

Proposed Amendments to Urban Residential Design Standards (URDS) Site Plan Review

Snohomish County Planning Committee Briefing

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Presentation Overview

- Background
- Reason for Proposed Amendments
- Proposed Code Amendments
- Public Engagement





Urban Residential Design Standards (URDS):

A set of development regulations within chapter 30.23A SCC that govern the design of new urban residential development. This includes single family detached dwellings, duplexes, townhouses, and multiple family structures. URDS was adopted in 2009.



Background

- PDS reviews and conditions stand-alone URDS site plan applications
- Review compliance with all of Title 30, including
 - Chapters 30.66B (Traffic)
 - 30.63A (Drainage)
 - 30.62A, 30.62B, 30.62C, and 30.65 (Critical Areas) SCC

Chapter 30.62A
WETLANDS AND FISH & WILDLIFE HABITAT CONSERVATION AREAS



Chapter 30.66B
CONCURRENCY AND ROAD IMPACT MITIGATION



Chapter 30.63A
DRAINAGE




Background



- Current review for URDS is similar to how other Type 1 applications are reviewed and decided, such as
 - Administrative Conditional Use Permits (ACUPs)
 - Short Subdivisions
 - Single Family Detached Units (SFDU)
- Consolidation of URDS administrative site plan review and other required approvals can only be allowed if requested by the applicant (SCC 30.70.120(2))

Reason for Proposed Amendment

- On July 14, 2023, the Hearing Examiner found that PDS only has jurisdiction over issues under Chapter 30.23A SCC for approving stand-alone administrative site plans.
- Current language under SCC 30.23A.100 (Administrative site plan review) limits stand-alone administrative site plan review for URDS to Subtitle 30.2 SCC.



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**DECISION of the
SNOHOMISH COUNTY HEARING EXAMINER**

I. SUMMARY

DATE OF DECISION: July 14, 2023

PROJECT: Edmonds Hardy ULS
5101 156th St. SW
Edmonds, Washington 98026

APPLICANT: Southend Holdings, LLC
P.O. Box 925
Edmonds, Washington 98020

OWNER: Southend Holdings, LLC
5101 156th St. SW
Edmonds, Washington 98020

FILE NO.: 21-119164 PSD

TYPE OF REQUEST: Approval of preliminary unit lot subdivision of 36 townhouses

DECISION SUMMARY: Preliminary unit lot subdivision of 36 townhouses is approved subject to conditions

Edmonds Hardy ULS
21-119164 PSD
Decision Approving Preliminary Unit Lot Subdivision Subject to Conditions
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The Problem

Example Scenario:

- Under SCC 30.41F.40, in order to approve an administrative site plan, the dept must find that the site plan is consistent with the requirements of Chapter 30.41F SCC and other applicable regulations as determined by PDS.
- Some stand-alone URDS site plan applications, like a townhouse or apartment building, do not have a dedicated chapter of code for review.



Proposed Code Amendments

SCC 30.23A.100(2)(a)

Require that Type 2 applications for the same development proposal submitted concurrently or prior to the issuance of final decision as a Type 1 administrative site plan be consolidated together. Consolidation does not apply to rezone applications.



Proposed Code Amendments

SCC 30.23A.100(2)(a)

Require that Type 2 applications for the same development proposal submitted concurrently or prior to the issuance of final decision as a Type 1 administrative site plan be consolidated together. Consolidation does not apply to rezone applications.

- When an administrative site plan is consolidated with a Type 2 application, the administrative site plan will be processed as a Type 2 decision concurrently.
- This change would help to streamline the application review process for PDS Permitting, which could reduce costs, overall review time, and place less burden on the applicant to request application consolidation.



Proposed Code Amendments

SCC 30.23A.100(2)(b)

Establishes authority for PDS to review URDS site plan applications to be in compliance with all chapters of Title 30 of SCC. Deleted former SCC 30.23A.100(2)(b) and re-lettered.



Proposed Code Amendments

- This standard of review is similar to how other Type 1 applications are reviewed and how URDS site plan applications are currently being reviewed.
- This code change seeks to clarify administrative site plan review approval criteria to reflect current practices of review and decision making so that URDS applications comply with other chapters in Title 30 SCC that are essential for public safety and welfare.

SCC 30.23A.100(2)(b)

Establishes authority for PDS to review URDS site plan applications to be in compliance with all chapters of Title 30 of SCC. Deleted former SCC 30.23A.100(2)(b) and re-lettered.



Proposed Code Amendments

SCC 30.23A.100(2)(a) Administrative site plan review.

(1) An administrative site development plan shall be required for all residential development subject to the requirements of this chapter. The elements of an administrative or official site plan required by chapters 30.41F and 30.42B SCC shall be combined with the administrative site plan required by this chapter.

(2) *Administrative site plan review.*

(a) Administrative site plan review is a Type 1 decision and is subject to the review procedures in chapter 30.71 SCC, except that consolidated permit review shall be ~~((granted if requested by the applicant pursuant to SCC 30.70.120(2)))~~ required if a Type 2 application for the same development proposal is submitted concurrently with the administrative site plan or at any time prior to the issuance of a final decision on the administrative site plan. When an administrative site plan is consolidated with a Type 2 decision, ~~((notwithstanding subsection (2)(b) of this section,))~~ the administrative site plan shall be processed as a Type 2 decision concurrent with the Type 2 decision with which it is consolidated. The consolidation requirement in this subsection does not apply to rezone applications.

Proposed Code Amendments

SCC 30.23A.100(2)(b) Administrative site plan review.

~~((b) When residential development requires both an administrative site plan approval pursuant to this section and a Type 2 decision issued by the hearing examiner after an open record hearing, the administrative site plan shall not be approved until the hearing examiner has issued a decision.))~~

~~((c))~~ (b) To approve an administrative site plan pursuant to this section, the director or hearing examiner must find that the administrative site plan is consistent with ~~((the applicable requirements of Subtitle 30.2. The director's decision on the administrative site plan shall be consistent with any hearing examiner decision issued for the residential development))~~ this chapter and other applicable chapters of Title 30.

Public Engagement

- Outreach to broader public and possibly interested parties in November and December 2023
- SEPA determination of non-significance and Commerce notification in February 2024



Snohomish County

Planning and Development Services



Questions?