC zone that do not exist in all other zones,
- Streamlining the permit review process for applications in the UC zone could encourage more development and higher densities due to more development, and
- Staff time could be better served in engaging the public in different and more robust ways.

However, the proposal was denied by the Planning Commission and did not see further action.

RCW 36.70A.630, enacted in 2023, mandates that counties and cities establish “clear and objective” regulations to guide board decisions. It also requires design review only for exterior design of buildings where the UCDRB can currently review all aspects of design. Should the County keep the UCDRB, a definitive list of approved and disapproved actions would be established, eliminating the need for the UCDRB.

PROPOSED CODE AMENDMENTS

Table 1 outlines the proposed code amendments, as well as the findings behind each update. Most of the proposed amendments are to Chapter 30.34A SCC, though amendments for consistency are also proposed within Chapter 30.22 SCC and Chapter 30.31A SCC.

TABLE 1: SUMMARY OF PROPOSED CODE CHANGES AND FINDINGS	
Proposed Change	Finding
30.22.100 Urban Zone Categories Use Matrix.	Proposed removal of townhouses as a permitted use in the UC zone to require higher-density housing development. Please see Table 2 for exact change.
<p>30.34A.095 Design standard – above grade parking structures.</p> <p><u>(1) New construction of above grade parking structures shall be situated within, under, behind, or to the side of commercial and residential buildings. In addition to the requirements in this chapter, developments in the UC zone shall also comply with SCC 30.26.032.</u></p> <p><u>(2) Exterior architectural treatments for above grade parking structures and garage buildings((, including individual and detached garages for townhouses;)) shall complement or be integrated with the architecture of the building. <u>The street-level facades shall be designed to resemble commercial or residential facades rather than visible parking slabs revealing cars and ceiling lights. At least two of the following design elements shall be included in the street-level facades:</u></u></p> <ul style="list-style-type: none"> ((1))(a) Window openings; ((2))(b) Plantings designed to grow on the facade; ((3) Louvers;)) ((4))(c) Expanded metal panels; ((5) Decorative metal grills;)) ((6))(d) Spandrel (opaque) glass; or ((7))(e) Any other architectural detail that mitigates the presence of above ground parking structures, garage buildings or garage entrances. 	<p>Proposed new subsection (1) to make sure parking structures match the aesthetic of surrounding buildings. The intent of subsection (1) is to minimize the visual impact of parking structures. By placing them within, under, behind, or to the side of buildings, and enhancing the design, this will create better curb appeal and ground-level pedestrian experience.</p> <p>Currently applicable regulations are renumbered to a new subsection (2) with a minor change in spelling and formatting. Louvers and decorative metal grills were removed as architectural features to prevent slab-like aesthetics to garages.</p>
<p>30.34A.140 Design standard – ground level detail and transparency.</p> <p>(1) Facades of buildings that are oriented towards and within 15 feet from a public or private road must be designed to be pedestrian-friendly through the inclusion of at least three of the following elements:</p>	<p>Revised subsection (2) to be more in line with how the average final grade is calculated in SCC 30.23.050. Subsection (2) also has a new addition specifying standards for storefront windows to improve primary street frontages.</p>

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<p>(a) kickplates for storefront windows;</p> <p>(b) projecting window sills;</p> <p>(c) pedestrian scale signs;</p> <p>(d) plinth;</p> <p>(e) containers for seasonal plantings;</p> <p>(f) ornamental tilework;</p> <p>(g) pilasters;</p> <p>(h) cornice;</p> <p>(i) medallions;</p> <p>(j) porches or stoops with a minimum of six feet in depth;</p> <p>(k) decorative or textual building materials, including decorative masonry, shingle, brick, or stone;</p> <p>(l) lighting or hanging baskets supported by ornamental brackets; or</p> <p>(m) an element not listed above that is approved by the director, if it reinforces the character of the streetscape and encourages active and engaging design of the pedestrian edge of the streetscape.</p> <p>(2) Street-facing, ground-floor facades commercial and mixed-use buildings must incorporate glass in storefront-like windows in sufficient type and quantity to produce the following quality and dimensions:</p> <p>(a) ((clear)) Clear, transparent glass must be incorporated in at least ((40)) 50 percent of the ground level facade length; and ((the bottom of such glass must be located no higher than two feet and above grade and top of such glass must be located up to at least 10 feet above grade.))</p> <p>(b) Windows must allow views into the interior space or be storefront display windows that are set into the wall. Windows may not be spandrel (opaque) glass.</p>	<p>Amendments to subsection (2) increases glass transparency from 40% to 50% to be more in line with other transit-oriented city centers. More transparency will stimulate more human activity between the streets and storefronts and create a visual connection between all amenities. Also, not requiring minimum and maximum height distances of the glass will provide more flexibility.</p>
<p>30.34A.150 Design standard – weather protection.</p> <p>(1) ((Overhead)) Overhead weather protection elements such as canopies or <u>awnings</u> must be installed on the full length of street-facing facades adjacent</p>	<p>Proposed amendment to subsection (1) to provide flexibility for overhead weather protection in instances where weather protection cannot be continuous due to the location of the</p>

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<p>to public sidewalks on county arterials and road network elements intended for pedestrian activity and connectivity within the urban center. (Canopies or awnings must be a minimum of five feet in width.)</p> <p>(2) <u>Overhead weather protection elements must be continuous, except along sections of the structure facade that are:</u></p> <p>(a) <u>situated more than five (5) feet from the street property line;</u></p> <p>(b) <u>adjacent to an open space amenity feature that was not required or that resulted from a density bonus;</u></p> <p>(c) <u>separated from the street property line or widened sidewalk on private property by a landscaped area at least two (2) feet in width; or</u></p> <p>(d) <u>driveways into structures or loading docks.</u></p> <p>(3) <u>Where overhead weather protection is required, it must be a minimum of five (5) feet in width and six (6) feet in depth, where width is the horizontal distance of the front of the weather protection and depth is the distance from the building facade extending outwards.</u></p> <p>((2))(4) Canopies or awnings must be at least 10 feet, but not more than 13 feet, above the public sidewalk.</p>	<p>pedestrian facility in relation to the building's façade. The revisions prevent overhead protection from exceeding property lines, maximize sunlight and rain for plant growth, and prevent disruption of freight movement. This proposed amendment will help clarify requirements for the public, and ensure consistent review by staff.</p> <p>Proposing to separate out the existing weather protection dimensions within (1) to a new (2). This is a housekeeping amendment to keep the dimensions clearly stated for the public and staff.</p> <p>Proposed housekeeping amendment to renumber the original subsection (2) to (3).</p>
<p>((30.34A.163 Pre-application meeting))</p> <p>((1) A pre-application meeting is required for all Urban Center development applications, except:</p> <p>(a) For minor development activities pursuant to SCC 30.34A.025; and</p> <p>(b) To expand an existing structure containing a permitted use pursuant to SCC 30.34A.026.</p> <p>(2) The pre-application meeting shall be held prior to the pre-application design review board public meeting pursuant to 30.34A.165, if applicable.</p> <p>(3) The pre-application meeting shall be conducted pursuant to the provisions of SCC 30.70.020(2) through (5).</p>	<p>Proposed repeal of this section with the intention of eliminating the Urban Center Design Review Board (UCDRB) and streamline the permitting process. Pre-application meetings are also not standard practice at the county.</p> <p>RCW 36.70A.630 requires clear and objective regulations guiding decisions by a design review board such as the UCDRB. However, the county is quite permissive in what the UCDRB is allowed to review. Additionally, RCW 36.70A.630 only allows for the review of exterior design. This means the UCDRB cannot determine</p>

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<p>(4) An applicant shall pay the fees established in SCC 30.86.400(4).</p> <p>(5) The department shall invite a staff representative from any city or town in whose urban growth area, municipal urban growth area (MUGA) or potential annexation area the proposed development will be located to attend the pre-application meeting.))</p>	<p>things like bulk regulations, height, density, use, or scale below development regulations.</p> <p>Additionally, existing studies by staff found that there has been limited attendance and participation in the UCDRB. This can cause permitting inefficiencies without increased public participation. Some of the findings include:</p> <ul style="list-style-type: none"> • Public participation in the UCDRB is low. From 2018 to 2024, 10 out of the 18 UCDRB meetings had no public comments. • Applicants faced a bigger burden when developing in the UC zone due to the UCDRB requirements not required in other zones. It is commonly found that comments from the public and DRB tend to be more subjective and unpredictable. This inconsistency could deter developers from building in the UC zone, preventing densities from reaching full capacity. <p>These changes may streamline the overall permitting process, increasing the speed of permitting that may promote more development, thereby increasing density that will align with the goals of the Comprehensive Plan. With the adoption of Second Substitute Senate Bill 5290, it is all the more important to increase permitting efficiencies to meet the stricter deadlines. There will still be public participation requirements for development in the UC zone, which will continue to provide opportunity for comment. Additionally, the time spent with UCDRB can be allocated towards other methods of public</p>

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	engagement. Thus, the UCDRB does not provide the value as originally intended for the added time that it takes to process the applications.
<p>((30.34A.165 Pre-application design review board public meeting.))</p> <p>((1) A pre-application design review board public meeting is required for development applications in the UC zone, prior to submittal except:</p> <p style="padding-left: 40px;">((a) For minor development activities pursuant to SCC 30.34A.025.</p> <p style="padding-left: 40px;">(b) To expand an existing structure containing a permitted use pursuant to SCC 30.34A.026.</p> <p style="padding-left: 40px;">(c) For development applications less than 12,000 square feet of gross floor area or 60 dwelling units.))</p> <p>(2) The design review board established by SCC 30.34A.175 shall hold a public meeting to discuss the proposed development application.</p> <p>(3) The purpose of the design review board public meeting is to:</p> <p style="padding-left: 40px;">(a) Ensure that neighborhood residents, cities, towns, transit agencies, utilities, school and fire districts, federal or state agencies, and tribes and business owners have an opportunity at an early stage to determine how the proposed development might impact them and to work with the applicant to resolve concerns prior to application submittal.</p> <p style="padding-left: 40px;">(b) Ensure effective public participation in conjunction with the proposed development. The meeting shall provide an early opportunity for the applicant to understand and respond to comments, concerns and issues expressed at the meeting and mitigate impacts that the proposed development might have on residents in the neighborhood or neighboring cities.</p> <p>(4) The applicant is responsible for providing notice for the design review board public meeting pursuant to the following requirements:</p>	<p>Proposed repeal of this section with the intention of eliminating the UCDRB to streamline the permitting process and align with previous changes. Pre-application meetings are currently allowed for any new development, but not required.</p> <p>See additional findings above.</p>

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<p>(a) Public notice for the design review board public meeting shall include:</p> <ul style="list-style-type: none"> (i) Date, start time, and location of the meeting; (ii) Proposed development name; (iii) Map showing the location of the proposed development and the location of the design review board public meeting; (iv) Description of proposed development; and (v) Name, address and phone number of the applicant or representative of the applicant to contact for additional information; (vi) The department shall establish administrative procedures for the design review board public meeting. <p>(b) Public notice shall be mailed to the department at least 10 days prior to the design review board public meeting and shall, at a minimum, be mailed to:</p> <ul style="list-style-type: none"> (i) Each taxpayer of record and each known site address within 500 feet of any portion of the boundary of the subject property and contiguous property owned by the applicant. (ii) Any city or town whose municipal boundaries are within one mile of the subject property and contiguous property owned by the applicant. (iii) Any transit agency, utility, school and fire district, federal or state agencies, and tribes that provide service or have jurisdiction within one mile of the subject property and contiguous property owned by the applicant. <p>(c) The department, upon request, shall provide the applicant with necessary names and addresses or mailing labels. The applicant shall reimburse the department for any costs associated with this request consistent with department procedures.</p>	

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<p>(d) The design review board public meeting shall be held at a location accessible to the public and within a reasonable distance from the boundary of the proposed development.</p> <p>(e) At a minimum the applicant shall provide at the design review board public meeting:</p> <ul style="list-style-type: none"> (i) Conceptual site plan depicting the size, layout and design of the proposed development; (ii) Photographs or illustrations depicting the style of architecture for the proposed buildings; (iii) Proposed mix of land uses including the number of dwelling units and the amount of non-residential square footage; (iv) Proposed building heights and FAR; (v) Number of parking spaces; and (vi) Location and amount of open space. <p>(5) The design review board shall provide recommendations to the applicant regarding potential modifications to the project, such as:</p> <ul style="list-style-type: none"> (a) Scale; (b) Density; (c) Design; (d) Building mass; (e) Circulation within the development; (f) Access to adjacent properties and neighborhoods; (g) Access to transit from the development; and (h) Proposed uses. <p>(6) The department shall establish administrative procedures for the design review board public meeting.</p> <p>(7) The recommendation of the design review board shall be included in the staff report to the hearing examiner for a Type 2 application.))</p>	
30.34A.170 Submittal requirements.	Propose repeal of subsection (2) to be consistent with the proposed removal of SCC 30.34A.163 and 30.34A.165. City and

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<p>(1) All applications in the UC zone shall comply with the Urban Center development submittal checklist established by the department pursuant to SCC 30.70.030.</p> <p>((2) The department shall invite a staff representative from any city or town in whose urban growth area, municipal urban growth area or potential annexation area the proposed development will be located to attend the application submittal meeting.))</p> <p>((3))(2) A complete application shall vest pursuant to SCC 30.70.300.</p> <p>((4))(3) An application for urban center development shall expire pursuant to SCC 30.70.140.</p>	<p>town representatives will still receive notice from the county on development proposals.</p>
<p>((30.34A.175 Design review board.</p> <p>(1) An optional design review board shall be convened for the purpose of reviewing urban center developments. The design review board shall be comprised of five persons nominated by the Snohomish County Executive and appointed by the Snohomish County Council. Members of the design review board:</p> <p style="padding-left: 40px;">(a) shall reside in Snohomish County;</p> <p style="padding-left: 40px;">(b) shall possess experience in neighborhood land use issues and demonstrate by their experience sensitivity in understanding the effect of design decisions on neighborhoods and the development process; and</p> <p style="padding-left: 40px;">(c) should possess familiarity with land use processes and standards as applied in Snohomish County.</p> <p>(2) No member of the design review board shall have a financial or other private interest, direct or indirect, personally or through a member of his or her immediate family, in a project under review by the design review board on which that member sits.))</p>	<p>See findings mentioned for SCC 30.35A.163.</p>

