

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

NOTICE OF INTRODUCTION OF ORDINANCE
AND
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Snohomish County Council will hold a public hearing on **Wednesday, March 19, 2025, at the hour of 10:30 a.m.**, and continuing thereafter as necessary, in the Henry M. Jackson Board Room, 8th Floor, Robert J. Drewel Building, 3000 Rockefeller, Everett, Washington, in conjunction with a remote meeting platform via the following Zoom link to consider proposed Ordinance No. 25-014, titled: RELATING TO GROWTH MANAGEMENT; REVISING ACCESSORY DWELLING UNIT REGULATIONS; AMENDING SNOHOMISH COUNTY CODE (SCC) SECTIONS 30.28.010, 30.28.070, AND 30.66B.057, AMENDING DEFINITIONS IN CHAPTERS 30.91A AND 30.91D SCC, AND ADDING A NEW DEFINITION IN CHAPTER 30.91P SCC

Zoom Webinar Information:

Join online at <https://zoom.us/j/94846850772>

or by telephone call 1-253-215-8782 or 1-301-715-8592

Background: This ordinance revises regulations for Accessory Dwelling Units (ADUs). It allows new opportunities and incentives for ADU development in urban zones, including additional allowances for ADUs associated with single family dwellings required by recent state legislation and other discretionary allowances for ADUs associated with duplexes (up to two ADUs) and single family attached dwellings. It also includes definitional and other changes for consistency with recent legislation and to ensure new allowances for ADUs are eligible for the same exemptions that are currently applicable to the associated principal dwelling unit.

A summary of the proposed ordinance is as follows:

PROPOSED ORDINANCE NO. 25-014

Sections 1 – 3. Adopts recitals, findings of fact, and conclusions, and states that the Council bases its findings and conclusions on the entire record of Snohomish County Planning Commission and the County Council.

Section 4. Amends development standards for ADUs in SCC 30.28.010. It removes architectural design requirements for ADUs for consistency with RCW 36.70A.681(1)(h). For urban zones, it allows new configurations of ADUs associated with single family dwellings, duplex dwellings, and single family attached dwellings and adds new exceptions to bulk regulations to incentivize more ADU development.

Section 5. Amends standards for non-conforming structures in SCC 30.28.070 to address conversion of such structures into ADUs and for consistency with RCW 36.70A.681(1)(j).

Section 6. Amends SCC 30.66B.057 to clarify that review of building permits for duplexes with ADUs are not subject to road impact mitigation requirements of Chapter 30.6BB SCC.

Section 7. Amends the definition of Accessory Dwelling Unit in SCC 30.91A.035 for consistency with phrasing in recent legislation and to remove a requirement that the ADU be under the same ownership as the principal unit for consistency with RCW 36.70A.681(1)(k) which mandates that counties allow sale of ADUs as condominiums.

Section 8. Amends the definition of Accessory Dwelling Unit, Attached in SCC 30.91A.040 to clarify the ADU must share a common wall with the principal unit, and for consistency with phrasing in recent legislation.

Section 9. Amends the definition of Accessory Dwelling Unit, Detached in SCC 30.91A.050 for consistency with phrasing in recent legislation.

Section 10. Amends the definition of Development in SCC 30.91D.210, which is subject to road impact mitigation requirements of Chapter 30.66B SCC, to exclude duplex dwellings with ADUs.

Sections 11 and 12. Amends the definitions of Driveway and of Driveway, Shared in SCC 30.91D.460 and 30.91D.465, respectively, to allow for driveways and shared driveways to serve lots with more than two dwelling units provided that two of the units are ADUs.

Section 13. Amends the definition of Duplex in SCC 30.91D.480 so that it may include ADUs.

Section 14. Amends the definition of Dwelling, Multiple Family in SCC 30.91D.500 to clarify that it excludes ADUs.

Section 15. Amends the definition of Dwelling, Single Family in SCC 30.91D.510 to clarify that the definition includes more than one ADU.

Section 16. Amends the definition of Dwelling, Single Family Attached in SCC 30.91D.515 so that it may include ADUs.

Section 17. Adds a new section SCC 30.91P.307 to define Principal Unit, for consistency with RCW 36.70A.696(10) and the types of dwelling units that this ordinance would allow to have ADUs.

Section 18. Provides a standard severability and savings clause.

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Where to Get Copies of the Proposed Ordinance: Copies of the full ordinance and other documentation are available upon request by calling the Snohomish County Council Office at (425) 388-3494, 1-(800) 562-4367x3494, TDD (425) 877-8339 or by emailing contact.council@snoco.org.

Website Access: The ordinance can be accessed through the Council website at: <http://www.snohomishcountywa.gov/2134/County-Hearings-Calendar>.

Range of Possible Actions the County Council May Take on This Proposal: At the conclusion of its public hearing(s), the County Council may make one of the following decisions regarding the proposed actions: (1) adopt the proposed ordinance; (2) adopt an amended version of the proposed ordinance; (3) decline to adopt the proposed ordinance; (4) adopt such other proposals or modification of such proposals as were considered by the council at its own hearing; or (5) take any other action permitted by law.

Public Testimony: Anyone interested may testify concerning the above described matter at the time and place indicated above or by remote participation in the meeting. The County Council may continue the hearing to another date to allow additional public testimony thereafter, if deemed necessary. Written testimony is encouraged and may be sent to the office of the Snohomish County Council at 3000 Rockefeller Ave M/S 609, Everett, WA 98201; faxed to (425) 388-3496 or e-mailed to Contact.Council@snoco.org. Submitting public comments 24 hours prior to the hearing will ensure that comments are provided to the Council and appropriate staff in advance of the hearing.

Party of Record: You may become a party of record on this matter by sending a written request to the Clerk of the County Council at the above address, testifying at the public hearing, or entering your name and address on a register provided for that purpose at the public hearing.

Americans with Disabilities Act Notice: Accommodations for persons with disabilities will be provided upon request. Please make arrangements one week prior to the hearing by calling Debbie Eco at 425-388-3494, 1-800-562-4367 x3494, or TDD #1-800-877-8339.

QUESTIONS: For additional information or specific questions on the proposed ordinance, please call Ryan Countryman, county council staff, at 425-309-6164 or ryan.countryman@snoco.org.

DATED this 3rd day of March 2025.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

/s/Nate Nehring
Council Chair

ATTEST:

/s/Lisa Hickey
Asst. Clerk of the Council

PUBLISH: Wednesday, March 5, 2025

Send Affidavit to: Council
Send Invoice to: Planning #107010

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