



# Planning and Community Development

Ryan Hembree

Council Initiated:

☐ Yes

☒ No

**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

**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.