TABLE 1: SUMMARY OF PROPOSED CODE CHANGES AND FINDINGS	
Proposed Change	Finding
<p>30.34A.180 Review processes.</p> <p>((This section establishes the review processes to be utilized for any development application subject to the requirements of this chapter. Applicants are encouraged to work cooperatively with the city and/or town in whose urban growth area or MUGA the proposed development will be located.</p> <p>(1) The following applications shall be reviewed under chapter 30.71 SCC:</p> <p>(a) Minor development activities under SCC 30.34A.025; and</p> <p>(b) The expansion of an existing structure containing a permitted use under SCC 30.34A.026; and</p> <p>((c) Projects exempt from a design review board public meeting under SCC 30.34A.165(1)(c).)</p> <p>(2) Development applications not meeting subsection (1) of this section shall be reviewed under chapter 30.72 SCC, except as follows:</p> <p>(a) Following the public comment period pursuant to SCC 30.70.060, at least one meeting shall be held to review comments on the development application. This meeting shall include the:</p> <p>(i) Department;</p> <p>(ii) Applicant; and</p> <p>(iii) City and/or town in whose urban growth area or MUGA the proposed development will be located and any city or town whose municipal boundaries border the proposed urban center development application.</p> <p>(b) The city and/or town and applicant may mutually agree in writing to waive the one meeting requirement in subsection (2)(a) of this section.</p> <p>(c) Any changes agreed to by the department, city and/or town and applicant shall be:</p> <p>(i) Consistent with county code;</p> <p>(ii) Incorporated into the design of the development; and</p>	<p>Propose revising this section for consistency, because UC applications are processed as Type 1 permits under chapter 30.71 SCC.</p> <p>Cities are already notified by the county of proposed development and they can provide comments if desired. Adding an additional review component would create longer review times.</p> <p>Additionally, Subsection (2)(e) can be repealed because it is covered in chapter 30.76 SCC.</p> <p>Subsection (3) is no longer necessary as it is now a permitted use in SCC 30.22.100.</p>

TABLE 1: SUMMARY OF PROPOSED CODE CHANGES AND FINDINGS	
Proposed Change	Finding
<p>(iii) Incorporated into the staff recommendation as conditions on the development.</p> <p>(d) All comments from the city and/or town shall be included in the staff report to the hearing examiner for a Type 2 application.</p> <p>(e) Applications that include low-income housing shall be given priority for expedited plan review as authorized in SCC 30.76.020 and SCC 30.76.030.</p> <p>(3) Marijuana retail in the UC zone shall require a conditional use permit and shall be reviewed under chapter 30.72 SCC.))</p> <p><u>The review process for development applications subject to this chapter shall comply with the requirements of chapter 30.71 SCC.</u></p>	

TABLE 1: SUMMARY OF PROPOSED CODE CHANGES AND FINDINGS	
Proposed Change	Finding
<p>((30.34A.200 Priority permit processing.</p> <p>Applications that include public or nonprofit housing will receive priority for expedited site plan review as authorized in chapter 30.76 SCC.))</p>	<p>Propose repealing this section because it is covered under SCC 30.76.020.</p>
<p>((30.34A.210 City or town review.</p> <p>(1) Within 60 days of the adoption of this ordinance, the county shall contact any city or town whose municipal boundaries are within one mile of the proposed urban center development or whose urban growth area includes the subject site or whose public utilities or services would be used by the proposed urban center development for the purpose of determining if the city or town wishes to consult with the county regarding the preparation of generalized design principles and development review procedures for the urban center.</p> <p>(2) If the city or town responds affirmatively in writing within 60 days of receiving such notice, the county and city or town shall consult and may negotiate the terms and provisions of an interlocal agreement to define the terms related to the preparation of general design guidance for development of the urban center, development review procedures and other issues of mutual interest. The owner(s) of any property located within the urban center shall be invited to attend and participate in all such meetings and negotiations. The interlocal agreement, if any, is intended to provide general design guidance for development of the urban center, as appropriate.</p> <p>(3) The county and city or town are encouraged to enter into an interlocal agreement to formalize a cooperative process.</p>	<p>Propose repealing this section because it is covered under SCC 30.70.045.</p>

<p>30.31A.115 Optional performance standards for properties designated Urban Village.</p> <p>Properties designated Urban Village on the future land use map may develop under the underlying zoning or pursuant to the following performance standards. In choosing to submit a development application under this section, all of the requirements of this section shall be met including the requirements in SCC 30.31A.100 and 30.31A.110.</p> <p>(1) The following uses shall not be allowed:</p> <ul style="list-style-type: none"> (a) Accessory dwelling unit; (b) Dwelling attached, single-family; (c) Dwelling, duplex; (d) Dwelling, single-family; (e) Family daycare home; (f) Foster home; (g) Garage, detached; private accessory; (h) Garage, detached; private non-accessory; (i) Greenhouse, lath house, and nurseries, retail; (j) Greenhouse, lath house, and nurseries, wholesale; (k) Guest house; (l) Hazardous waste storage and treatment facilities, on-site; (m) Kennel; (n) Mini self-storage; (o) Stables; and (p) Wholesale establishment. <p>(2) The maximum building height shall be 75 feet. The director may recommend a height increase in appropriate locations within the Urban Village of up to an additional 50 feet beyond that otherwise allowed when the applicant prepares an environmental impact statement pursuant to chapter 30.61 SCC and where such increased height in designated locations does not unreasonably interfere with the views from nearby residential structures.</p> <p>(3) Front setbacks may be reduced to zero only if such reduction will not have a likely impact upon future right-of-way needs and/or right-of-way improvements as determined by the county engineer.</p> <p>(4) Residential development shall maintain a minimum density of 12 dwelling units per acre and a maximum density of 44 dwelling units per acre.</p>	<p>Propose removing subsection (8) as it references SCC 30.34A.165, which is proposed for repeal.</p> <p>Also, propose removing subsection (9) to be consistent with repeal of 30.34A.180(2) above. Additionally, the Point Wells site has been annexed to the Town of Woodway.</p>
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TABLE 1: SUMMARY OF PROPOSED CODE CHANGES AND FINDINGS

Proposed Change	Finding
<p>(5) Open space shall comply with SCC 30.34A.070.</p> <p>(6) Design standards shall comply with SCC 30.34A.100 through 30.34A.160.</p> <p>(7) Development applications shall comply with the submittal checklist established by the department pursuant to SCC 30.70.030.</p> <p>((8) A neighborhood meeting shall be held pursuant to SCC 30.34A.165.</p> <p>(9) Development applications shall be reviewed and approved pursuant to SCC 30.34A.180(2). In addition, because the Urban Village at Point Wells is singularly unique due to its location, geography, access points, and historical uses, the applicant for any Urban Village development at Point Wells shall be subject to the following provisions:</p> <p style="padding-left: 40px;">(a) The applicant shall successfully negotiate binding agreements for public services, utilities or infrastructure that are to be provided by entities other than the county prior to the county approving a development permit that necessitates the provision of public services, utilities or infrastructure;</p> <p style="padding-left: 40px;">(b) Development applications may be planned and programmed in phases; and</p> <p style="padding-left: 40px;">(c) The intensity of development shall be consistent with the level of service standards adopted by the entity identified as providing the public service, utility or infrastructure.))</p>	

TABLE 2: 30.22.100 URBAN ZONE CATEGORIES USE MATRIX

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Accessory Dwelling Unit ⁶²	P	P	P	P	P	P										
Adult Entertainment Business/Use ⁶⁷											P		P	P		

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Agriculture ^{41, 107}	P	P	P		P	P	P		P	P	P	P	P	P	P	
Airport, Stage 1 Utility ¹	C	C	C						P	P	P	P	P	P		
Airport-All Others											P	P	P	P		
Amusement Facility ^{41, 129}								P	P	P	P		P	P		P
Antique Shop							P	P	P	P			P	P		P
Art Gallery ⁴¹	C	C	C		C	C	P	P	P	P	P	P	P	P		P
Auto Repair, Major								P	P ⁸⁶	P	P	P	P	P		P
Auto Repair, Minor							P	P	P ⁸⁶	P	P	P	P	P		P
Auto Towing													P	P		
Automobile Wrecking and Junkyards													C ⁴⁴	P ⁴⁴		
Bed and Breakfast Guesthouse ⁵⁸	A	A	A	A	A	A									A	

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Billboards ⁴⁶																
Non-digital										P			P	P		
Digital										P			P	P		
Boarding House	p ¹⁵	p ¹⁵	p ¹⁵		P	P	P		P	P					P	P
Boat Launch Facility, Commercial ³¹									C	C			C	C		P
Boat Launch Facility, Non- commercial ³¹	C	C	C		C	C			C	C			C	C		
Caretaker's Quarters							P	P	P	P	P	P	P	P		
Cemetery and Funeral Home	C	C	C		C	C	P	P	P	P	P	P	P	P		P
Church ^{41, 129}	C	C	C		P	P	P	P	P	P	P	P	P	P		P
Clubhouse	C	C	C		C	C	P	P	P	P	P	P	P	P	P	P

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Commercial Vehicle Storage Facility										P	P	P	P	P		
Community Facilities for Juveniles ¹⁰³																
1 to 8 Resident Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
9 to 24 Resident Facility	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P
Construction Contracting										P	P	P	P	P		p ¹²³
Day Care Center ^{2, 129}	C	C	C		C	C	P	P	P	P	P	P	P	P	A	P
Distillation of Alcohol											P	P	P	P		P
Dock & Boathouse, Private, Non-commercial ^{3, 41}	P	P	P	P	P	P	P		P	P	P	P	P	P		
Dwelling, Attached Single Family	P	P	P	P	P	P						p ⁵¹				

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Dwelling, Cottage Housing ¹¹⁶	P	P	P	P	P							p ⁵¹				
Dwelling, Duplex	P	P	P	P	P	P						p ⁵¹				
Dwelling, Mobile Home	p ⁶	p ⁶	p ⁶	p ⁶	P	P									P	
Dwelling, Multiple Family					P	P	P	P	P	P		p ⁵¹				P
Dwelling, Single Family	P	P	P	P	P	P						p ⁵¹			p ⁴	
Dwelling, Townhouse ⁵			P	P	P	P	P	P	P	P		p ⁵¹				((P))
Electric Vehicle Infrastructure																
Electric Vehicle Charging Station - Restricted, Level 1, and Level 2 ¹²¹	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Electric Vehicle Charging Station - Public, Level 1 and Level 2							P	P	P	P	P	P	P	P		P

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Electric Vehicle Charging Station, Level 3	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	P	P	P	P	P	P	P	P		P
Battery Exchange Stations	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	P	P	P	P	P	P	P	P		P
Explosives, Storage											P			P		
Fairgrounds										P	P	P	P	P		
Family Day Care Home ⁸	P	P	P	P	P	P	P		P	P					P	
Farm Product Processing																
Up to 5,000 sq ft									P	P			P	P		
Over 5,000 sq ft ⁹⁴									A	P			P	P		
Farm Stand																
Up to 400 sq ft ⁹	P	P	P						P	P			P	P		P
401 to 5,000 sq ft ⁹⁹																
Farmers Market ⁹³							P	P	P	P		P	P	P		P

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Fish Farm											P	P	P	P		
Forestry											P		P	P		
Foster Home	P	P	P	P	P	P	P		P	P					P	
Fuel Yard										P	P	P	P	P		
Garage, Detached Private Accessory ⁶⁰																
Up to 2,400 sq ft	P	P	P	P	P	P					P	P	P	P	P	
2,401 - 4,000 sq ft on More than 3 Acres ^{41, 59}	P	P	P	P	P	P					P	P	P	P		
2,401 - 4,000 sq ft on Less than 3 Acres ^{41, 59}	A	A	A	A	A	A					A	A	A	A		
4,001 sq ft and Greater ^{41, 59}	C	C	C	C	C	C					C	C	C	C		
Garage, Detached Private Non-accessory ⁶⁰																

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Up to 2,400 sq ft	P	P	P	P	P	P					P	P	P	P		
2,401 sq ft and greater ^{41, 59}	C	C	C	C	C	C					C	C	C	C		
Golf Course, Driving Range and Country Club	C	C	C													
Government Structures & Facilities ^{27, 41}	C	C	C	C	C	C	C	P	P	P	P	P	P	P		P
Greenhouse, Lath House, & Nurseries							P	P	P	P	P	P	P	P		
Guest House ⁸⁵	P	P	P		P	P									P	
Hazardous Waste Storage & Treatment Facilities, Offsite ⁶⁶											C	C	C	C		
Hazardous Waste Storage & Treatment Facilities, Onsite ⁶⁵							P	P	P	P	P	P	P	P		

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Health and Social Service Facilities ⁹⁰																
Level I	P	P	P	P	P	P	P	P	P	P		P			P	P
Level II ^{41, 129}	C	C	C		C	C	C	P	P	P		P			C	P
Level III						C	C	P	P	P	P		P	P	C	P
Home Occupation ¹¹	P	P	P	P	P	P	P		P	P					P	P
Hotel/Motel					C	C	P ¹³⁶	P	P	P			P ⁸⁹			P
Kennel, ⁴¹ Commercial ¹²	C	C	C						P	P	P	P	P	P		
Kennel, ⁴¹ Private-Breeding ¹³	P	P	P		P	P	P		P	P	P	P	P	P		
Kennel, ⁴¹ Private-Non-Breeding ¹³	P	P	P		P	P	P		P	P	P					
Laboratory							P	P	P	P	P	P	P	P		P
Library ⁴¹	C	C	C		C	C	C	P	P	P	P	P	P	P		P

