

Index of Records					
Flexibility Regarding Location of Parking <a href="#">Ordinance 24-059</a> (ECAF 2024-1412)					
Hearing Date: Wednesday, August 14, 2024 @ 10:30 a.m.					
Council Staff: Ryan Countryman			DPA: Lauara Kisielius		
<i>Click on exhibit number to view document</i>					
EXHIBIT	RECORD TYPE	DATE	RECEIVED FROM	EXHIBIT DESCRIPTION	# OF PAGES
<b>2.0 Planning Commission</b>					
<a href="#">2.0003</a>	Staff Report	02/27/24	Ryan Countryman, Council Staff	Briefing to Planning Commission: Flexibility Regarding Location of Parking	5
<a href="#">2.0013</a>	Letter	04/09/24	Planning Commission	Planning Commission Recommendation	2
<b>3.1 ECAF and Materials</b>					
<a href="#">3.1.001</a>	ECAF	06/27/24	Council	Transmitting Councilmember initiated Ordinance	1
<a href="#">3.1.002</a>	Ordinance	06/27/24	Council	Introduced Ordinance	8
<a href="#">3.1.003</a>	Motion	01/03/24	Council	Motion 23-541	9
<a href="#">3.1.004</a>	Introduction	06/27/24	Councilmember Nate Nehring	Introduction Slip	1
<b>3.2 Council Planning Committee Materials</b>					
<a href="#">3.2.001</a>	Staff Report	07/02/24	Ryan Countryman, Council Staff	Council Staff Report	1
<a href="#">3.2.002</a>	Minutes	07/02/24	Council Staff	Link to Minutes and Video of Planning and Community Development Committee 07/11/24	1
<b>3.3 Correspondence, Comments, Testimony</b>					
<b>3.4 Staff Reports and Submissions</b>					
<b>3.5 Public Participation</b>					
<b>3.6 Council Deliberations</b>					

Index of Records					
Project Name		Flexibility Regarding Location of Parking			
Part 2 - PLANNING COMMISSION					
Exhibit #	Record Type	Date	Received From	Exhibit Description	# of Pages
2.0001	Public Outreach	2/13/2024	Planning Commission	Planning Commission Agenda (Briefing)	5
2.0002	Public Outreach	3/21/2024	The Herald	Affidavit of Agenda publication in The Herald (Briefing)	4
2.0003	Legislative Documents	2/12/2024	PDS Staff	Staff Report (Briefing)	5
2.0004	Public Outreach	2/12/2024	PDS Staff	Proposed Minimum lot sizes in LDMR and MR zoning ordinance	8
2.0005	Public Outreach	2/12/2024	PDS Staff	Council Amended Motion 23-541	9
2.0006	Public Outreach	2/27/2024	PDS Staff	Presentation (Briefing)	9
2.0007	Public Outreach	3/27/2024	Planning Commission	Planning Commission Written Meeting Minutes (Briefing)	8
2.0008	Public Outreach	2/28/2024	Planning Commission	Planning Commission Recording of Meeting (Briefing)	NA
2.0009	Public Outreach	3/18/2024	Planning Commission	Planning Commission Agenda (Hearing)	3
2.0010	Public Outreach	3/26/2024	The Herald	Affidavit of Agenda publication in The Herald (Hearing)	3
2.0011	Public Outreach	4/24/2024	Planning Commission	Planning Commission Written Meeting Minutes (Hearing)	5
2.0012	Public Outreach	3/27/2024	Planning Commission	Planning Commission Meeting Recording (Hearing)	NA
2.0013	Public Outreach	4/9/2024	Planning Commission	Recommendation Letter to County Council	2
<b><i>*Contact the Clerk of the Council for copies of part 2 Exhibits - 425-388-3494 or contact.council@snoco.org</i></b>					

1 ADOPTED: [redacted]  
2 EFFECTIVE: [redacted]

3 SNOHOMISH COUNTY COUNCIL  
4 Snohomish County, Washington

5  
6 ORDINANCE NO. 24-059

7  
8 RELATING TO GROWTH MANAGEMENT;  
9 INCREASING FLEXIBILITY REGARDING LOCATION OF PARKING;  
10 AMENDING SECTION 30.26.020 OF THE SNOHOMISH COUNTY CODE

11  
12 WHEREAS, the Growth Management Act (GMA), chapter 36.70A RCW,  
13 establishes planning goals to guide development and adoption of comprehensive plans  
14 and development regulations for those counties and cities planning under the GMA,  
15 including Goal 4 related to housing (RCW 36.70A.020(4)); and

16  
17 WHEREAS, the Washington State Legislature substantially amended the GMA  
18 housing goal by passing Engrossed Second Substitute House Bill 1220, effective July  
19 25, 2021, and which among other changes strengthened the goal from “Encourage the  
20 availability of affordable housing to all economic segments of the population” to “Plan for  
21 and accommodate housing affordable to all economic segments of the population”; and

22  
23 WHEREAS, the GMA requires Snohomish County (the “County”) to adopt a  
24 comprehensive plan and implementing codes and regulations related to land use and  
25 development within the County’s jurisdiction that are consistent with the comprehensive  
26 plan; and

27  
28 WHEREAS, on October 29, 2020, the Puget Sound Regional Council (PSRC)  
29 adopted Vision 2050, a plan for the central Puget Sound region, which includes  
30 Snohomish County; and

31  
32 WHEREAS, Vision 2050 includes Housing Action H-Action-8 which calls on  
33 counties to “review and amend, where appropriate and consistent with the Regional  
34 Growth Strategy, development standards and regulations to reduce barriers to the  
35 development of housing by providing flexibility and minimizing additional costs”; and

36  
37 WHEREAS, the Snohomish County Housing Affordability Taskforce (HART)  
38 published a report and five-year action plan in January 2020; and

39  
40 WHEREAS, the County’s Growth Management Act Comprehensive Plan  
41 (GMACP) includes the General Policy Plan (GPP) which contains policies that guide the  
42 codes and regulations adopted in Title 30 of Snohomish County Code (“Title 30 SCC”);  
43 and

