



SNOHOMISH COUNTY PLANNING COMMISSION

August 20th, 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 commercial and industrial regulations in SCC 30.21.025, 30.22.100, 30.23.010, 30.31A, 30.31B, 30.70.025, 30.70.050, 30.70.140, 30.70.300, and 30.86.200.

Dear Snohomish County Council:

On behalf of the Snohomish County Planning Commission, I am forwarding our recommendation to amend commercial and industrial regulations. The Planning Commission had a briefing on this topic on June 24, 2025, and conducted a public hearing on July 22, 2025.

These amendments propose to cut red tape for business developments and to clarify setbacks for zones with hybrid categories of rural commercial and rural industrial. There was input received from staff prior to the briefing, and input from the general public during the hearing.

PLANNING COMMISSION RECOMMENDATION

On July 22, 2025, the Planning Commission held a public hearing, and a motion was made by Commissioner Chandler, seconded by Commissioner Niemela, recommending APPROVAL of code amendments as submitted by staff.

VOTE (Motion):

8 in favor (*Ash, Bush, Campbell, Chandler, James, Larsen, Niemela, Sheldon*)

0 opposed

0 abstention

Motion PASSED

A motion to amend the main motion was made by Commissioner Campbell to allow for temporary dwelling and storage structures that are necessary for security during construction and was seconded by Commissioner Niemela.

VOTE (Motion):

8 in favor (*Ash, Bush, Campbell, Chandler, James, Larsen, Niemela, Sheldon*)

0 opposed

0 abstention

Motion PASSED

No written comments but one person spoke at the hearing.

This recommendation was made following the closure of the public hearing and is based on the findings and conclusions presented in the June 24, 2025, staff report, with which the Commission concurred.

The commissioners feel that the county should pursue changes to the code that will cut red tape in the commercial and industrial zones.

Respectfully submitted,

SNOHOMISH COUNTY PLANNING COMMISSION
Robert Larson, Chairman

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