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Lumber Mill											P	P	P	P		
Lumberyard										P	P	P	P	P		
Manufacturing, Heavy ⁸²											P			P		
Manufacturing-All Other Forms Not Specifically Listed ⁸³											P	P	P	P		p ¹²³
Marijuana Processing ^{125,} ¹³¹											P	P	P	P		
Marijuana Production ^{125,} ¹³¹											P	P	P	P		
Marijuana Retail ^{131, 132}							P	P	P	P		P	P	P		P
Massage Parlor									P	P	P	P	P	P		P
Material Recovery Facility ¹³⁴											C		C	C		
Mini Self-Storage								P	P	P	P	P	P	P		

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Mobile Home Park ³⁸					C	C			C	C					P	
Model Hobby Park ⁷⁵												A	A	A		
Model House/Sales Office	P	P	P	P	P	P										
Motocross Racetrack ¹²⁹										C ¹¹³	C ¹¹³	C ¹¹³	C ¹¹³	C ¹¹³		
Museum ⁴¹	C	C	C		C	C	C	P	P	P	P	P	P	P		P
Neighborhood Services					A, C ⁸⁶ , 138	A, C ⁸⁶ , 138	P	P	P ⁸⁶	P	P	P	P	P		P
Office and Banking							P	P	P	P	P	P	P	P		P
Park, Public ¹⁴	P	P	P		P	P	P	P	P	P	P	P	P	P		P
Park-and-Pool Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P
Park-and-Ride Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P
Personal Wireless Service Facilities ^{27, 41, 104, 106}	C	C	C	C	C	C	C	C	C	C	P	P	P	P	C	P ¹¹⁹

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Printing Plant								P		P	P	P	P	P		p ¹²³
Race Track ^{24, 41, 129}										C	P	P	P	P		
Railroad Right-of-way	C	C	C	C	C	C	P	P	P	P	P	P	P	P		P
Recreational Facility Not Otherwise Listed	C	C	C		C	C	P	P	P	P	P	P	P	P		P
Recreational Vehicle Park									C	C					C	
Recycling Facility ¹³⁷										C	C		C	C		
Rendering of Fat, Tallow, or Lard ¹²⁹											P			P		
Restaurant							P	P	P	P	p ⁴⁹	p ⁴⁹	P	P		P
Retail, General						A ¹³⁵	P	P	P	P		p ⁵³	P	P		P
Retirement Apartments				P	P	P	P	P	P	P					P	P
Retirement Housing				P	P	P	P	P	P	P					P	P

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Sanitary Landfill ¹²⁹	C	C	C						C	C	C	C	C	C		
Schools																
K-12 & Preschool ^{41, 68, 129}	C	C	C		C	C	C ¹³⁶		P	P	P	P	P	P		P
College ^{41, 68}	C	C	C		C	C	C ¹³⁶		P	P	P	P	P	P		P
Other ^{41, 68}					C	C	C ¹³⁶		P	P	P	P	P	P		P
Service Station ⁴¹							P	P	P ⁸⁶	P			P	P		P
Shooting Range ⁹²											P	P	P	P		
Sludge Utilization ³⁹	C ⁵⁶	C ⁵⁶	C ⁵⁶		C ⁵⁶	C ⁵⁶			C ⁵⁶	C ⁵⁶	C ⁵⁶		C ⁵⁶	P C ⁵⁰		
Small Animal Husbandry ⁴¹	C ³⁷	C ³⁷	C ³⁷				P		P	P	P	P	P	P		
Small Workshop									P ⁸⁶	P	P	P	P	P		P
Stables	P	P	P		P	P	P	P	P	P	P	P	P	P		

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Stockyard or Slaughter House ¹²⁹											P			P		
Storage, Retail Sales Livestock Feed									P	P			P	P		
Storage Structure, Accessory ⁶⁰																
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
2,401 - 4,000 sq ft on More than 3 Acres ^{41, 59}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
2,401 - 4,000 on Less than 3 acres ^{41, 59}	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
4,001 sq ft and Greater ^{41, 59}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Storage Structure, Non-accessory ⁶⁰																

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
2,401 sq ft and greater ⁴¹ , ⁵⁹	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Studio ⁴¹	C ⁷⁷	C ⁷⁷	C ⁷⁷		C ⁷⁷	C ⁷⁷	P	P	P ⁸⁶	P	P	P	P	P		P
Supervised Drug Consumption Facility																
Swimming/Wading Pool ^{17, 41}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Television/Radio Stations													P	P		
Temporary Dwelling During Construction	A	A	A	A	A	A	A	A	A	A						A
Temporary Dwelling For Relative ¹⁸	A	A	A	A	A	A	A	A	A	A						
Temporary Residential Sales Coach ⁷³	A	A	A													A

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Transit Center	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P
Ultralight Airpark ²⁰											P					
Utility Facilities, Electromagnetic Transmission & Receiving Facilities ^{27, 129}	C	C	C	C	C	C	C	P	p ⁸⁶	P	P	P	P	P		
Utility Facilities, Transmission Wires, Pipes & Supports ²⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility Facilities-All Other Structures ^{27, 41}	C	C	C	C	C	C	C	P	p ⁸⁶	P	P	P	P	P	C	P
Vehicle, Vessel and Equipment Sales and Rental									p ²³	P			P	P		
Veterinary Clinic					C	C	P	P	p ⁸⁶	P	P	P	P	P		P
Warehouse										P	P	P	P	P		p ¹²³

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Wholesale Establishment								P	P ⁸⁶	P	P	P	P	P		P ¹²³
Woodwaste Recycling and Woodwaste Storage											A ⁶³		A ⁶³	A ⁶³		
All other uses not otherwise mentioned											P	P	P	P		

The following analysis provides a summary of the proposed code amendments' compliance with state law, as well as regional, countywide, and county Comprehensive Plan policies.

Compliance with State Law

The GMA planning goals adopted in RCW 36.70A.020 guide the development and adoption of comprehensive plans and development regulations. The goals are not priority-listed. In particular, the GMA goals guide the policies in the Comprehensive Plan and require consistency between the Comprehensive Plan and implementing development regulations. Table 2 identifies the reasonably related GMA planning goals listed in RCW 36.70A.020 and describes how the proposed code amendments are consistent with and advance those goals.

Table 2 Compliance with GMA Planning Goals

GMA Planning Goal	Finding
GMA Goal 1: Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.	Providing clear regulations and streamlining the permitting process could encourage developers to build in the zone. Additionally, it will allow for faster permitting timelines.
GMA Goal 3: Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.	The amendments to parking and pedestrian infrastructure make development accessible to different modes of transportation.
GMA Goal 4: Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.	Streamlining the permitting process could encourage developers to build in the zone, creating capacity for more construction such as homes in the zone. Providing good streetscapes for all users makes for safe and desirable streets that attracts investment and residents.
GMA Goal 7: Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.	Streamlining the permitting process, especially by removing pre-application requirements of the UCDRB, will allow for processing that is timely, fair, and predictable
GMA 11: Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.	Staff analysis has shown that there has been limited attendance and participation in the UCDRB. There will still be public participation requirements for development in the UC zone, which will continue to provide opportunity for comment. Additionally, the time spent with UCDRB can be allocated towards other methods of public engagement.

Compliance with the Multi-County Planning Policies

Multi-County Planning Policies (MPPs) within Vision 2050 "provide for coordination and consistency among the metropolitan counties sharing common borders and related regional issues as required by RCW 36.70A.100, and, in order to ensure consistency, the directive policies of the MPPs need to have a binding effect" (Summit-Waller Community Association, et al, v Pierce County). Table 3 identifies the reasonably related MPPs within Vision 2050 and describes how the proposed code amendments are consistent with and advance those goals.

Table 3 Compliance with MPPs

MPP	Finding
MPP-DP-47: Streamline development standards and regulations for residential and commercial development and public projects, especially in centers and high-capacity transit station areas, to provide flexibility and to accommodate a broader range of project types consistent with the regional vision.	The streamlining of permitting and development standards promote opportunities for more development in the UC zone.
MPP-H-10: Encourage jurisdictions to review and streamline development standards and regulations to advance their public benefit, provide flexibility, and minimize additional costs to housing.	
MPP-DP-1: Develop high-quality, compact urban communities throughout the region's urban growth area that impart a sense of place, preserve local character, provide for mixed uses and choices in housing types, and encourage walking, bicycling, and transit use.	The streamlining of permitting and development standards promote opportunities for more development in the UC zone. Amendments also address infrastructure that is accessible to different modes of transportation including walking, cycling, and transit.
MPP-H-7: Expand the supply and range of housing at densities to maximize the benefits of transit investments, including affordable units, in growth centers and station areas throughout the region.	
MPP-DP-12: Design transportation projects and other infrastructure to achieve community development objectives and improve communities.	
MPP-T-15: Prioritize investments in transportation facilities and services in the urban growth area that support compact, pedestrian- and transit-oriented densities and development.	The amendments promote better design and facilities that make for more pleasurable ground-floor experience for walking, bicycling, transit, and car use.
MPP-T-17: Improve local street patterns – including their design and how they are used –	The amendments promote better design and facilities that make for more pleasurable ground-

for walking, bicycling, and transit use to enhance communities, connectivity, and physical activity.	floor experience for walking, bicycling, transit, and car use.
MPP-T-21: Design transportation facilities to fit within the context of the built or natural environments in which they are located.	

Compliance with the Countywide Planning Policies

Countywide Planning Policies (CPPs) establish a countywide framework for developing and adopting county, city, and town comprehensive plans. The role of the CPPs is to coordinate comprehensive plans of jurisdictions in the same county in regard to regional issues and issues affecting common borders (RCW 36.70A.100). Table 4 identifies the reasonably related CPPs and describes how the proposed code amendments are consistent with and advance those goals.

Table 4 Compliance with CPPs

CPP	Finding
<p>CPP HO-11: The county and cities should consider the economic implications of proposed building and land use regulations so that the broader public benefit they serve is achieved with the least additional cost to housing.</p> <p>CPP DP-11: Consistent with the Regional Growth Strategy and growth targets in Appendix B, the County and cities should encourage higher residential densities and greater employment concentrations in Urban Growth Areas by revising development regulations and incentive programs as appropriate</p> <p>CPP ED-16: The expeditious processing of development applications shall not result in the reduction of environmental and land use standards.</p>	<p>Streamlining of development standards may create more efficient permit reviews and increase development opportunities, without changing the environmental and other land use requirements. Reducing requirements may support increased residential and employment densities within the UC zone.</p>
<p>CPP DP-18: In coordination with transit agencies, jurisdictions that are served by transit should, where appropriate, enact transit oriented development policies and development standards. Transit oriented development should include the following common elements:</p> <ol style="list-style-type: none"> Located to support the development of designated local growth centers, 	<p>The amendments focus on creating desirable design standards that promote pedestrian scale neighborhoods and stimulate the use of transit and ride sharing. Streamlining permitting and development standards will also encourage more development opportunities that are in planned transit emphasis corridors.</p>

<p>countywide growth centers, regional growth centers, and existing and planned transit emphasis corridors;</p> <p>b. Include pedestrian scale neighborhoods and activity centers to stimulate use of transit and ride sharing;</p> <p>c. Plan for appropriate intensity and mix development, including both employment and housing options that support transit service, and Plan for growth near high-capacity transit.</p>	

Compliance with the Snohomish County Comprehensive Plan

The proposed code amendments will better achieve, comply with, and implement the policies identified in Table 5 contained in the County's GMACP.

Table 5 Compliance with the Comprehensive Plan

GMACP Policy	Finding
Objective HO 3.A: Encourage land use practices, development standards, and building permit requirements that reduce housing production costs.	The streamlining of permitting and development standards promote opportunities for more development in the UC zone. The removal of the UCDRB may encourage more coordinated, fair, timely, and alleviated requirements for developers to submit permits.
Objective LU 2.A: Increase residential densities within UGAs by concentrating and intensifying development in appropriate locations, particularly within designated centers and along identified transit emphasis corridors.	
HO Policy 3.A.2: Development standards and building permit requirements shall be reviewed every five years to ensure clarity and consistency while providing for a timely, fair, and predictable application processing outcome.	
ED Policy 2.A: Develop and maintain a regulatory system that is fair, understandable, coordinated and timely.	
UC Policy 5.15: Encourage commercial and mixed use developments that incorporate quality building designs, finishings, and amenity spaces to create active street frontages that may include:	The amendments focus on creating desirable design standards that promote pedestrian scale neighborhoods and stimulate the use of transit and ride sharing.

GMACP Policy	Finding
<ul style="list-style-type: none">a. Patios, sitting areas, and landscaped areas adjacent to sidewalks and public right-of-way.b. Awnings and canopies on building facades adjacent to the street to protect pedestrians from weather elements.c. Art and design features such as murals, installations, and sculptures on building facades or in plazas and amenity spaces.d. Storage facilities and electric charging stations for bicycle and scooter to encourage active forms of transportation.	

Environmental Review

A State Environmental Policy Act (SEPA) Determination is required for the proposed code amendments. A SEPA Determination of Non-Significance was issued on January 10, 2025.

Notification of State Agencies

Pursuant to RCW 36.70A.106, a notice of intent to adopt the proposed regulations and standards was transmitted to the Washington State Department of Commerce on January 10, 2025.

Staff Recommendation:

Staff recommends approval of the proposed code amendments and findings contained in this staff report.

Action Requested

The Planning Commission is requested to hold a public hearing, consider the proposed code amendments, and provide a recommendation to the County Council. The Planning Commission can recommend approval of the amendments with supporting findings of fact as proposed or modified, deny the proposal with findings, or amend the proposal with appropriate findings.

cc: Ken Klein, Executive Director
Mike McCrary, PDS Director
David Killingstad, PDS Manager
Michael Dobesh, PDS Manager
Ryan Countryman, Legislative Analyst

2.0023.pdf



Snohomish County

SNOHOMISH COUNTY PLANNING COMMISSION

May 14, 2025

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

SUBJECT: Planning Commission recommendation on proposed code amendments to
Urban Center Design Standards

Dear Snohomish County Council:

On behalf of the Snohomish County Planning Commission, I am forwarding our recommendation to amend the development application review process within Chapter 30.34A of the Snohomish County Code (SCC). The Planning Commission had a briefing on this topic on February 25, 2025, and conducted a public hearing on March 25, 2025, with continued deliberations on April 22, 2025.