1 WHEREAS, the Snohomish County Council (“County Council”) concurs with the  
2 finding of the Legislature in Engrossed Second Substitute House Bill 1110 that  
3 “Washington is facing an unprecedented housing crisis for its current population and a  
4 lack of housing choices” and the Council believes that code amendments to provide  
5 more flexibility to construct lower cost parking designs can be part of the solution; and  
6

7 WHEREAS, the County Council held a series of panel discussions titled  
8 “Opening Doors to Home Ownership” on January 17, February 21, March 21, and April  
9 18, 2023, and during the fourth session discussed a need to update parking standards  
10 to reduce overall parking and associated costs; and  
11

12 WHEREAS, County Council staff briefed the Planning Commission on February  
13 27, 2024, and  
14

15 WHEREAS, on March 26, 2024, the Planning Commission held a public hearing  
16 to receive public testimony concerning the code amendments contained in this  
17 ordinance; and  
18

19 WHEREAS, at the conclusion of the Planning Commission’s public hearing, the  
20 Planning Commission recommended adoption of the code amendments contained in  
21 this ordinance; and  
22

23 WHEREAS, on \_\_\_\_\_, 2024, the County Council held a public hearing after  
24 proper notice, and considered public comment and the entire record related to the code  
25 amendments contained in this ordinance; and  
26

27 WHEREAS, following the public hearing, the County Council deliberated on the  
28 code amendments contained in this ordinance;  
29

30 NOW, THEREFORE, BE IT ORDAINED:  
31

32 **Section 1.** The County Council adopts the following findings in support of this  
33 ordinance:  
34

- 35 A. The foregoing recitals are adopted as findings as if set forth in full herein.
- 36
- 37 B. This ordinance will amend provisions in SCC 30.26.020 to increase flexibility  
38 regarding the location of parking. In particular, the amendments will allow  
39 subdivisions to have shared parking areas in tracts or on lots that are within 300 feet

1 of the homes rather than requiring parking to be located exactly on the new lots  
2 containing the homes.

3  
4 C. In considering the proposed amendments, the county evaluated factors including the  
5 need to meet GMA mandates to provide housing for all economic segments of the  
6 population.

7  
8 1. Snohomish County is facing an affordable housing crisis and housing stock  
9 shortage. The purpose of the proposed amendments is to provide additional  
10 means to diversify the County's urban housing stock.

11  
12 2. The housing authorized by this ordinance would be generally attainable to middle  
13 income households interested in owning a single family home and where  
14 opportunities to expand the Urban Growth Area to provide ownership  
15 opportunities are limited.

16  
17 D. In considering the proposed amendments, the County considered the goals and  
18 standards of the GMA. The proposed amendments are consistent with:

19  
20 1. GMA Goal 2 – Reduce sprawl. Reduce the inappropriate conversion of  
21 undeveloped land into sprawling, low-density development.

22  
23 This ordinance provides for infill development on sites in urban areas by allowing  
24 compact housing without the usual drive aisle for access separating the homes.

25  
26 2. GMA Goal 4 – Housing. Encourage the availability of affordable housing to all  
27 economic segments of the population of this state, promote a variety of  
28 residential densities and housing types, and encourage preservation of existing  
29 housing stock.

30  
31 This ordinance encourages affordable housing by allowing clustered parking  
32 designs that reduce the cost of construction.

33  
34 E. The proposed amendments will better achieve, comply with, and implement the  
35 goals and policies of the Puget Sound Regional Council's Multicounty Planning  
36 Policies (MPPs), including the following goals and policies:

37  
38 1. MPP Housing Goal – The region will preserve, improve, and expand its housing  
39 stock to provide a range of affordable, healthy, and safe housing choices to every

1 resident. The region will continue to promote fair and equal access to housing for  
2 all people.

3  
4 The proposed amendments will help to expand and improve the diversity of the  
5 housing stock by reducing regulatory barriers to the construction of clustered  
6 parking for subdivisions.

- 7  
8 2. MPP-H-1 – Provide a range of housing types and choices to meet the housing  
9 needs of all income levels and demographic groups within the region.

10  
11 MPP-H-2 – Achieve and sustain — through preservation, rehabilitation, and new  
12 development — a sufficient supply of housing to meet the needs of low-income,  
13 moderate-income, middle-income, and special needs individuals and households  
14 that is equitably and rationally distributed throughout the region.

15  
16 The proposed amendments will support MPP-H-1 and MPP-H-2 by allowing for  
17 the construction of subdivisions with clustered parking. Such homes will be  
18 generally more affordable to middle-income households than homes providing  
19 parking on individual lots.

- 20  
21 F. The proposed amendments will better achieve, comply with, and implement the  
22 Housing Goal of the Countywide Planning Policies (CPPs), which provides:  
23 “Snohomish County and its cities will promote an affordable lifestyle where residents  
24 have access to safe, affordable, and diverse housing options near their jobs and  
25 transportation options.” The proposed amendment will help to diversify the housing  
26 options in urban areas that are close to employment and transportation options.

- 27  
28 G. In considering the proposed amendments, the county considered the goals,  
29 objectives, and policies of the Snohomish County GMA Comprehensive Plan  
30 (GMACP) – General Policy Plan (GPP). The proposed amendments will work to  
31 support, implement, and balance the following goals, objectives, and policies in the  
32 GPP:

- 33  
34 1. Goal LU 1 – Establish and maintain compact, clearly defined, well designed  
35 UGAs.

36  
37 Objective LU 1.A – Establish UGAs with sufficient capacity to accommodate the  
38 majority of the county’s projected population, employment, and housing growth  
39 over the next 20 years.

1 Policy LU 1.A.9 – Ensure the efficient use of urban land by adopting reasonable  
2 measures to increase residential, commercial and industrial capacity within urban  
3 growth areas prior to expanding urban growth boundaries. The County Council  
4 will use the list of reasonable measures in accordance with the guidelines for  
5 review contained in Appendix D of the Countywide Planning Policies to evaluate  
6 all UGA boundary expansions.

7  
8 The amendment proposed by this ordinance would reduce regulatory barriers to  
9 the construction of housing in urban areas. This is a reasonable measure that  
10 increases residential capacity in UGAs thereby helping accommodate growth and  
11 the maintenance of compact UGAs.