The proposed code amendments repeal the Urban Center Design Review Board and removes townhouse as a permitted use in the Urban Center zone to be consistent with the 2024 Comprehensive Plan Update. Additional housekeeping amendments were recommended to maintain consistency across different chapters of the SCC.

There were no written comments received by the Planning Commission from the public prior to the March 25th hearing, and no members of the public commented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

At the April 22, 2025, Planning Commission meeting, Commissioner Ash made a motion, seconded by Commissioner Sheldon, recommending **APPROVAL** of the proposed Urban Center amendments contained in the staff report dated February 18, 2025, and presented by county staff within the April 22, 2025, Planning Commission public hearing.

Vote (Motion):

9 in favor (*Ash, Bush, Busteed, Campbell, James, Larsen, Niemela, Sheldon, Sievers*)

0 opposed

Motion passed

The recommendation presented to the County Council within this motion was made following the close of the deliberations and after due consideration of the information presented and is based on the findings and conclusions presented in the February 18, 2025, staff report.

During the deliberations, the topic of homeownership and concerns with the removal of townhouses were discussed extensively. An attachment is included with a letter from the Commissioners sharing their concerns on the topic.

2.0023.pdf

Respectfully submitted,

R W Larsen

R W Larsen (May 14, 2025 14:51 PDT)

SNOHOMISH COUNTY PLANNING COMMISSION
Robert Larsen, Chairman

cc: Dave Somers, Snohomish County Executive
Michael McCrary, Director, Planning and Development Services

Attachment:

- Comment letter from the Planning Commissioners

Removal of Townhouse Developments from Urban Center Zones outside of Light Rail Communities

Planning Commission Comments:

4/22/2025

The Planning Commission approved the staff recommendation on Tuesday 22, 2025 to remove townhomes from an approved matrix of building types in Urban Center zones outside of Light Rail Communities. The concern of the Planning Commission is that the primary building type to meet density targets will be apartments.

In order to meet the density targets of 55 units per acre – currently the only form of development that is practical are apartments which can reach 100 units per acre. According to the staff report, townhomes currently only meet at 12-28 units per acre. Stacked condominiums or townhomes might provide an alternative - but it appears that this type of building are not being built in Snohomish County.

The Planning Commission has expressed an interest to establish a variety of forms of ownership within all UC zones. If there is simply a removal of townhomes without consideration of different definitions of building types, it will make ownership more challenging. The Planning Commission would like the County to examine and develop alternatives if practicable, to permit different multi-family building types such as stacked townhouses or condominiums.

The question is whether there are some additional incentives or alternatives that the county can place into code to create some additional building and ownership types that will meet the density targets?

The overall goal in the urban center zones is for there to be a mix of ownership types, uses, and design standards that promote these areas to be livable, walkable, and available to all income types.

Currently in the design code there is a section for alternative performance standards. The proposed language below – uses that model to provide some flexibility in ownership and building types and perhaps can be considered in the future as we try and build more housing units and ownership types for all segments of the population. The Planning Commission wants to ensure that housing can be permitted and built expediently.

Optional Performance Standards:

The county may permit townhomes and mixed building use types in the urban center zones when it determines:

1. The projected density within the urban center zone of 55 units per acre is being met or exceeded through permitted developments.
2. The project provides a mix of unit or building types including affordable housing, condominiums, public amenities (could be listed – trails, public park, childcare, etc), or retail.

Thank you for your consideration and we are available for further questions and feedback.

The Snohomish County Planning Commission

Executive/Council Action Form (ECAF)**ITEM TITLE:****..Title**

Ordinance 25-078, relating to Growth Management; concerning Urban Zone development regulations; amending Chapters 30.22, 30.31A, and 30.34A of the Snohomish County Code

..body**DEPARTMENT:** Planning and Development Services**ORIGINATOR:** Jennifer Cao**EXECUTIVE RECOMMENDATION:** Approved by Ken Klein 11/10/25

PURPOSE: To adopt code amendments to Chapters 30.22, 30.31A, and 30.34A of the Snohomish County Code (SCC) relating to development regulations in the Urban Center (UC) zone. The code amendments will promote clarity, consistency, and compliance with both state law and the Growth Management Act Comprehensive Plan (GMACP), while ensuring that development regulations continue to effectively implement adopted policies.

BACKGROUND: These amendments stem from the recent addition of the Urban Core Subarea Element (the "Element") to the GMACP. The Urban Core Subarea encompasses several highways and arterial corridors currently dominated by car-oriented commercial developments. The element envisions transforming these corridors into mixed-use hubs that integrate commercial, service, and residential spaces, catering to nearby neighborhoods and commuters. Townhouses are proposed to be removed as a permitted use in favor of high-density housing development to maximize land use efficiency and better support transit—oriented growth to meet the 2044 growth targets in the GMACP. Additional amendments to design regulations will work in tandem to be consistent with design goals of the GMACP. Currently, all UC development projects are required for review by the Urban Center Design Review Board (UCDRB). To better streamline the permitting process, this ordinance recommends the elimination of the UCDRB. This will increase the speed and consistency of permitting, which will promote more development, thereby increasing density that will align with the goals of the GMACP. Streamlining the permitting process will also maintain consistency with the Local Project Review Act, chapter 36.70B RCW.

FISCAL IMPLICATIONS:

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

REVENUE: FUND, AGY, ORG, REV, SOURCE	CURRENT YR	2ND YR	1ST 6 YRS

TOTAL			

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: Reviewed/approved by Finance – Nathan Kennedy 11/7/25. AATF: Christina Richmond 11/4/25

Adopted **A M E N D E D A T 0 2 / 0 4 / 2 6**
Effective **P U B L I C H E A R I N G**

SNOHOMISH COUNTY COUNCIL

Snohomish County, Washington

ORDINANCE NO. 25-078

RELATING TO GROWTH MANAGEMENT; CONCERNING URBAN ZONE DEVELOPMENT REGULATIONS;
AMENDING CHAPTERS 30.22, 30.31A, AND 30.34A OF THE SNOHOMISH COUNTY CODE

WHEREAS, Revised Code of Washington (RCW) 36.70A.130 directs counties planning under the Growth Management Act (GMA) to regularly consider amendments and revisions to their GMA Comprehensive Plan (GMACP) and development regulations; and

WHEREAS, on December 4, 2024, the Snohomish County Council ("County Council") adopted a series of ordinances updating the GMACP policies as required by RCW 36.70A.130; and

WHEREAS, the language in title 30 of the Snohomish County Code (SCC) must be updated to reflect and remain consistent with the 2024 GMACP amendments adopted by the County Council; and

WHEREAS, the amendments in this ordinance align references in title 30 SCC with the Urban Core Subarea Element adopted within the 2024 GMACP, and respond to recent changes in state law, including RCW 36.70A.630 (adopted in 2023), which requires "clear and objective" design review standards and limits the scope of design review boards; and

WHEREAS, the Local Project Review Act, chapter 36.70B RCW, establishes integrated and timely procedures for review of development regulations and permit applications; and

WHEREAS, in 2023, the Washington State Legislature adopted the Second Substitute Senate Bill 5290, amending the Local Project Review Act to further streamline permitting, strengthen deadlines, and encourage efficiency in local project review; and

WHEREAS, these amendments together will promote clarity, consistency, and compliance with both state law and the GMACP, while ensuring that development regulations continue to effectively implement adopted policies; and

WHEREAS, the GMACP Future Land Use Map shows lands designated as Urban Center and establishes that the implementing zone is the Urban Center zone (UC zone); and

WHEREAS, the GMACP contains goals, objectives, and policies that provide direction for planning and implementing the UC zone; and

1 WHEREAS, urban centers are compact, well-designed areas that concentrate a variety of land
2 uses in one place. They are people-oriented living and working places that enable residents to walk, bus,
3 or take other forms of mass transit to their destinations; and
4

5 WHEREAS, the County incorporates regulations, design standards, and review procedures for
6 development in the UC zone from the state and the GMACP within chapter 30.34A SCC, titled Urban
7 Center Development; and
8

9 WHEREAS, the County desires to encourage urban center development consistent with the
10 intent and policies of the GMACP; and
11

12 WHEREAS, the Urban Center Design Review Board (UCDRB) became a mandatory reviewing
13 authority for select urban center developments, effective February 1, 2006, to provide additional, early
14 communication with the public; and
15

16 WHEREAS, the UCDRB consists of a volunteer body that must hold a public hearing before
17 Snohomish County Planning and Development Services (PDS) staff may issue a decision or make a
18 recommendation to the hearing examiner; and
19

20 WHEREAS, over time the UCDRB process has proven burdensome, duplicative, and inconsistent
21 with recent state law requirements, necessitating repeal of the board and related procedures through
22 this ordinance; and
23

24 WHEREAS, the code amendments contained in this ordinance amend chapter 30.34 SCC to
25 repeal the Urban Center Design Review Board, remove townhouse as a use in the UC zone, and increase
26 overall consistency between County Code and state requirements; and
27

28 WHEREAS, on February 25, 2025, the Snohomish County Planning Commission (the "Planning
29 Commission") was briefed by PDS staff about the code amendments contained in this ordinance; and
30

31 WHEREAS, the Planning Commission held a public hearing on March 25, 2025, and on April 22,
32 2025, to receive public testimony concerning the proposed code amendments contained in this
33 ordinance; and
34

35 WHEREAS, at the conclusion of the Planning Commission's public hearing, the Planning
36 Commission deliberated on the proposed ordinance and voted to recommend approval of code
37 amendments relating to the urban center design standards as shown in its May 2025 recommendation
38 letter; and
39

40 WHEREAS, on _____, 2025, the County Council held a public hearing after proper
41 notice, and considered public comment and the entire record related to the code amendments
42 contained in this ordinance; and
43

1 WHEREAS, following the public hearings, the County Council deliberated on the code
2 amendments contained in this ordinance;

3
4 NOW, THEREFORE, BE IT ORDAINED:

5
6 Section 1. The County Council makes the following findings:

- 7
8 A. The County Council adopts and incorporates the foregoing recitals as findings as if set forth fully
9 herein.
10
11 B. This ordinance amends chapter 30.34A SCC and related provisions of title 30 SCC to modernize
12 urban zone development regulations, improve clarity and consistency, and ensure compliance with
13 state law. These changes are necessary to: (1) streamline the review and permitting process by
14 repealing the UCDB and related procedures, (2) align the County Code with recent state legislation,
15 including RCW 36.70A.630 and the Local Project Review Act as amended by Second Substitute
16 Senate Bill 5290, (3) ensure consistency across title 30 SCC by eliminating duplicative or outdated
17 provisions, and (4) enhance urban design standards to promote pedestrian-oriented development
18 and support the housing and growth targets adopted in the 2024 GMACP Urban Core Subarea
19 Element. Collectively, these amendments provide a clearer, more consistent, and legally compliant
20 framework for regulating urban zone development.
21
22 C. In developing the proposed amendments, the County considered the GMA goals identified in RCW
23 36.70A.020. In particular, the proposed amendments are consistent with and promote:

24
25 GMA Goal 1 – Urban growth. Encourage development in urban areas where adequate public
26 facilities and services exist or can be provided in an efficient manner.

27
28 Providing clear regulations and streamlining the permitting process encourages more applications to
29 build in the UC zone. Additionally, removing the UCDB will allow for faster permitting review
30 timelines.

31
32 GMA Goal 3 – Transportation. Encourage efficient multimodal transportation systems that will
33 reduce greenhouse gas emissions and per capita vehicle miles traveled, and are based on
34 regional priorities and coordinated with county and city comprehensive plans.

35
36 The amendments to remove townhouses as an allowed use from the UC zone and improve parking
37 and pedestrian infrastructure make development accessible to different modes of transportation.

38
39 GMA Goal 4 – Housing. Plan for and accommodate housing affordable to all economic segments
40 of the population of this state, promote a variety of residential densities and housing types, and
41 encourage preservation of existing housing stock.
42
43

1 Streamlining the permitting process could encourage more applications to build in the UC zone,
2 creating capacity for more homes and businesses in the zone. Providing complete streetscapes for
3 all users makes for safe and desirable streets that attracts investment and residents.

4
5 GMA Goal 7 – Permits. Applications for both state and local government permits should be
6 processed in a timely and fair manner to ensure predictability.

7
8 Streamlining the permitting process, by eliminating the UCDRB and therefore removing pre-
9 application requirements will allow for processing that is timely, fair, and predictable

10
11 D. The proposed amendments are consistent with the following Multicounty Planning Policies (MPPs)
12 from Puget Sound Regional Council VISION 2050:

13
14 MPP-DP-47: Streamline development standards and regulations for residential and commercial
15 development and public projects, especially in centers and high-capacity transit station areas, to
16 provide flexibility and to accommodate a broader range of project types consistent with the
17 regional vision.

18
19 MPP-H-10: Encourage jurisdictions to review and streamline development standards and
20 regulations to advance their public benefit, provide flexibility, and minimize additional costs to
21 housing.

22
23 The streamlining of permitting and development standards promotes opportunities for more
24 development in the UC zone.

25
26 MPP-DP-1: Develop high-quality, compact urban communities throughout the region's urban
27 growth area that impart a sense of place, preserve local character, provide for mixed uses and
28 choices in housing types, and encourage walking, bicycling, and transit use.

29
30 MPP-H-7: Expand the supply and range of housing at densities to maximize the benefits of
31 transit investments, including affordable units, in growth centers and station areas throughout
32 the region.

33
34 MPP-DP-12: Design transportation projects and other infrastructure to achieve community
35 development objectives and improve communities.

36
37 The streamlining of permitting and development standards promotes opportunities for more
38 development in the UC zone. Amendments also address infrastructure that is accessible to different
39 modes of transportation including walking, cycling, and transit.

40
41 MPP-T-15: Prioritize investments in transportation facilities and services in the urban growth
42 area that support compact, pedestrian- and transit-oriented densities and development.

1 The amendments promote better design and facilities that make for more pleasurable ground-floor
2 experience for walking, bicycling, transit, and car use.

3
4 MPP-T-17: Improve local street patterns – including their design and how they are used – for
5 walking, bicycling, and transit use to enhance communities, connectivity, and physical activity.

6
7 MPP-T-21: Design transportation facilities to fit within the context of the built or natural
8 environments in which they are located.

9
10 The amendments promote better design and facilities that make for more pleasurable ground-floor
11 experience for walking, bicycling, transit, and car use.

12
13 E. The proposed amendments maintain consistency with the following Countywide Planning Policies
14 (CPPs):

15
16 CPP HO-11: The county and cities should consider the economic implications of proposed
17 building and land use regulations so that the broader public benefit they serve is achieved with
18 the least additional cost to housing.

19
20 CPP DP-11: Consistent with the Regional Growth Strategy and growth targets in Appendix B, the
21 County and cities should encourage higher residential densities and greater employment
22 concentrations in Urban Growth Areas by revising development regulations and incentive
23 programs as appropriate.

24
25 CPP ED-16: The expeditious processing of development applications shall not result in the
26 reduction of environmental and land use standards.

27 Streamlining of development standards may create more efficient permit reviews and increase
28 development opportunities, without changing the environmental and other land use requirements.
29 Reducing requirements may support increased residential and employment densities within the UC
30 zone.

31 CPP DP-18: In coordination with transit agencies, jurisdictions that are served by transit should,
32 where appropriate, enact transit oriented development policies and development standards.
33 Transit oriented development should include the following common elements:

- 34 a. Located to support the development of designated local growth centers, countywide
35 growth centers, regional growth centers, and existing and planned transit emphasis
36 corridors;
37
38 b. Include pedestrian scale neighborhoods and activity centers to stimulate use of transit
39 and ride sharing;
40
41 c. Plan for appropriate intensity and mix development, including both employment and
42 housing options that support transit service, and

1 d. Plan for growth near high-capacity transit.

2
3 The amendments focus on creating desirable design standards that promote pedestrian scale
4 neighborhoods and stimulate the use of transit and ride sharing. Streamlining permitting and
5 development standards will also encourage more development opportunities that are in planned
6 transit emphasis corridors.

7
8 F. The proposed amendments maintain consistency with the following policies contained in the
9 County's GMACP:

10
11 Objective HO 3.A: Encourage land use practices, development standards, and building permit
12 requirements that reduce housing production costs.

13
14 Objective LU 2.A: Increase residential densities within UGAs by concentrating and intensifying
15 development in appropriate locations, particularly within designated centers and along
16 identified transit emphasis corridors.

17
18 HO Policy 3.A.2: Development standards and building permit requirements shall be reviewed
19 every five years to ensure clarity and consistency while providing for a timely, fair, and
20 predictable application processing outcome.

21
22 ED Policy 2.A: Develop and maintain a regulatory system that is fair, understandable,
23 coordinated and timely.

24
25 The streamlining of permitting and development standards promotes opportunities for more
26 development in the UC zone. The removal of the UCDRB may encourage more coordinated, fair,
27 timely, and streamlined requirements for developers to submit permits.

28
29 UC Policy 5.15: Light Rail Community and Mixed Use Corridor designated sites shall encourage
30 commercial and mixed use developments that incorporate quality building designs, finishings,
31 and amenity spaces to create active street frontages that may include:

- 32 a. Patios, sitting areas, and landscaped areas adjacent to sidewalks and public right-of-
33 way.
- 34
35 b. Awnings and canopies on building facades adjacent to the street to protect
36 pedestrians from weather elements.
- 37
38 c. Art and design features such as murals, installations, and sculptures on building
39 facades or in plazas and amenity spaces.
- 40
41 d. Storage facilities and electric charging stations for bicycle and scooter to
42 encourage active forms of transportation.
- 43

1 The amendments focus on creating desirable design standards that promote pedestrian scale
2 neighborhoods and stimulate the use of transit and ride sharing.

3
4 G. The code amendments are consistent with the record as set forth in the PDS Staff Report dated
5 February 18, 2025.
6

7 H. Procedural requirements.
8

- 9 1. State Environmental Policy Act (SEPA), chapter 43.21C RCW, requirements with respect to this
10 non-project action have been satisfied through the completion of an environmental checklist
11 and the issuance of a determination of non-significance on March 11, 2025.
12
13 2. Under Snohomish County Code, this ordinance is a Type 3 legislative action under to SCC
14 30.73.010. It has completed the Planning Commission process having gone through a briefing on
15 February 25, 2025, and hearing on March 25, 2025, and April 22, 2025.
16
17 3. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was transmitted to
18 the Washington State Department of Commerce on March 11, 2025.
19
20 4. The public participation process used in the adoption of this ordinance complies with all
21 applicable requirements of the GMA and the SCC.
22
23 5. The Washington State Attorney General last issued an advisory memorandum, as required by
24 RCW 36.70A.370, in October 2024 entitled "Advisory Memorandum and Recommended Process
25 for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings
26 of Private Property" to help local governments avoid the unconstitutional taking of private
27 property. The process outlined in the State Attorney General's 2024 advisory memorandum was
28 used by Snohomish County in objectively evaluating the regulatory changes proposed by this
29 ordinance.
30

31 I. This ordinance is consistent with the record:
32

- 33 1. SCC 30.22.100 is amended to remove townhouses as a permitted use in the UC zone to require
34 higher-density housing development to generate more housing and to maintain consistency
35 with the growth targets in the Urban Core Subarea. The removal of townhouses will encourage
36 more density by prioritizing land use for multifamily developments such as mid-rise and high-
37 rise apartments, which houses significantly more residents per acre than townhouses. The
38 Comprehensive Plan expanded opportunities for townhouse development in other zones within
39 the Urban Growth Area, and the Land Capacity Analysis showed that development of this type in
40 the UC zone results in significant underbuilding and undermines the County's urban density
41 goals. With the UC zone often located near future Light Rail stations and along Bus Rapid Transit
42 (BRT) lines, high-density development would benefit most from these services. By prioritizing

1 apartments and multi-story developments in the UC zone, the county can maximize land use
2 efficiency and better support transit-oriented growth while still preserving space for
3 townhouses in more appropriate zones.
4

- 5 2. SCC 30.31A.115 is amended to remove subsections (8) and (9) to be consistent with the repeal
6 of SCC 30.34A.165 and deletion of SCC 30.34A.180(2). Both subsections reference development
7 procedures repealed in Chapter 30.34A that will no longer be applicable.
8
- 9 3. SCC 30.34A.025 is amended to remove references to “topping” of hazardous trees in the UC
10 zone to prevent breakage and damage to surrounding infrastructure. Topping can also result in
11 decay columns within the tree or shrub which introduces additional risk of failure.
12
- 13 4. SCC 30.34A.095 is amended to ensure parking structures match the aesthetic of surrounding
14 buildings in the UC zone. The intent is to minimize the visual impact of parking structures by
15 placing them within, under, behind, or to the side of buildings. Louvers and decorative metal
16 grills are removed as allowed architectural features to prevent slab-like aesthetics to garages.
17 This will create a desirable pedestrian experience and maintain consistency with the design
18 goals of the GMACP.
19
- 20 5. SCC 30.34A.120 is amended to revise “step back” and “stepped back” to “setback” and “set
21 back” to provide consistency with proposed amendments to SCC chapters 30.23, 30.23A, and
22 30.91S.160.
23
- 24 6. SCC 30.34A.140 is amended to provide consistency with how the average final grade is
25 calculated in SCC 30.23.050. Subsection (2) is added to specify standards for storefront windows
26 to improve primary street frontages. The amendment also increases glass transparency from
27 40% to 50% to be consistent with other transit-oriented development. Additional transparency
28 stimulates human activity between the streets and storefronts and creates visual connectivity
29 between amenities.
30
- 31 7. SCC 30.34A.150 is amended to provide flexibility for overhead weather protection in instances
32 where weather protection cannot be continuous due to the location of the pedestrian facility in
33 relation to the building’s façade. The revisions prevent overhead protection from exceeding
34 property lines, maximize sunlight and rain for plant growth, and prevent disruption of freight
35 movement. This amendment helps to clarify requirements for the public and ensures consistent
36 review by staff.
37
- 38 8. SCC 30.34A.163 is repealed with the intention of eliminating the UCDRB and streamlining the
39 permitting process. Pre-application meetings are also not standard practice at the County.
40 Streamlining the overall permitting process increases the speed of permitting that may promote
41 more development, thereby increasing density that aligns with the goals of the Comprehensive
42 Plan. The adoption of Second Substitute Senate Bill 5290 established stricter deadlines, which

1 emphasizes the importance of increasing permitting efficiencies. When considering removing
2 the UCDRB requirement, staff found the following:

3
4 a. There is a lack of public participation in the UCDRB meetings,

5
6 b. UCDRB recommendations are not the same as UC zone codified standards,

7
8 c. UCDRB requirements create an additional burden on applicants to submit applications in the
9 UC zone that do not exist in all other zones,

10
11 d. Streamlining the permit review process for applications in the UC zone could encourage more
12 development and higher densities due to more development, and

13
14 e. Staff time could be better served in engaging the public in different ways.

15
16 9. SCC 30.34A.165 is repealed with the intention of eliminating the UCDRB and streamlining the
17 permitting process to maintain consistency with the repeal of SCC 30.34A.163. Additionally, pre-
18 applications are currently not required for new development.

19
20 10. SCC 30.34A.170 is amended to repeal subsection (2) relating to application submittal meetings
21 to be consistent with the proposed removal of SCC 30.34A.163 and SCC 30.34A.165. Pre-
22 application meetings for new development are not currently standard practice at the County for
23 development in the UC zone. City and town representatives will still receive notice from the
24 County on development proposals.

25
26 11. SCC 30.34A.175 is repealed with the intention of eliminating the UCDRB and streamlining the
27 permitting process as explained above.

28
29 12. SCC 30.34A.180 is amended to modify the review process for UC development applications so
30 they will be processed as Type 1 permits, which fall under Chapter 30.71 SCC. Cities are already
31 notified by the County of proposed development, and they can provide comments if desired.
32 Adding additional review components would create longer review times. Additionally,
33 Subsection (2)(e) is already covered under Chapter 30.76 SCC, and Subsection (3) is now a
34 permitted use in the UC zone under SCC 30.22.100.

35
36 13. SCC 30.34A.200 is repealed to maintain consistency with the existing notice requirements of SCC
37 30.76.020.

38
39 14. SCC 30.34A.210 is repealed to maintain consistency with the existing notice requirements in SCC
40 30.70.045.

1 15. The amendments have been evaluated for the potential to create barriers to the
2 implementation of low impact development (LID) principles and measures for stormwater
3 management. The updates to SCC will not impact LID principles or measures.
4

5 16. The amendments will increase the demand for capital facilities and utilities. County and external
6 service providers maintain long-range plans and financing strategies to meet projected service
7 demands that will not be impacted by these amendments.
8

9 17. The amendments will impact housing and job creation in the County by encouraging multifamily
10 development and promoting growth targets presented in the GMACP.
11

12 Section 2. The County Council makes the following conclusions:
13

- 14 A. The amendments proposed by this ordinance are consistent with the GMA.
15
16 B. The amendments proposed by this ordinance are consistent with the Snohomish County GMACP.
17
18 C. The County has complied with all SEPA requirements with respect to this non-project action.
19
20 D. The public participation process used in the adoption of this ordinance complies with all applicable
21 requirements of the GMA and title 30 SCC.
22
23 E. The amendments proposed by this ordinance do not result in an unconstitutional taking of private
24 property for a public purpose.
25

26 Section 3. The Snohomish County Council bases its findings and conclusions on the entire record
27 of the County Council, including all testimony and exhibits. Any finding, which should be
28 deemed a conclusion, and any conclusion which should be deemed a finding, is hereby adopted
29 as such.
30

31 Section 4. Snohomish County Code Section 30.22.100, last amended by Ordinance No. 25-016
32 on March 19, 2025, is amended to read:
33

34 **30.22.100 Urban Zone Categories Use Matrix.**
35
36

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Accessory Dwelling Unit ⁶²	P	P	P	P	P	P										
Adult Entertainment Business/Use ⁶⁷											P		P	P		
Agriculture ^{41, 107}	P	P	P		P	P	P		P	P	P	P	P	P	P	
Airport, Stage 1 Utility ¹	C	C	C						P	P	P	P	P	P		
Airport-All Others											P	P	P	P		
Amusement Facility ^{41, 129}								P	P	P	P		P	P		P
Antique Shop							P	P	P	P			P	P		P
Art Gallery ⁴¹	C	C	C		C	C	P	P	P	P	P	P	P	P		P
Auto Repair, Major								P	p ⁸⁶	P	P	P	P	P		P
Auto Repair, Minor							P	P	p ⁸⁶	P	P	P	P	P		P
Auto Towing													P	P		
Automobile Wrecking and Junkyards													C ⁴⁴	p ⁴⁴		

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Bed and Breakfast Guesthouse ⁵⁸	A	A	A	A	A	A									A	
Billboards ⁴⁶																
Non-digital										P			P	P		
Digital										P			P	P		
Boarding House	P ¹⁵	P ¹⁵	P ¹⁵		P	P	P		P	P					P	P
Boat Launch Facility, Commercial ³¹									C	C			C	C		P
Boat Launch Facility, Non- commercial ³¹	C	C	C		C	C			C	C			C	C		
Caretaker's Quarters							P	P	P	P	P	P	P	P		
Cemetery and Funeral Home	C	C	C		C	C	P	P	P	P	P	P	P	P		P
Church ^{41, 129}	C	C	C		P	P	P	P	P	P	P	P	P	P		P
Clubhouse	C	C	C		C	C	P	P	P	P	P	P	P	P	P	P
Commercial Vehicle Storage Facility										P	P	P	P	P		