- 12  
13 2. Objective HO 1.B – Ensure that a broad range of housing types and affordability  
14 levels is available in urban and rural areas.

15  
16 The proposed amendments reduce regulatory barriers to the development of  
17 housing in urban areas, supporting the development of a broad range of housing  
18 types and affordability. It will have no effect on housing in rural areas.

- 19  
20 H. The proposed amendments implement action items and strategies in the HART  
21 Report.

- 22  
23 1. Action Item 1.A.6 which provides: “Increase housing variety allowed at a range of  
24 affordability levels in single family zones [...] including consideration of zoning for  
25 duplex [and other housing types].” The proposed amendment will comply with  
26 action item 1.A.6 by revising Snohomish County regulations to facilitate the  
27 construction of more duplexes as attached single family (i.e., subdivided)  
28 dwellings.

- 29  
30 2. Strategy 1.B.6, which says in part that the “cost of building structured parking or  
31 reserving a substantial portion of a project site for parking can significantly  
32 increase the per-unit cost and/or reduce the number of units that can be built.”  
33 Although this strategy specifically relates to low-income housing, its point about  
34 the cost of constructing parking is applicable to all housing, including housing in  
35 subdivisions built for middle-income households.

- 36  
37 I. Procedural requirements.

- 38  
39 1. State Environmental Policy Act (SEPA), chapter 43.21C RCW, requirements with  
40 respect to this non-project action have been satisfied through the completion of  
41 an environmental checklist and the issuance on February 6, 2024, of a

1 Determination of Non-Significance (DNS) for this non-project proposal to Amend  
2 Title 30 Snohomish County Code (SCC).

- 3
- 4 2. The proposal is a Type 3 legislative action pursuant to SCC 30.73.010.
- 5
- 6 3. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was  
7 transmitted to the Washington State Department of Commerce for distribution to  
8 state agencies on February 6, 2024, and assigned material number 2024-S-  
9 6859.
- 10
- 11 4. The public participation process used in the adoption of this ordinance complies  
12 with all applicable requirements of the GMA and the SCC.
- 13
- 14 5. The Washington State Attorney General last issued an advisory memorandum,  
15 as required by RCW 36.70A.370, in September of 2018 entitled “Advisory  
16 Memorandum: Avoiding Unconstitutional Takings of Private Property” to help  
17 local governments avoid the unconstitutional taking of private property. The  
18 process outlined in the State Attorney General’s 2018 advisory memorandum  
19 was used by the County in objectively evaluating the regulatory changes  
20 proposed by this ordinance.

21  
22 **Section 2.** The County Council makes the following conclusions:

- 23
- 24 1. The proposed amendments are consistent with the goals, policies, and objectives  
25 of the MPPs, CPPs, and GPPs.
- 26
- 27 2. The proposed amendments are consistent with applicable federal, state, and  
28 local laws and regulations.
- 29
- 30 3. The County has complied with all SEPA requirements with respect to this non-  
31 project action.
- 32
- 33 4. The regulations proposed by this ordinance do not result in an unconstitutional  
34 taking of private property for a public purpose.

35

36 **Section 3.** The County Council bases its findings and conclusions on the entire  
37 legislative record, including all testimony and exhibits. Any finding which should be  
38 deemed a conclusion, and any conclusion that should be a finding, is hereby adopted  
39 as such.



1           **Section 4.** Snohomish County Code Section 30.26.020, last amended by  
2 Amended Ordinance No. 16-013 on March 8, 2017, is amended to read:

3  
4           **30.26.020 Location of parking spaces.**

5           Parking spaces shall be located as specified in this section. Where a distance is  
6 specified, the distance shall be the walking distance measured from the nearest point of  
7 the parking facilities to the nearest available entrance of the building which it serves.

8           (1) Parking for single and multifamily dwellings shall be within 300 feet of ~~((and on~~  
9 ~~the same lot or building site with))~~ the building it serves. If the parking is not on the  
10 same lot or building site as the building it serves, it shall be on a lot or tract that provides  
11 a parking easement for the benefit of the lot or site served and shall be configured in a  
12 way that provides safe walking conditions to the building served by the parking.

13           (2) Parking for uses not specified above shall not be over 300 feet from the building  
14 it serves. Parking spaces for uses on land subject to a binding site plan (BSP) with  
15 record of survey shall be located on land within the BSP area per recorded covenants,  
16 conditions, and restrictions (CCRs) or declaration.

17           (3) All parking spaces shall be located out of the public right-of-way and on land  
18 zoned in a manner which would allow the particular use the parking will serve.

19           (4) Parking shall be set back from lakes, streams, wetlands, and other bodies of  
20 water as necessary to comply with the shoreline management and critical areas  
21 regulations. See chapters 30.44, 30.62A and 30.67 SCC.

22  
23           **Section 5.** Severability and Savings. If any section, sentence, clause or phrase  
24 of this ordinance shall be held to be invalid by the Growth Management Hearings Board  
25 (Board), or unconstitutional by a court of competent jurisdiction, such invalidity or  
26 unconstitutionality shall not affect the validity or constitutionality of any other section,  
27 sentence, clause or phrase of this ordinance. Provided, however, that if any section,  
28 sentence, clause or phrase of this ordinance is held to be invalid by the Board or court  
29 of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to  
30 the effective date of this ordinance shall be in full force and effect for that individual  
31 section, sentence, clause or phrase as if this ordinance had never been adopted.

1 PASSED this \_\_\_\_ day of \_\_\_\_, 2024.

2

3

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

4

5

6

\_\_\_\_\_  
Council Chair

7

8 ATTEST:

9

10 \_\_\_\_\_  
11 Clerk of the Council

12

13 ( )APPROVED

14 ( )EMERGENCY

15 ( )VETOED

DATE: \_\_\_\_\_

16

17

18

\_\_\_\_\_  
County Executive

19

20

21 ATTEST:

22

23 \_\_\_\_\_

24

25

26 Approved as to form only:

27

28 \_\_\_\_\_

29 Deputy Prosecuting Attorney



# Planning and Community Development

Ryan Countryman

Council Initiated:

Yes

No

**SNOHOMISH COUNTY COUNCIL**

**ECAF:** 2024-1412

**Ordinance:** 24-059

**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

**EXHIBIT #** 3.2.001

**FILE** Ord 24-059

**Subject:** Code Amendment – Location of Parking.

**Scope:** Ordinance 24-059 would amend SCC 30.26.020 to increase flexibility regarding location of parking in subdivisions.