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Community Facilities for Juveniles ¹⁰³																
1 to 8 Resident Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
9 to 24 Resident Facility	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P
Construction Contracting										P	P	P	P	P		p ¹²³
Day Care Center ^{2, 129}	C	C	C		C	C	P	P	P	P	P	P	P	P	A	P
Distillation of Alcohol											P	P	P	P		P
Dock & Boathouse, Private, Non-commercial ^{3, 41}	P	P	P	P	P	P	P		P	P	P	P	P	P		
Dwelling, Attached Single Family	P	P	P	P	P	P						p ⁵¹				
Dwelling, Cottage Housing ¹¹⁶	P	P	P	P	P							p ⁵¹				
Dwelling, Duplex	P	P	P	P	P	P						p ⁵¹				
Dwelling, Mobile Home	p ⁶	p ⁶	p ⁶	p ⁶	P	P									P	

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Dwelling, Multiple Family					P	P	P	P	P	P		p ⁵¹				P
Dwelling, Single Family	P	P	P	P	P	P						p ⁵¹			p ⁴	
Dwelling, Townhouse ⁵			P	P	P	P	P	P	P	P		p ⁵¹				((P))
Electric Vehicle Infrastructure																
Electric Vehicle Charging Station - Restricted, Level 1, and Level 2 ¹²¹	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Electric Vehicle Charging Station - Public, Level 1 and Level 2							P	P	P	P	P	P	P	P		P
Electric Vehicle Charging Station, Level 3	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	P	P	P	P	P	P	P	P		P
Battery Exchange Stations	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	P	P	P	P	P	P	P	P		P
Explosives, Storage											P			P		
Fairgrounds										P	P	P	P	P		

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Family Day Care Home ⁸	P	P	P	P	P	P	P		P	P					P	
Farm Product Processing																
Up to 5,000 sq ft									P	P			P	P		
Over 5,000 sq ft ⁹⁴									A	P			P	P		
Farm Stand																
Up to 400 sq ft ⁹	P	P	P						P	P			P	P		P
401 to 5,000 sq ft ⁹⁹																
Farmers Market ⁹³							P	P	P	P		P	P	P		P
Fish Farm											P	P	P	P		
Forestry											P		P	P		
Foster Home	P	P	P	P	P	P	P		P	P					P	
Fuel Yard										P	P	P	P	P		
Garage, Detached Private Accessory ⁶⁰																
Up to 2,400 sq ft	P	P	P	P	P	P					P	P	P	P	P	

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
2,401 - 4,000 sq ft on More than 3 Acres ^{41, 59}	P	P	P	P	P	P					P	P	P	P		
2,401 - 4,000 sq ft on Less than 3 Acres ^{41, 59}	A	A	A	A	A	A					A	A	A	A		
4,001 sq ft and Greater ^{41, 59}	C	C	C	C	C	C					C	C	C	C		
Garage, Detached Private Non-accessory ⁶⁰																
Up to 2,400 sq ft	P	P	P	P	P	P					P	P	P	P		
2,401 sq ft and greater ^{41, 59}	C	C	C	C	C	C					C	C	C	C		
Golf Course, Driving Range and Country Club	C	C	C													
Government Structures & Facilities ^{27, 41}	C	C	C	C	C	C	C	P	P	P	P	P	P	P		P
Greenhouse, Lath House, & Nurseries							P	P	P	P	P	P	P	P		
Guest House ⁸⁵	P	P	P		P	P									P	

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Hazardous Waste Storage & Treatment Facilities, Offsite ⁶⁶											C	C	C	C		
Hazardous Waste Storage & Treatment Facilities, Onsite ⁶⁵							P	P	P	P	P	P	P	P		
Health and Social Service Facilities ⁹⁰																
Level I	P	P	P	P	P	P	P	P	P	P		P			P	P
Level II ^{41, 129}	C	C	C		C	C	C	P	P	P		P			C	P
Level III						C	C	P	P	P	P		P	P	C	P
Home Occupation ¹¹	P	P	P	P	P	P	P		P	P					P	P
Hotel/Motel					C	C	P ¹³⁶	P	P	P			P ⁸⁹			P
Kennel, ⁴¹ Commercial ¹²	C	C	C						P	P	P	P	P	P		
Kennel, ⁴¹ Private-Breeding ¹³	P	P	P		P	P	P		P	P	P	P	P	P		
Kennel, ⁴¹ Private-Non-Breeding ¹³	P	P	P		P	P	P		P	P	P					

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Laboratory							P	P	P	P	P	P	P	P		P
Library ⁴¹	C	C	C		C	C	C	P	P	P	P	P	P	P		P
Lumber Mill											P	P	P	P		
Lumberyard										P	P	P	P	P		
Manufacturing, Heavy ⁸²											P			P		
Manufacturing-All Other Forms Not Specifically Listed ⁸³											P	P	P	P		p ¹²³
Marijuana Processing ^{125, 131}											P	P	P	P		
Marijuana Production ^{125, 131}											P	P	P	P		
Marijuana Retail ^{131, 132}							P	P	P	P		P	P	P		P
Massage Parlor									P	P	P	P	P	P		P
Material Recovery Facility ¹³⁴											C		C	C		
Mini Self-Storage								P	P	P	P	P	P	P		

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Mobile Home Park 38					C	C			C	C					P	
Model Hobby Park 75												A	A	A		
Model House/Sales Office	P	P	P	P	P	P										
Motocross Racetrack 129										C ¹¹³	C ¹¹³	C ¹¹³	C ¹¹³	C ¹¹³		
Museum 41	C	C	C		C	C	C	P	P	P	P	P	P	P		P
Neighborhood Services					A, C ⁸⁶ , 138	A, C ⁸⁶ , 138	P	P	p ⁸⁶	P	P	P	P	P		P
Office and Banking							P	P	P	P	P	P	P	P		P
Park, Public 14	P	P	P		P	P	P	P	P	P	P	P	P	P		P
Park-and-Pool Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P
Park-and-Ride Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P
Personal Wireless Service Facilities 27, 41, 104, 106	C	C	C	C	C	C	C	C	C	C	P	P	P	P	C	p ¹¹⁹
Printing Plant								P		P	P	P	P	P		p ¹²³
Race Track 24, 41, 129										C	P	P	P	P		

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Railroad Right-of-way	C	C	C	C	C	C	P	P	P	P	P	P	P	P		P
Recreational Facility Not Otherwise Listed	C	C	C		C	C	P	P	P	P	P	P	P	P		P
Recreational Vehicle Park									C	C					C	
Recycling Facility ¹³⁷										C	C		C	C		
Rendering of Fat, Tallow, or Lard ¹²⁹											P			P		
Restaurant							P	P	P	P	P ⁴⁹	P ⁴⁹	P	P		P
Retail, General						A ¹³⁵	P	P	P	P		P ⁵³	P	P		P
Retirement Apartments				P	P	P	P	P	P	P					P	P
Retirement Housing				P	P	P	P	P	P	P					P	P
Sanitary Landfill ¹²⁹	C	C	C						C	C	C	C	C	C		
Schools																
K-12 & Preschool ^{41, 68, 129}	C	C	C		C	C	C ¹³⁶		P	P	P	P	P	P		P

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
College ^{41, 68}	C	C	C		C	C	C ¹³⁶		P	P	P	P	P	P		P
Other ^{41, 68}					C	C	C ¹³⁶		P	P	P	P	P	P		P
Service Station ⁴¹							P	P	P ⁸⁶	P			P	P		P
Shooting Range ⁹²											P	P	P	P		
Sludge Utilization ³⁹	C ⁵⁶	C ⁵⁶	C ⁵⁶		C ⁵⁶	C ⁵⁶			C ⁵⁶	C ⁵⁶	C ⁵⁶		C ⁵⁶	P C ⁵⁰		
Small Animal Husbandry ⁴¹	C ³⁷	C ³⁷	C ³⁷				P		P	P	P	P	P	P		
Small Workshop									P ⁸⁶	P	P	P	P	P		P
Stables	P	P	P		P	P	P	P	P	P	P	P	P	P		
Stockyard or Slaughter House ¹²⁹											P			P		
Storage, Retail Sales Livestock Feed									P	P			P	P		
Storage Structure, Accessory ⁶⁰																
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
2,401 - 4,000 sq ft on More than 3 Acres ^{41, 59}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
2,401 - 4,000 on Less than 3 acres ^{41, 59}	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
4,001 sq ft and Greater ^{41, 59}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Storage Structure, Non-accessory ⁶⁰																
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
2,401 sq ft and greater ^{41, 59}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Studio ⁴¹	C ⁷⁷	C ⁷⁷	C ⁷⁷		C ⁷⁷	C ⁷⁷	P	P	P ⁸⁶	P	P	P	P	P		P
Supervised Drug Consumption Facility																
Swimming/Wading Pool ^{17, 41}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Television/Radio Stations													P	P		

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Temporary Dwelling During Construction	A	A	A	A	A	A	A	A	A	A						A
Temporary Dwelling For Relative ¹⁸	A	A	A	A	A	A	A	A	A	A						
Temporary Residential Sales Coach ⁷³	A	A	A													A
Transit Center	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P
Ultralight Airpark ²⁰											P					
Utility Facilities, Electromagnetic Transmission & Receiving Facilities ^{27, 129}	C	C	C	C	C	C	C	P	p ⁸⁶	P	P	P	P	P		
Utility Facilities, Transmission Wires, Pipes & Supports ²⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility Facilities-All Other Structures ^{27, 41}	C	C	C	C	C	C	C	P	p ⁸⁶	P	P	P	P	P	C	P

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Vehicle, Vessel and Equipment Sales and Rental									p ²³	P			P	P		
Veterinary Clinic					C	C	P	P	p ⁸⁶	P	P	P	P	P		P
Warehouse										P	P	P	P	P		p ¹²³
Wholesale Establishment								P	p ⁸⁶	P	P	P	P	P		p ¹²³
Woodwaste Recycling and Woodwaste Storage											A ⁶³		A ⁶³	A ⁶³		
All other uses not otherwise mentioned											P	P	P	P		

Section 5. Snohomish County Code Section 30.31A.115, last amended by Amended Ordinance No. 21-018 on June 9, 2021, is amended to read:

30.31A.115 Optional performance standards for properties designated Urban Village.

Properties designated Urban Village on the future land use map may develop under the underlying zoning or pursuant to the following performance standards. In choosing to submit a development application under this section, all of the requirements of this section shall be met including the requirements in SCC 30.31A.100 and 30.31A.110.

(1) The following uses shall not be allowed:

(a) Accessory dwelling unit;

(b) Dwelling attached, single-family;

- (c) Dwelling, duplex;
- (d) Dwelling, single-family;
- (e) Family daycare home;
- (f) Foster home;
- (g) Garage, detached; private accessory;
- (h) Garage, detached; private non-accessory;
- (i) Greenhouse, lath house, and nurseries, retail;
- (j) Greenhouse, lath house, and nurseries, wholesale;
- (k) Guest house;
- (l) Hazardous waste storage and treatment facilities, on-site;
- (m) Kennel;
- (n) Mini self-storage;
- (o) Stables; and
- (p) Wholesale establishment

(2) The maximum building height shall be 75 feet. The director may recommend a height increase in appropriate locations within the Urban Village of up to an additional 50 feet beyond that otherwise allowed when the applicant prepares an environmental impact statement pursuant to chapter 30.61 SCC and where such increased height in designated locations does not unreasonably interfere with the views from nearby residential structures.

(3) Front setbacks may be reduced to zero only if such reduction will not have a likely impact upon future right-of-way needs and/or right-of-way improvements as determined by the county engineer.

(4) Residential development shall maintain a minimum density of 12 dwelling units per acre and a maximum density of 44 dwelling units per acre.

(5) Open space shall comply with SCC 30.34A.070.

1
2 (6) Design standards shall comply with SCC 30.34A.100 through 30.34A.160.
3

4 (7) Development applications shall comply with the submittal checklist established by the
5 department pursuant to SCC 30.70.030.
6

7 ~~((8) A neighborhood meeting shall be held pursuant to SCC 30.34A.165.~~
8

9 ~~(9) Development applications shall be reviewed and approved pursuant to SCC 30.34A.180(2).~~
10 ~~In addition, because the Urban Village at Point Wells is singularly unique due to its location,~~
11 ~~geography, access points, and historical uses, the applicant for any Urban Village development~~
12 ~~at Point Wells shall be subject to the following provisions:~~
13

14 ~~(a) The applicant shall successfully negotiate binding agreements for public services,~~
15 ~~utilities or infrastructure that are to be provided by entities other than the county prior to~~
16 ~~the county approving a development permit that necessitates the provision of public~~
17 ~~services, utilities or infrastructure;~~
18

19 ~~(b) Development applications may be planned and programmed in phases; and~~
20

21 ~~(c) The intensity of development shall be consistent with the level of service standards~~
22 ~~adopted by the entity identified as providing the public service, utility or infrastructure.))~~
23

24 Section 6. Snohomish County Code Section 30.34A.025, last amended by Amended Ordinance
25 No. 13-007 on September 11, 2013, is amended to read:
26

27 **30.34A.025 Minor development activities.**
28

29 (1) Minor development activities include:
30

31 (a) Interior alterations to an existing structure including, but not limited to, alterations
32 needed to repair damage.
33

34 (b) Exterior alterations to an existing structure including, but not limited to, alterations
35 needed to repair damage.
36

37 (c) Normal or routine structure and site maintenance or repair, including repaving and
38 striping parking lots.
39

40 (d) Reconstruction of a structure within the same building footprint if the structure is
41 accidentally destroyed.
42

1 (e) Replacement, modification, extension, installation and construction of utility facilities,
2 transmission wires, pipes and supports permitted in the UC zone.

3
4 (f) Construction of the following temporary or seasonal uses or structures:

5
6 (i) Temporary dwelling during construction;

7
8 (ii) Temporary residential sales coach;

9
10 (iii) Temporary dwelling for a relative;

11
12 (iv) Farm stands, when in operation for less than nine months annually;

13
14 (v) Christmas tree sales lots; and

15
16 (vi) Firework stands.

17
18 (g) Construction of public parks or regional trails.

19
20 (h) Home occupations that comply with SCC 30.28.050.

21
22 (i) Felling ~~((or topping))~~ of hazardous trees based on review by a qualified arborist.

23
24 (j) Minor replacement, modification or installation of drainage, water quality or habitat
25 enhancement projects.

26
27 (k) Sign permits.

28
29 (2) Minor development activities shall meet the following requirements:

30
31 (a) The UC zone bulk regulations in chapter 30.23 SCC; and

32
33 (b) Any other applicable regulation in this title.

34
35 (3) Minor development activities shall not be subject to the floor area ratios in SCC 30.34A.030.

36
37 (4) Minor development activities identified in subsection (1) of this section that require a permit or
38 land use approval application shall be processed pursuant to SCC 30.34A.180(1).

39
40 Section 7. 30.34A.095, last amended by Amended Ordinance No. 13-007 on September 11,
41 2013, is amended to read:

42
43 **30.34A.095 Design standard – above grade parking structures.**

(1) New construction of above grade parking structures shall be situated within, under, behind, or to the side of commercial and residential buildings. In addition to the requirements in this chapter, developments in the UC zone shall also comply with SCC 30.26.032.

(2) Exterior architectural treatments for above grade parking structures and garage buildings(~~, including individual and detached garages for townhouses,~~) shall complement or be integrated with the architecture of the building. The street-level facades shall be designed to resemble commercial or residential facades rather than visible parking slabs revealing cars and ceiling lights. At least two of the following design elements shall be included in the street-level facades:

~~((1))~~(a) Window openings;

~~((2))~~(b) Plantings designed to grow on the facade;

~~((3) Louvers;)~~

~~((4))~~(c) Expanded metal panels;

~~((5) Decorative metal grills;)~~

~~((6))~~(d) Spandrel (opaque) glass; or

~~((7))~~(e) Any other architectural detail that mitigates the presence of above ground parking structures, garage buildings or garage entrances.

Section 8. Snohomish County Code Section 30.34A.120, last amended by Amended Ordinance No. 09-079 on May 12, 2010, is amended to read:

30.34A.120 Design standard – ~~((step-back))~~ setback and roof edge.

(1) Any parts of the building facade over 60 feet high facing a public right-of-way and those portions of buildings facing R-9600, R-8400, R-7200, T or LDMR zoning must be ~~((stepped-back))~~ set back at least 10 feet from the first floor facade.

(2) Facades of floors that are ~~((stepped-back))~~ set back must be distinguished by a change in elements such as window design, railings, trellises, details, materials and/or color so that the result is a rich and organized combination of features that face the street. Balconies may extend into the ~~((step-back))~~ setback areas.

(3) Buildings with pitched roofs must have a minimum slope of 4:12.

1 (4) An alternative ((~~step-back~~) setback) may be approved under SCC 30.34A.180 provided the
2 effect is that the upper floor(s) appears to recede from view.
3

4 Section 9. Snohomish County Code Section 30.34A.140, last amended by Amended Ordinance
5 No. 13-007 on September 11, 2013, is amended to read:
6

7 **30.34A.140 Design standard – ground level detail and transparency.**
8

9 (1) Facades of buildings that are oriented towards and within 15 feet from a public or private road
10 must be designed to be pedestrian-friendly through the inclusion of at least three of the following
11 elements:
12

13 (a) kickplates for storefront windows;
14

15 (b) projecting window sills;
16

17 (c) pedestrian scale signs;
18

19 (d) plinth;
20

21 (e) containers for seasonal plantings;
22

23 (f) ornamental tilework;
24

25 (g) pilasters;
26

27 (h) cornice;
28

29 (i) medallions;
30

31 (j) porches or stoops with a minimum of six feet in depth;
32

33 (k) decorative or textual building materials, including decorative masonry, shingle, brick, or
34 stone;
35

36 (l) lighting or hanging baskets supported by ornamental brackets; or
37

38 (m) an element not listed above that is approved by the director, if it reinforces the character
39 of the streetscape and encourages active and engaging design of the pedestrian edge of the
40 streetscape.
41

42 (2) Street-facing, ground-floor facades commercial and mixed-use buildings must incorporate
43 glass in storefront-like windows in sufficient type and quantity to produce the following quality

and dimensions: ~~((clear))~~ (a) Clear, transparent glass must be incorporated in at least ~~((40))~~ 50 percent of the ground level facade length; and ~~((the bottom of such glass must be located no higher than two feet above grade and top of such glass must be located up to at least 10 feet above grade.))~~

(b) Windows must allow views into the interior space or be storefront display windows that are set into the wall. Windows may not be spandrel (opaque) glass.

Section 10. Snohomish County Code Section 30.34A.150, last amended by Amended Ordinance No. 13-007 on September 11, 2013, is amended to read:

30.34A.150 Design standard – weather protection.

(1) Overhead weather protection elements such as canopies or awnings must be installed on the full length of street-facing facades adjacent to public sidewalks on county arterials and road network elements intended for pedestrian activity and connectivity within the urban center. ~~((Canopies or awnings must be a minimum of five feet in width.))~~

(2) Overhead weather protection elements must be continuous, except along sections of the structure facade that are:

(a) situated more than five (5) feet from the street property line;

(b) adjacent to an open space amenity feature that was not required or that resulted from a density bonus;

(c) separated from the street property line or widened sidewalk on private property by a landscaped area at least two (2) feet in width; or

(d) driveways into structures or loading docks.

(3) Where overhead weather protection is required, it must be a minimum of five (5) feet in width and six (6) feet in depth, where width is the horizontal distance of the front of the weather protection and depth is the distance from the building facade extending outwards.

~~(((2)))~~(4) Canopies or awnings must be at least 10 feet, but not more than 13 feet, above the public sidewalk.

Section 11. Snohomish County Code Section 30.34A.163, last amended by Amended Ordinance No. 13-007 on September 11, 2013, is repealed.

Section 12. Snohomish County Code Section 30.34A.165, last amended by Amended Ordinance No. 13-007 on September 11, 2013, is repealed.

Section 13. Snohomish County Code Section 30.34A.170, last amended by Amended Ordinance No. 16-004 on March 16, 2016, is amended to read:

30.34A.170 Submittal requirements.

(1) All applications in the UC zone shall comply with the Urban Center development submittal checklist established by the department pursuant to SCC 30.70.030.

~~((The department shall invite a staff representative from any city or town in whose urban growth area, municipal urban growth area or potential annexation area the proposed development will be located to attend the application submittal meeting.~~

~~((3)))~~ A complete application shall vest pursuant to SCC 30.70.300.

~~((4)))~~(3) An application for urban center development shall expire pursuant to SCC 30.70.140.

Section 14. Snohomish County Code Section 30.34A.175, last amended by Amended Ordinance No. 09-079 on May 12, 2010, is repealed.

Section 15. Snohomish County Code Section 30.34A.180, last amended by Ordinance No. 24-055 on September 25, 2024, is amended to read:

30.34A.180 Review processes.

~~((This section establishes the review processes to be utilized for any development application subject to the requirements of this chapter. Applicants are encouraged to work cooperatively with the city and/or town in whose urban growth area or MUGA the proposed development will be located.~~

~~(1) The following applications shall be reviewed under chapter 30.71 SCC:~~

~~(a) Minor development activities under SCC 30.34A.025; and~~

~~(b) The expansion of an existing structure containing a permitted use under SCC 30.34A.026; and;~~

~~((c) Projects exempt from a design review board public meeting under SCC 30.34A.165(1)(c).))~~

~~(2) Development applications not meeting subsection (1) of this section shall be reviewed under chapter 30.72 SCC, except as follows:~~

1 ~~(a) Following the public comment period pursuant to SCC 30.70.060, at least one meeting~~
2 ~~shall be held to review comments on the development application. This meeting shall~~
3 ~~include the:~~

4
5 ~~(i) Department;~~

6
7 ~~(ii) Applicant; and~~

8
9 ~~(iii) City and/or town in whose urban growth area or MUGA the proposed~~
10 ~~development will be located and any city or town whose municipal boundaries border~~
11 ~~the proposed urban center development application.~~

12
13 ~~(b) The city and/or town and applicant may mutually agree in writing to waive the one~~
14 ~~meeting requirement in subsection (2)(a) of this section.~~

15
16 ~~(c) Any changes agreed to by the department, city and/or town and applicant shall be:~~

17
18 ~~(i) Consistent with county code;~~

19
20 ~~(ii) Incorporated into the design of the development; and~~

21
22 ~~(iii) Incorporated into the staff recommendation as conditions on the development.~~

23
24 ~~(d) All comments from the city and/or town shall be included in the staff report to the~~
25 ~~hearing examiner for a Type 2 application.~~

26
27 ~~(e) Applications that include low income housing shall be given priority for expedited plan~~
28 ~~review as authorized in SCC 30.76.020 and SCC 30.76.030.~~

29
30 ~~(3) Marijuana retail in the UC zone shall require a conditional use permit and shall be reviewed~~
31 ~~under chapter 30.72 SCC.))~~

32
33 The review process for an urban center application subject to this chapter shall comply with the
34 requirements of chapter 30.71 SCC.

35
36 Section 16. Snohomish County Code Section 30.34A.200 last amended by Amended Ordinance
37 No. 09-079 on May 12, 2010, is repealed.

38
39 Section 17. Snohomish County Code Section 30.34A.210 last amended by Amended Ordinance
40 No. 09-079 on May 12, 2010, is repealed.

41
42 Section 18. Severability and Savings. If any section, sentence, clause or phrase of this ordinance
43 shall be held to be invalid by the Growth Management Hearings Board (Board), or unconstitutional by a

1 court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or
2 constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided, however,
3 that if any section, sentence, clause or phrase of this ordinance is held to be invalid by the Board or
4 court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the
5 effective date of this ordinance shall be in full force and effect for that individual section, sentence,
6 clause or phrase as if this ordinance had never been adopted.

7
8 PASSED this _____ day of _____, 20__.

9
10 SNOHOMISH COUNCIL
11 Snohomish, Washington
12
13
14

15 _____
16 Council Chair

17 ATTEST:
18
19

20 _____
21 Asst. Clerk of the Council

22 () APPROVED
23 () EMERGENCY
24 () VETOED

25 DATE:
26
27

28 _____
29 County Executive

30 ATTEST:
31
32

33 Approved as to form only:

34 Christine Richmond 11/04/25
35
36 Deputy Prosecuting Attorney

From: [Nehring, Nate](#)
To: [Eco, Debbie](#)
Cc: [Wiita, Russell](#); [Bell, Deborah](#); [Gorle, Nicole](#); [Hickey, Lisa](#)
Subject: RE: Re-Introduce 2025 Ordinance/Request
Date: Friday, January 16, 2026 11:49:40 AM
Attachments: [image002.png](#)
[image003.png](#)

Yes, you can add my signature. Thanks!

Nate Nehring

Councilmember, District 1
Snohomish County Council

3000 Rockefeller Ave., M/S 609 |
Everett, WA 98201-4046

Office: (425) 388-3494



Notice: All e-mails and attachments sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

From: Eco, Debbie <Debbie.Eco@snoco.org>
Sent: Friday, January 16, 2026 11:00 AM
To: Nehring, Nate <nate.nehring@co.snohomish.wa.us>
Cc: Wiita, Russell <Russell.Wiita@co.snohomish.wa.us>; Bell, Deborah <Deborah.Bell@co.snohomish.wa.us>; Gorle, Nicole <Nicole.Gorle@co.snohomish.wa.us>; Hickey, Lisa <Lisa.Hickey@co.snohomish.wa.us>
Subject: Re-Introduce 2025 Ordinance/Request

Good morning Nate,

I have three ordinances that need re-introduction. All three ordinances are scheduled for public hearing on Wednesday, February 4th, but will lapse on February 1st without a re-introduction.

Pursuant to SCC 2.48.175, if a proposed ordinance that is not passed by the end of the year that it is introduced, it lapses on February 1 of the following year. You originally introduced the following ordinances in 2025 and no action was taken by December 31, 2025. With your permission I can affix your signature on the following Ordinance Introduction Slips re-introducing them into 2026 and they will be ready to proceed to hearing on February 4th.

- [25-3553/Ord 25-078](#) relating to Growth Management; concerning Urban Zone development regulations
- [25-3402/Ord 25-077](#) relating to Growth Management; defining Religious Facilities

- [25-3862/Ord 26-001](#) relating to the meeting requirements of the Ethics Commission

Thank you, Debbie

DEBBIE ECO, CMC

Clerk of the Council

Snohomish County Council

☎ 425-388-7038

☎ 425-309-6398

✉ debbie.eco@snoco.org

📍 3000 Rockefeller Ave., M/S 609
Everett, WA, 98201

Notice: All emails and attachments sent to and from Snohomish County are public records and may be subject to disclosure pursuant to The Public Records Act, RCW Chapter 42.56.

ECAF:
RECEIVED:

ORDINANCE INTRODUCTION SLIP

SNOHOMISH COUNTY COUNCIL

EXHIBIT # 3.1.004

FILE ORD 25-078

TO: Clerk of the Council

TITLE OF PROPOSED ORDINANCE:

Re-Introduced By:

N Neh 01/16/26
Councilmember Date

Introduced By:

N Neh
Councilmember Date

Clerk's Action:

Proposed Ordinance No. _____

Assigned to: _____ Date: _____

STANDING COMMITTEE RECOMMENDATION FORM

On _____, the Committee considered the Ordinance by ____ Consensus /
____ Yeas and ____ Nays and made the following recommendation:

____ Move to Council to schedule public hearing on: _____

____ Other _____

Regular Agenda _____ Administrative Matters _____

Public Hearing Date 02/04/26 at 10:30 a.m.

N Neh
Committee Chair



Planning and Community Development

Ryan Hembree

Council Initiated:

☐ Yes

☒ No

SNOHOMISH COUNTY COUNCIL

ECAF: 2025-3553

Ordinance: 25-078

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: Urban Zone Development Regulations

EXHIBIT # 3.2.001

FILE ORD 25-078

Scope: Ordinance 25-078 adopts code amendments to SCC 30.22, 30.31A, and 30.34A relating to development regulations in the Urban Center (UC) zone.