**Duration:** N/A

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

**Authority Granted:** None

**Background:** Ordinance 24-059 contains recommendations from the Planning Commission and Executive Branch on an ordinance referred to them by Amended Council Motion 23-541. Councilmember Nehring proposed changes parking provisions in an ordinance attached to Motion 23-541. The Council discussed these on December 5, 2023, in Planning and Community Development Committee, and again on December 13, 2023, and January 3, 2024, in General Legislative Session. Apart from some minor rephrasing for technical reasons, Ordinance 24-059 is substantively the same as what the Council referred to the Planning Commission.

The proposed change is in SCC 30.26.020(1). This would allow subdivisions to have parking in on tract within 300 feet of the building it serves, thus making the cottage-like parking arrangements allowed in Single Family Detached Units (which are not subdivisions) and by some nearby cities for their subdivisions possible.

(1) Parking for single and multifamily dwellings shall be within 300 feet of ~~((and on the same lot or building site with))~~ the building it serves. If the parking is not on the same lot or building site as the building, it shall be on a lot or tract that provides a parking easement and is configured in a way that provides safe walking conditions to the building served by the parking.

Details and examples are in the [council staff report to the Planning Commission dated February 12, 2024](#), available at the link and in the agenda package.

**Request:** Move Ordinance 24-059 to General Legislative Session to set date and time for a hearing. Suggested: August 14, 2024, at 10:30 am.



## Snohomish County Council

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**To:** Snohomish County Planning Commission

**From:** Snohomish County Council  
Ryan Countryman, Senior Legislative Analyst

**Report Date:** February 12, 2024

**Briefing Date:** February 27, 2024

**Subject:** Staff Report on Proposal to Provide Flexibility Regarding Location of Parking

---

### Introduction

By [Motion 23-541](#), the Snohomish County Council is requesting review and recommendation by the Planning Commission on proposed code amendments to provide flexibility regarding location of parking in subdivisions. County Council staff is providing this staff report to the Planning Commission for a briefing on February 27, 2024. The Planning Commission could potentially hold its public hearing on March 26, 2024.

### Background

The proposed ordinance would give developers of new subdivisions the flexibility to have offsite parking. This option for cottage-like parking is already available to other types of development in unincorporated Snohomish County and for subdivisions in some cities. If not on the same lot that it serves, parking would need to be within 300 feet, located on a lot or tract that provides a parking easement and configured in a way that provides safe walking conditions to the building served by the parking.

The idea to provide more flexibility in parking location comes from the “Opening Doors to Home Ownership” housing panel discussions sponsored by County Councilmember Nate Nehring from January 17, 2023, to April 18, 2023. The County Council passed Motion 23-541 referring the proposed amendments to the Planning Commission on January 3, 2024.

### Proposed Ordinance

This ordinance would allow subdivisions to have offsite parking under certain conditions.

**Ordinance Sections 1 to 3** include findings and conclusions to support the substantive changes in Section 4.

**Ordinance Section 4** amends SCC 30.26.020 to add flexibility. Current phrasing in SCC 30.26.020 creates a subtle difference in the location of parking in subdivisions vs other development approved through the SFDU process. This subsection requires that “Parking for single family and multifamily dwellings shall be within 300 feet of and on the same lot or building site with the building it serves.” For subdivisions, code currently requires all parking must be on the lot it serves. Most subdivisions meet this requirement by including a two-car garage as part of each single-family structure or a two-car garage for each duplex unit. Street parking cannot satisfy the requirement to provide two off-street parking spaces. SFDUs do not create new lots; instead, the development is one building site. This means that the parking only needs to be within 300 feet of the building site. Like a subdivision, most SFDUs provide the required two parking spaces per unit in a garage attached to the unit

The proposed changes are solely in SCC 30.26.020(1). These would allow subdivisions to have parking in on tract within 300 feet of the building it serves, thus making the parking arrangements allowed in SFDUs and by some nearby cities possible.

- (1) Parking for single and multifamily dwellings shall be within 300 feet of ~~((and on the same lot or building site with))~~ the building it serves. If the parking is not on the same lot or building site as the building, it shall be on a lot or tract that provides a parking easement and is configured in a way that provides safe walking conditions to the building served by the parking.

There are precedents for subdivisions with some, or all, of their parking on common tracts, most often as part of provisions for cottage subdivisions.

**Ordinance Section 5** is a standard severability and savings clause.

## Examples of Possible Use

### Example 1 – Subdivision in Mukilteo

Woodson Crest Cottages is an 8-lot subdivision approved by the City of Mukilteo and recorded under Auditor File Number 200610195042. The figure below highlights subdivision Tract B. Tract B contain all parking. Some parking is in open parking stalls, and the rest is in two parking garages on the tract.



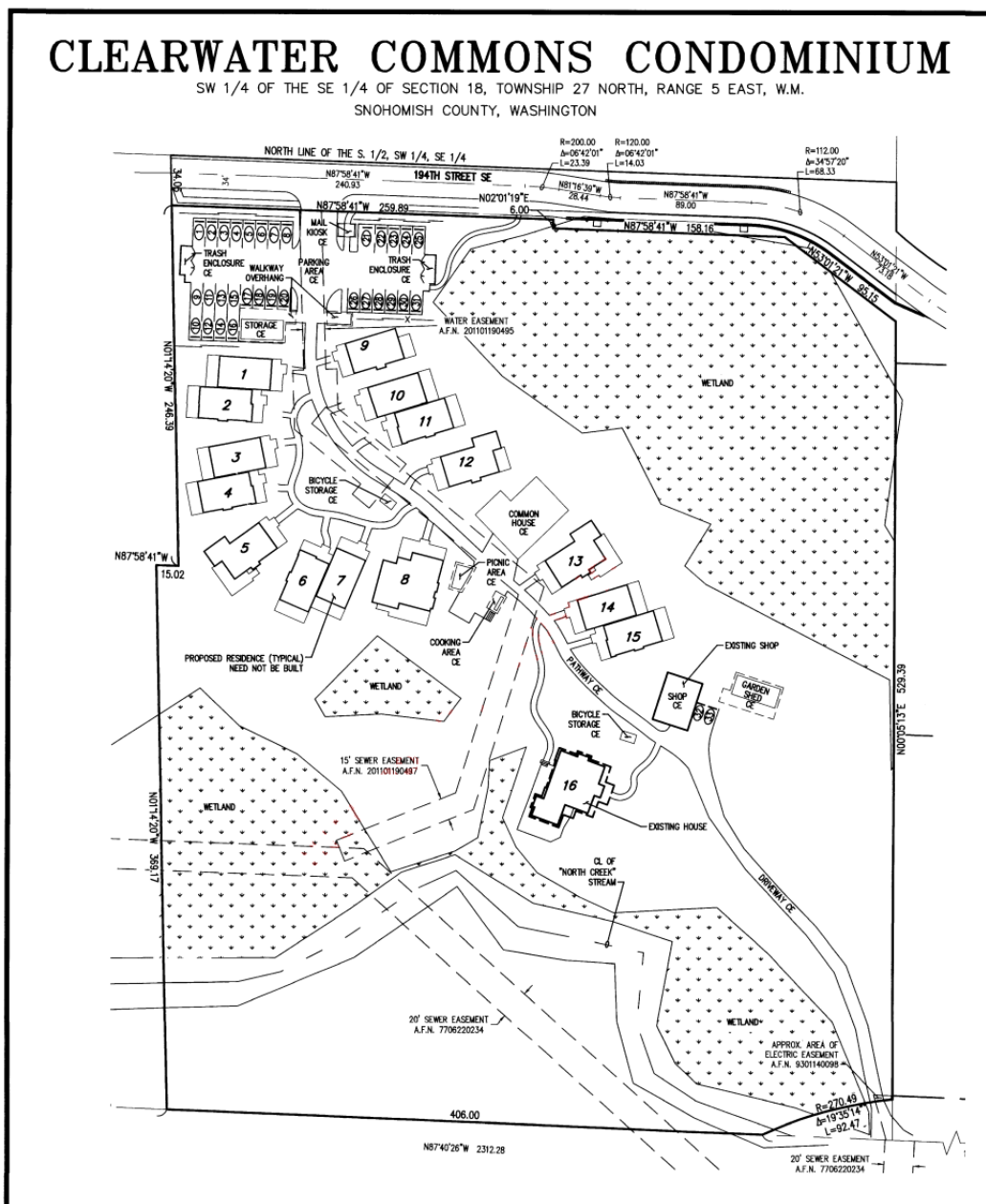
*Figure 1 – Woodson Crest Cottages, Tract B Highlighted (Snohomish County GIS)*

**Effect of Ordinance:** The proposed amendments to SCC 30.26.020(1) would allow parking in the manner provided at Woodson Crest.

**Design Differences:** By consolidating parking in one location, Woodson Crest has less paving and impervious surface than a typical 8-lot subdivision. No other design differences have been identified.

**Example 2 – Consolidated parking with a mixed of detached and attached homes**

Clearwater Commons (PFN 2006-131051 LU) consists of sixteen condominium homes. It has ten attached units and six detached. There are 31 parking stalls consolidated in a parking area on the north, and two more parking stalls next to a shop building on the southern developed area. The site is heavily constrained by wetlands and buffers. The zoning is MR.



## **Figure 2 – Clearwater Commons Layout (Adapted from AFN 201203215002)**

**Effect of Combining Ordinances.** Snohomish County permitted Clearwater Commons under procedures that pre-date the current SFDU process. Parking consolidation met code because it is one development site. The proposed ordinance would allow parking consolidation if this could be a subdivision. However, to be a subdivision, a project like Clearwater Commons would also need passage of the separate proposal related to single family attached dwellings to allow the attached units and reduce lot sizes.

**Design Differences.** Current codes create at least two potential design differences.

First, an SFDU like Clearwater Commons would not need to provide as much tree canopy as it would as a subdivision (20% tree canopy as an SFDU, 30% as a subdivision per Table 30.25.016(3)). In practice, Clearwater Commons far exceeds these requirements because the vegetation in protected wetlands and buffers would count as canopy.

The second difference relates to number of parking spaces. Guest parking requirements for SFDUs became effective after the application to develop Clearwater Commons. If applied for today as an SFDU, Clearwater Commons would need a total of 36 parking spaces (32 for the units + 4 guest spaces). The applicable requirement for this development was to provide 32 parking spaces overall (Clearwater Commons has 33 spaces). As a subdivision, it would need to provide 32 spaces for the units and an additional space in each driveway; however, that driveway space would not be a requirement if the parking were on a tract as in this example.

## **Policy Analysis**

The proposed increase in parking flexibility seeks to help address housing affordability and need for a broader range of housing types.

In 2021, the Legislature passed Engrossed Second Substitute House Bill 1220 (ESSB 1220), which among other changes strengthened the Growth Management Act (GMA) Goal 4 related to housing. ESSB 1220 went from “Encourage the availability of affordable housing to all economic segments of the population” to “Plan for and accommodate housing affordable to all economic segments of the population”.

In 2023, the Legislature also enacted Engrossed Substitute House Bill 1110 (ESSB 1110), which included a finding that states:

Washington is facing an unprecedented housing crisis for its current population and a lack of housing choices, and is not likely to meet the affordability goals for future populations [...] innovative housing policies will need to be adopted. Increasing housing options that are more affordable to various income levels is critical to achieving the state's housing goals, including those codified by the legislature under chapter 254, Laws of 2021 [ESSB 1220].

Subdivision of homes with cottage-style parking would help diversify the housing stock and promote ownership housing affordable to middle income households.

Snohomish County's General Policy Plan (GPP) contains local policies regarding land use and housing. These include:

Objective HO 1.B – Ensure that a broad range of housing types and affordability levels is available in urban and rural areas.

The proposed amendments reduce regulatory barriers on the development of housing in urban areas, supporting the development of a broad range of housing types and affordability. The development of homes with shared cottage-style parking would provide different housing types and affordability levels in areas with a lack of variety and affordability.

## Procedural

### Environmental Review

A State Environmental Policy Act Checklist and a threshold determination will be issued prior to County Council consideration.

### Notification of State Agencies

Pursuant to RCW 36.70A.106, county staff transmitted of intent to adopt the proposed regulations and standards to the Washington State Department of Commerce on February 6, 2024, which exceeds the requirement to notify Commerce at least 60 days prior to a public hearing held by the County Council.

### Action Requested

Council Motion 23-541 requests that Planning Commission hold a public hearing, consider the proposed code amendments, and provide a recommendation to the County Council by May 27, 2024. The Planning Commission can recommend approval of the proposed ordinance 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





## Snohomish County

### SNOHOMISH COUNTY PLANNING COMMISSION

April 09, 2024

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

SUBJECT: Planning Commission recommendations on proposed code amendments to increase Flexibility Regarding Location of Parking

Dear Snohomish County Council:

On behalf of the Snohomish County Planning Commission, I am forwarding our recommendation to amend Snohomish County Code under the proposed Flexibility Regarding Location of Parking ordinance. The Planning Commission had a briefing on this topic on February 27, 2024, and conducted a public hearing and deliberated on March 26, 2024.

The proposed ordinance would allow subdivisions to have parking located within 300 feet of the lot that the parking serves.

The Planning Commission did not receive any public comments prior to the March 26 hearing. The hearing was open for public comment, but no one from the public commented at the hearing.

#### **PLANNING COMMISSION RECOMMENDATION**

Regarding the ordinance as submitted by staff, Commissioner Campbell made a **Motion** seconded by Commissioner James, recommending APPROVAL of the proposed ordinance.

**VOTE:**

8 in favor (*Brown, Busted, Campbell, James, Larsen, Pedersen, Sheldon, Sievers*)


0 opposed

0 abstention

**Motion PASSED**

This recommendation was made following the close of the public hearing and after due consideration of information presented. It is based on the findings and conclusions presented in the February 27, staff briefing and as supported by the Staff Report dated February 12, 2024.

Respectfully submitted,

  
Robert Larsen (Apr 9, 2024 09:46 PDT)

SNOHOMISH COUNTY PLANNING COMMISSION

Robert Larsen, Chair

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

**Executive/Council Action Form (ECAF)**

**ITEM TITLE:**

**..Title**

Ordinance 24-059, relating to Growth Management; increasing flexibility regarding location of parking; amending Section 30.26.020 of the Snohomish County Code

**..body**

**DEPARTMENT:** Council

**ORIGINATOR:** Ryan Countryman for Nate Nehring

**EXECUTIVE RECOMMENDATION:** Approved

**PURPOSE:** This ordinance would provide for flexibility regarding location of parking in subdivisions.

**BACKGROUND:** This ordinance was referred to the Planning Commission by Council Motion 23-541. The Planning Commission and Executive branch both recommend approval.

**OTHER DEPARTMENTAL REVIEW/COMMENTS:** [Click or tap here to enter text.](#)

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

MOTION NO. 23-541

REFERRING PROPOSED CODE REVISIONS TO INCREASE FLEXIBILITY  
REGARDING LOCATION OF PARKING TO THE DEPARTMENT OF PLANNING  
AND DEVELOPMENT SERVICES AND THE SNOHOMISH COUNTY  
PLANNING COMMISSION

WHEREAS, the County Council wishes to obtain a recommendation from the Snohomish County Planning Commission regarding proposed code amendments related to attached single family housing; and

WHEREAS, the code revisions are Type 3 legislative actions pursuant to Chapter 30.73 SCC; and

WHEREAS, SCC 30.73.040 provides that the Planning Commission shall hold a public hearing on a Type 3 proposal referred to it by the county council within 90 days or within a time specified by the County Council; and

WHEREAS, the County Council requests a prompt review of the proposed code amendments by the Planning Commission, but wishes to provide flexibility in timing in recognition of the Planning Commission's existing workload; and

WHEREAS, the subject matter experts in PDS and other county departments could offer suggestions to proposed code language and findings; and

WHEREAS, the logical time for input from county departments would be prior County Council receipt of to an approved as to form recommendation from the Planning Commission; and

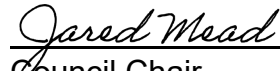
NOW, THEREFORE ON MOTION, the County Council hereby refers the potential code revisions, attached as "Exhibit A", to the Department of Planning and Development Services (PDS) for action as follows:

1. Pursuant to chapters 2.08 and 30.73 SCC, the County Council refers the potential code revisions to the Director of PDS acting in the capacity of Secretary to the Snohomish County Planning Commission for its review, consideration, and a recommendation to the Council.


2. As provided in SCC 30.73.045, the County Council will be the department responsible for preparing a report summarizing the proposal for transmittal to the Planning Commission and that Council staff is hereby directed to seek and include information from county departments including PDS in the report to Planning Commission.
3. The County Council requests that a public hearing be held before the Planning Commission and a recommendation be provided to the County Council prior to May 7, 2024.

DATED this 3<sup>rd</sup> day of January, 2024.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

  
\_\_\_\_\_  
Council Chair

ATTEST:

  
\_\_\_\_\_  
Deputy Clerk of the Council

**EXHIBIT A – PROPOSED CODE REVISIONS  
INCREASING FLEXIBILITY REGARDING LOCATION OF PARKING**

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

ORDINANCE NO. 24-          

RELATING TO GROWTH MANAGEMENT;  
INCREASING FLEXIBILITY REGARDING LOCATION OF PARKING;  
AMENDING SECTION 30.26.020 OF THE SNOHOMISH COUNTY CODE

WHEREAS, the Growth Management Act (GMA), chapter 36.70A RCW, establishes planning goals to guide development and adoption of comprehensive plans and development regulations for those counties and cities planning under the GMA, including Goal 4 related to housing (RCW 36.70A.020(4)); and

WHEREAS, the Washington State Legislature substantially amended the GMA housing goal by passing Engrossed Second Substitute House Bill 1220, effective July 25, 2021, and which among other changes strengthened the goal from “Encourage the availability of affordable housing to all economic segments of the population” to “Plan for and accommodate housing affordable to all economic segments of the population”; and

WHEREAS, the GMA requires Snohomish County (the “County”) to adopt a comprehensive plan and implementing codes and regulations related to land use and development within the County’s jurisdiction that are consistent with the comprehensive plan; and

WHEREAS, on October 29, 2020, the Puget Sound Regional Council (PSRC) adopted Vision 2050, a plan for the central Puget Sound region, which includes Snohomish County; and

WHEREAS, Vision 2050 includes Housing Action H-Action-8 which calls on counties to “review and amend, where appropriate and consistent with the Regional Growth Strategy, development standards and regulations to reduce barriers to the development of housing by providing flexibility and minimizing additional costs”; and

WHEREAS, the Snohomish County Housing Affordability Taskforce (HART) published a report and five-year action plan in January 2020; and

WHEREAS, the County’s Growth Management Act Comprehensive Plan (GMACP) includes the General Policy Plan (GPP) which contains policies that guide the codes and regulations adopted in Title 30 of Snohomish County Code (“Title 30 SCC”); and

WHEREAS, the County Council concurs with the findings of the Legislature that Snohomish County is experiencing a housing affordability crisis and that code amendments to provide more flexibility to construct lower cost parking designs can be part of the solution; and

**EXHIBIT A – PROPOSED CODE REVISIONS  
INCREASING FLEXIBILITY REGARDING LOCATION OF PARKING**

WHEREAS, the Snohomish County Council held a series of panel discussions titled “Opening Doors to Home Ownership” on January 17, February 21, March 21, and April 18, 2023, and during the fourth session discussed a need to update parking standards to reduce overall parking and associated costs; and

WHEREAS, County Council staff briefed the Planning Commission on [REDACTED], 2024, and

WHEREAS, on [REDACTED], 2024, the Planning Commission held a public hearing to receive public testimony concerning the code amendments contained in this ordinance; and

WHEREAS, at the conclusion of the Planning Commission’s public hearing, the Planning Commission recommended adoption of the code amendments contained in this ordinance; and

WHEREAS, on [REDACTED], 2024, the County Council held a public hearing after proper notice, and considered public comment and the entire record related to the code amendments contained in this ordinance; and

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

NOW, THEREFORE, BE IT ORDAINED:

**Section 1.** The County Council adopts the following findings in support of this ordinance:

- A. The foregoing recitals are adopted as findings as if set forth in full herein.
- B. This ordinance will amend provisions in SCC 30.26.020 to increase flexibility regarding the location of parking. In particular, the amendments will allow subdivisions to have shared parking areas in tracts or on lots that are within 300 feet of the homes rather than requiring parking to be located exactly on the new lots containing the homes.
- C. In considering the proposed amendments, the county evaluated factors including the need to meet GMA mandates to provide housing for all economic segments of the population.

**EXHIBIT A – PROPOSED CODE REVISIONS  
INCREASING FLEXIBILITY REGARDING LOCATION OF PARKING**

1. Snohomish County is facing an affordable housing crisis and housing stock shortage. The purpose of the proposed amendments is to provide additional means to diversify the County’s urban housing stock.
2. The housing authorized by this ordinance would be generally attainable to middle income households seeking to own their residence for whom increasing multifamily densities does not generally assist and where opportunities to expand the Urban Growth Area to provide ownership opportunities are limited.

D. In considering the proposed amendments, the County considered the goals and standards of the GMA. The proposed amendments are consistent with:

1. GMA Goal 2 – Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

This ordinance provides for infill development on sites urban areas by allow compact housing without the usual drive aisle for access separating the homes.

2. 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.

This ordinance encourages affordable housing by allowing clustered parking designs that reduce the cost of construction.

E. The proposed amendments will better achieve, comply with, and implement the goals and policies of the Puget Sound Regional Council’s Multicounty Planning Policies (MPPs), including the following goals and policies:

1. MPP Housing Goal – The region will preserve, improve, and expand its housing stock to provide a range of affordable, healthy, and safe housing choices to every resident. The region will continue to promote fair and equal access to housing for all people.

The proposed amendments will help to expand and improve the diversity of the housing stock by reducing regulatory barriers on the construction of clustered parking for subdivisions.

2. MPP-H-1 – Provide a range of housing types and choices to meet the housing needs of all income levels and demographic groups within the region.



**EXHIBIT A – PROPOSED CODE REVISIONS  
INCREASING FLEXIBILITY REGARDING LOCATION OF PARKING**

MPP-H-2 – Achieve and sustain — through preservation, rehabilitation, and new development — a sufficient supply of housing to meet the needs of low-income, moderate-income, middle-income, and special needs individuals and households that is equitably and rationally distributed throughout the region.

The proposed amendments will support MPP-H-1 and MPP-H-2 by allowing for the construction of subdivisions with clustered parking, such homes will be generally more affordable to middle-income households than homes providing parking on individual lots.

F. The proposed amendments will better achieve, comply with, and implement the Housing Goal of the Countywide Planning Policies (CPPs), which provides: “Snohomish County and its cities will promote an affordable lifestyle where residents have access to safe, affordable, and diverse housing options near their jobs and transportation options.” The proposed amendment will help to diversify the housing options in urban areas that are close to employment and transportation options.

G. In considering the proposed amendments, the county considered the goals, objectives, and policies of the Snohomish County GMA Comprehensive Plan (GMACP) – General Policy Plan (GPP). The proposed amendments will work to support, implement, and balance the following goals, objectives, and policies in the GPP:

1. Goal LU 1 – Establish and maintain compact, clearly defined, well designed UGAs.

Objective LU 1.A – Establish UGAs with sufficient capacity to accommodate the majority of the county’s projected population, employment, and housing growth over the next 20 years.

Policy LU 1.A.9 – Ensure the efficient use of urban land by adopting reasonable measures to increase residential, commercial and industrial capacity within urban growth areas prior to expanding urban growth boundaries. The County Council will use the list of reasonable measures in accordance with the guidelines for review contained in Appendix D of the Countywide Planning Policies to evaluate all UGA boundary expansions.

The amendment proposed by this ordinance would reduce regulatory barriers on the construction of housing in urban areas. This is a reasonable measure that increases residential capacity in UGAs thereby helping accommodate growth and the maintenance of compact UGAs.

**EXHIBIT A – PROPOSED CODE REVISIONS  
INCREASING FLEXIBILITY REGARDING LOCATION OF PARKING**

2. Objective HO 1.B – Ensure that a broad range of housing types and affordability levels is available in urban and rural areas.

The proposed amendments reduce regulatory barriers on the development of housing in urban areas, supporting the development of a broad range of housing types and affordability. It will have no effect on housing in rural areas.

H. The proposed amendments implement action items and strategies in the HART Report.

1. Action Item 1.A.6 which provides: “Increase housing variety allowed at a range of affordability levels in single family zones [...] including consideration of zoning for duplex [and other housing types]”. The proposed amendment will comply with action item 1.A.6 by revising Snohomish County regulations to facilitate the construction of more duplexes as attached single family (i.e. subdivided) dwellings.
3. Strategy 1.B.6, which says in part that the “cost of building structured parking or reserving a substantial portion of a project site for parking can significantly increase the per-unit cost and/or reduce the number of units that can be built”. Although this strategy specifically relates to low-income housing, its point about the cost of constructing parking is applicable to all housing, including housing in subdivisions built for middle income households.

I. Procedural requirements.

1. State Environmental Policy Act (SEPA), chapter 43.21C RCW, requirements with respect to this non-project action have been satisfied through the completion of an environmental checklist and the issuance on [REDACTED], 2024 of a Determination of Non-Significance (DNS) for this non-project proposal to Amend Title 30 Snohomish County Code (SCC).
2. The proposal is a Type 3 legislative action pursuant to SCC 30.73.010.
3. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was transmitted to the Washington State Department of Commerce for distribution to state agencies on [REDACTED], 2024, and assigned material number [REDACTED].
4. The public participation process used in the adoption of this ordinance complies with all applicable requirements of the GMA and the SCC.
5. The Washington State Attorney General last issued an advisory memorandum, as required by RCW 36.70A.370, in September of 2018 entitled “Advisory

**EXHIBIT A – PROPOSED CODE REVISIONS  
INCREASING FLEXIBILITY REGARDING LOCATION OF PARKING**

Memorandum: Avoiding Unconstitutional Takings of Private Property” to help local governments avoid the unconstitutional taking of private property. The process outlined in the State Attorney General’s 2018 advisory memorandum was used by the County in objectively evaluating the regulatory changes proposed by this ordinance.

Section 2. The County Council makes the following conclusions:

1. The proposed amendments are consistent with the goals, policies, and objectives of the MPPs, CPPs, and GPPs.
2. The proposed amendments are consistent with applicable federal, state, and local laws and regulations.
3. The County has complied with all SEPA requirements with respect to this non-project action.
4. The regulations proposed by this ordinance do not result in an unconstitutional taking of private property for a public purpose.

**Section 3.** The County Council bases its findings and conclusions on the entire legislative record, including all testimony and exhibits. Any finding which should be deemed a conclusion, and any conclusion that should be a finding, is hereby adopted as such.

**Section 4.** Snohomish County Code 30.26.020, last amended by Amended Ordinance 16-013 on March 7, 2017, is amended to read:

**30.26.020 Location of parking spaces.**

Parking spaces shall be located as specified in this section. Where a distance is specified, the distance shall be the walking distance measured from the nearest point of the parking facilities to the nearest available entrance of the building which it serves.

(1) Parking for single and multifamily dwellings shall be within 300 feet of ~~((and on the same lot or building site with))~~ the building it serves. If the parking is not on the same lot or building site as the building, it shall be on a lot or tract that provides a parking easement and is configured in a way that provides safe walking conditions to the building served by the parking.

(2) Parking for uses not specified above shall not be over 300 feet from the building it serves. Parking spaces for uses on land subject to a binding site plan (BSP) with record of survey shall be located on land within the BSP area per recorded covenants, conditions, and restrictions (CCRs) or declaration.

**EXHIBIT A – PROPOSED CODE REVISIONS  
INCREASING FLEXIBILITY REGARDING LOCATION OF PARKING**

(3) All parking spaces shall be located out of the public right-of-way and on land zoned in a manner which would allow the particular use the parking will serve.

(4) Parking shall be set back from lakes, streams, wetlands, and other bodies of water as necessary to comply with the shoreline management and critical areas regulations. See chapters 30.44, 30.62A and 30.67 SCC.

**Section 5.** Severability and Savings. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid by the Growth Management Hearings Board (Board), or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided, however, that if any section, sentence, clause or phrase of this ordinance is held to be invalid by the Board or court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the effective date of this ordinance shall be in full force and effect for that individual section, sentence, clause or phrase as if this ordinance had never been adopted.

PASSED this \_\_\_\_ day of \_\_\_\_, 2024.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

\_\_\_\_\_  
Council Chair

ATTEST:

\_\_\_\_\_  
Clerk of the Council

- ( ) APPROVED
- ( ) EMERGENCY
- ( ) VETOED

DATE: \_\_\_\_\_

\_\_\_\_\_  
County Executive

ATTEST:

\_\_\_\_\_  
Approved as to form only:

\_\_\_\_\_  
Deputy Prosecuting Attorney

ECAF:  
RECEIVED:

# ORDINANCE INTRODUCTION SLIP

**SNOHOMISH COUNTY COUNCIL**

**EXHIBIT #** 3.1.004

TO: Clerk of the Council

**FILE** Ord 24-059

TITLE OF PROPOSED ORDINANCE:

Initiated By:  
N Neh  
Councilmember

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** \_\_\_\_\_ **at** \_\_\_\_\_

N Neh  
Committee Chair

EXHIBIT 3.2.002

Planning & Community Development Committee Meeting – 07/02/24

[Minutes](#) and [Video](#)