The code amendments would help to provide consistency with the 2024 Snohomish County Comprehensive Plan Update. It also aims to streamline permit processing by removing the Urban Center Design Review Board (UCDRB).

Duration: N/A

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

Authority Granted:

Authorizes the Executive to approve and sign Ordinance 25-078 that adopts code amendments to SCC regarding development regulations to the UC zone.

Background:

The Urban Center Design Review Board was established in 2001 as part of a demonstration program prior to the Urban Center zone regulations. This ordinance will eliminate the Design Review Board and by doing so will help by increasing efficiency of permit review timelines and ensure consistency with RCW 36.70A.630.

RCW 36.70A.630 states design review cannot consider density, height, bulk, or scale below regulations.

The Urban Core Subarea Element (the "Element") was recently added to Snohomish County's Comprehensive Plan. This UCS is dominated by highways, busy arterials and commercial developments. The purpose of the Urban Core Subarea Element is to encourage mixed-use hubs which blend commercial, service and residential spaces.

This ordinance proposes to remove Townhouses as a permitted use in favor of higher-density housing development.

The code amendments will promote consistency and compliance with newly passed RCW's and the Growth Management Act Comprehensive Plan (GMACP), while ensuring that development regulations continue to effectively implement adopted policies.

Request: To move Ordinance 25-078 to GLS to set a time and date for a public hearing.

Exhibit 3.2.002

Planning and Community Development Committee – 01/06/26

[Video](#)



Snohomish County Council
Planning and Community Development Committee
Agenda

Nate Nehring, Committee Chair
Strom Peterson, Committee Vice-Chair
Committee Members: Sam Low, Megan Dunn, Jared Mead

Ryan Hembree, Legislative Analyst
Russell Wiita, Legislative Aide
Lisa Hickey, Assistant Clerk of the Council

Tuesday, January 6, 2026

11:00 AM

**Jackson Board Room - 8th Floor
Robert J. Drewel Building
& Remote Meeting**

Webinar Link: <https://zoom.us/j/94846850772>

Attend in person at 3000 Rockefeller Ave, Jackson Board Room, 8th Floor, Everett, WA
Join remotely using the Zoom link above or call 1-253-215-8782 or 1-206-337-9723
and enter Meeting ID 948-4685 0772

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

ACTION ITEMS

1. Ordinance 25-077, relating to Growth Management; defining [2025-3402](#) Religious Facilities; amending Snohomish County Code (SCC) Chapters 30.22, 30.23, 30.26, 30.27, 30.28, 30.31f, 30.32b, 30.32e, 30.67, 30.91c, and 30.91e; repealing SCC 30.91c.085; and adding a new section to Chapter 30.91r SCC

Proposed Action: Move to General Legislative Session on January 14th to set time and date for a public hearing.

2. Ordinance 25-078, relating to Growth Management; concerning [2025-3553](#)
Urban Zone development regulations; amending Chapters 30.22,
30.31A, and 30.34A of the Snohomish County Code

Proposed Action: Move to General Legislative Session on January 14th to set time and date for a public hearing.

3. Motion 25-580, authorizing the County Executive to sign a Toxics [2025-3808](#)
Cleanup Remedial Action Grant Agreement with the Department of
Ecology to receive grant funds for the former Tect lease site at
Snohomish County Airport

Proposed Action: Move to General Legislative Session January 14th for consideration.



Snohomish County Council
Planning and Community Development Committee
Meeting Minutes

Nate Nehring, Committee Chair
Strom Peterson, Committee Vice-Chair
Committee Members: Sam Low, Megan Dunn, Jared Mead

Ryan Hembree, Legislative Analyst
Russell Wiita, Legislative Aide
Lisa Hickey, Assistant Clerk of the Council

Tuesday, January 6, 2026

11:00 AM

**Jackson Board Room - 8th Floor
Robert J. Drewel Building
& Remote Meeting**

PRESENT:

Committee Chair Nehring
Committee Vice-Chair Peterson
Committee Member Low (*remote*)
Committee Member Dunn
Committee Member Mead
Ryan Hembree, Council Staff
Jennifer Cao, Planning and Development Services
Lisa Hickey, Assistant Clerk of the Council

CALL TO ORDER

Committee Chair Nehring called the meeting to order at 11:00 a.m.

ROLL CALL

The clerk called the roll and stated that all five members were present.

PUBLIC COMMENT

There were no persons present wishing to provide public comment.

ACTION ITEMS

Ryan Hembree, Legislative Analyst, provided a staff report for the following items:

1. Ordinance 25-077, relating to Growth Management; defining Religious Facilities; amending Snohomish County Code (SCC) Chapters 30.22, 30.23, 30.26, 30.27, 30.28, 30.31f, 30.32b, 30.32e, 30.67, 30.91c, and 30.91e; repealing SCC 30.91c.085; and adding a new section to Chapter 30.91r SCC [2025-3402](#)

Jennifer Cao, Planning and Development Services, responded to Committee Vice-Chair Peterson's question.

ACTION: Move to Administrative Matters, General Legislative Session January 14th to set time and date for a public hearing.

Committee Member Low left the meeting at 11:05 a.m.

2. Ordinance 25-078, relating to Growth Management; concerning Urban Zone development regulations; amending Chapters 30.22, 30.31A, and 30.34A of the Snohomish County Code [2025-3553](#)

ACTION: Move to Administrative Matters, General Legislative Session January 14th to set time and date for a public hearing.

3. Motion 25-580, authorizing the County Executive to sign a Toxics Cleanup Remedial Action Grant Agreement with the Department of Ecology to receive grant funds for the former Tect lease site at Snohomish County Airport [2025-3808](#)

ACTION: Move to Consent Agenda, General Legislative Session January 14th for consideration.

Committee Chair Nehring adjourned the Committee for the day at 11:08 a.m.

AMENDMENT NO. 1 TO ORDINANCE NO. 25-078

RELATING TO GROWTH MANAGEMENT; CONCERNING URBAN ZONE DEVELOPMENT
REGULATIONS; AMENDING CHAPTERS 30.22, 30.31A, AND 30.34A OF THE SNOHOMISH COUNTY
CODE

Brief Title: Executive recommended amendments for consistency and to exempt minor development activities

Proposed by: County Executive Dave Somers

Brief Description: These amendments increase consistency within chapter 30.34A SCC with the amendments proposed in the ordinance. The ordinance proposes deletion of the existing text in SCC 30.34A.180 addressing review processes, to be replaced with direction that urban center applications be processed as Type 1 decisions under ch. 30.71 SCC. The amendments in this amendment sheet amend provisions within ch. 30.34A SCC that reference or otherwise rely on the existing text of SCC 30.34A.180. In addition, the amendments in the amendment sheet further streamline urban center zone permitting by exempting minor development activities. The amendment sheet makes changes to SCC 30.34A.025(4), SCC 30.34A.170(1), and SCC 30.34A.180, and repeals SCC 30.34A.026. The amendment sheet also makes amendments to ordinance findings related to those sections.

Existing Ordinance Recitals, Findings, or Sections to Delete or Modify:

Page 8, line 11, after “failure.” insert:

Additionally, SCC 30.34A.025(4) is amended to remain consistent with amendments to SCC 30.34A.180. Certain minor development activities may require other permits that do not fall under the Type 1 permit process. With the removal of 30.34A.180, minor development activities shall be exempt from this chapter.

Page 9, line 34, after “SCC 30.22.100.” insert:

A provision referencing consolidated permit review requirements in SCC 30.70.120 was added to this section to clarify that the consolidation provisions may result in some UC development applications being processed as Type 2 decisions.

AMENDMENT NO. 1 TO ORDINANCE NO. 25-078

RELATING TO GROWTH MANAGEMENT; CONCERNING URBAN ZONE DEVELOPMENT REGULATIONS; AMENDING CHAPTERS 30.22, 30.31A, AND 30.34A OF THE SNOHOMISH COUNTY CODE

Page 27, lines 37-38, delete:

(4) Minor development activities identified in subsection (1) of this section that require a permit or land use approval application shall be processed pursuant to SCC 30.34A.180(1).

And replace with:

(4) Minor development activities identified in subsection (1) of this section ~~((that require a permit or land use approval application shall be processed pursuant to SCC 30.34A.180(1).))~~
are exempt from an urban center application.

Page 31, line 8, after "SCC 30.70.030" insert:

~~((-))~~, except minor development activities under SCC 30.34A.025(1).

Page 32, lines 33-34, delete:

The review process for an urban center application subject to this chapter shall comply with the requirements of chapter 30.71 SCC.

And replace with:

(1) The review process for an urban center application subject to this chapter shall comply with the requirements of chapter 30.71 SCC, except minor development activities under SCC 30.34A.025(1).

(2) Consistent with SCC 30.70.120, the department shall consolidate permit review for all project permit applications for the same proposal when each application is subject to a predecision hearing and where all permit applications have been submitted concurrently. In such cases, an urban center application shall be processed as a Type 2 decision concurrent with the Type 2 decision with which it is consolidated.

New Ordinance Recitals, Findings, or Sections to Add:

Page 8, line 13, insert new finding I.4 as follows and re-number remaining findings:

4. SCC 30.34A.026 is deleted to remain consistent with amendments to SCC 30.34A.180.

Page 27, line 40, insert new section following Section 6 and re-number remaining sections of the ordinance:

Section 7. Snohomish County Code Section 30.34A.026, last amended by Amended

Ordinance 19-021 on June 19, 2019, is repealed.

Council Disposition:

Date:

AMENDMENT NO. 2 TO ORDINANCE NO. 25-078

RELATING TO GROWTH MANAGEMENT; CONCERNING URBAN ZONE DEVELOPMENT
REGULATIONS; AMENDING CHAPTERS 30.22, 30.31A, AND 30.34A OF THE SNOHOMISH COUNTY
CODE

Brief Title: Executive recommended amendments to retain townhouse as a permitted use in the Urban Center zone by reverting the Urban Zone Categories Use Matrix and urban zone development regulations to their prior versions.

Proposed by: County Executive Dave Somers

Brief Description: These amendments will undo the changes to code in Proposed Ordinance No. 25-078 that prohibited townhouse use in the Urban Center (UC) zone. Proposed Ordinance No. 25-078 removes townhouses from the Urban Zone Categories Use Matrix in SCC 30.22.100 and from related provisions in chapter 30.34A SCC. These amendments will reverse those proposed changes and retain existing code. This action reflects the limited impact of retaining townhouses on overall urban land capacity, given that most UC-zoned acreage is being rezoned to the higher-density Light Rail Community (LRC) zone where townhouses are not permitted. It also supports the need to maintain housing type flexibility, promote ownership opportunities, and better align with Comprehensive Plan policies that encourage a diverse range of housing options.

Townhomes, when well-designed and subject to form-based standards or minimum density thresholds, can contribute to pedestrian-oriented infill and expand housing choices for moderate-income households. Comprehensive Plan Policy HO 1.A.3 encourages such variety, and Policy LU 3.B.2, while calling for restrictions, does not require a blanket prohibition of townhouses in urban centers. Reinstating townhouse use in the UC zone ensures a balanced approach—supporting housing variety, maintaining development feasibility, and recognizing the transitional nature of remaining UC-zoned land, all while the County pursues its broader transit-oriented development and high-density redevelopment goals through the LRC zoning framework.

Existing Ordinance Recitals, Findings, or Sections to Delete or Modify:

Page 2, lines 24-26,

Delete: WHEREAS, the code amendments contained in this ordinance amend chapter 30.34 SCC to repeal the Urban Center Design Review Board, remove townhouse as a use in the UC zone, and increase overall consistency between County Code and state requirements; and

Insert: WHEREAS, the code amendments contained in this ordinance amend chapter 30.34 SCC to repeal the Urban Center Design Review Board and increase overall consistency between County Code and state requirements; and

Page 3, lines 36-41, delete:

The amendments to remove townhouses as an allowed use from the UC zone and improve parking and pedestrian infrastructure make development accessible to different modes of transportation.

GMA Goal 4 – Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

Page 7, line 33 to Page 8, line 3, delete and re-number remaining findings:

1. SCC 30.22.100 is amended to remove townhouses as a permitted use in the UC zone to require higher-density housing development to generate more housing and to maintain consistency with the growth targets in the Urban Core Subarea. The removal of townhouses will encourage more density by prioritizing land use for multifamily developments such as mid-rise and high-rise apartments, which houses significantly more residents per acre than townhouses. The Comprehensive Plan expanded opportunities for townhouse development in other zones within the Urban Growth Area, and the Land Capacity Analysis showed that development of this type in the UC zone results in significant underbuilding and undermines the County’s urban density goals. With the UC zone often located near future Light Rail stations and along Bus Rapid Transit (BRT) lines, high-density development would benefit most from these services. By prioritizing apartments and multi-story developments in the UC zone, the county can maximize land use efficiency and better support transit-oriented growth while still preserving space for townhouses in more appropriate zones.

Page 14, from the 30.22.100 Urban Zone Categories Use Matrix, delete:

Dwelling, Townhouse ⁵			P	P	P	P	P	P	P	P		P ⁵¹				((P))
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And replace with:

AMENDMENT NO. 2 TO ORDINANCE NO. 25-078
RELATING TO GROWTH MANAGEMENT; CONCERNING URBAN ZONE DEVELOPMENT REGULATIONS;
AMENDING CHAPTERS 30.22, 30.31A, AND 30.34A OF THE SNOHOMISH COUNTY CODE

Dwelling, Townhouse ⁵			P	P	P	P	P	P	P	P		P ⁵¹				P
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Page 28, lines 6-7, delete:

~~(2) Exterior architectural treatments for above grade parking structures and garage buildings((,including individual and detached garages for townhouses,))~~

And replace with:

(2) Exterior architectural treatments for above grade parking structures and garage buildings, including individual and detached garages for townhouses,

Council Disposition:

Date:
