

Index of Records					
Regulation of Uses in Commercial and Industrial Zones Ordinance 26-002 (ECAF 2026-0173)					
Hearing Date: Wednesday, February 25, 2026 @ 10:30 a.m.					
Council Staff: Deb Bell		PDS Staff: Michael Saponaro		DPA: Laura Kisielius	
<i>Click on exhibit number to view document</i>					
EXHIBIT	RECORD TYPE	DATE	RECEIVED FROM	EXHIBIT DESCRIPTION	# OF PAGES
2.0 Planning Commission					
2.0003	Staff Report	06/24/25	Michael Saponaro, PDS Staff	Briefing to Planning Commission: Commercial and Industrial Zone Standards	30
2.0012	Letter	08/20/25	Planning Commission	Planning Commission Recommendation	2
3.1 ECAF and Materials					
3.1.001	ECAF	01/12/26	Executive/PDS	Transmitting Executive initiated Ordinance	2
3.1.002	Ordinance	01/12/26	Executive/PDS	Introduced Ordinance	44
3.1.003	Introduction	01/12/26	Councilmember Nate Nehring	Introduction Slip	1
3.2 Council Planning Committee Materials					
3.2.001	Staff Report	02/03/26	Deb Bell, Council Staff	Council Staff Report	1
3.2.002	Video	02/03/26	Council Staff	Link to Video of Planning Committee Meeting	1
3.2.002a	Agenda	02/03/26	Council Staff	Planning Committee Agenda	3
3.2.002b	Minutes	02/03/26	Council Staff	Planning Committee Minutes	3
3.2.003	PowerPoint	02/03/26	Michael Saponaro, PDS Staff	PowerPoint Presentation	9 slides
3.3 Correspondence, Comments, Testimony					
3.4 Staff Reports and Submissions					

3.5 Public Participation					
3.6 Council Deliberations					
3.6.001	Amendment	01/13/26	Executive/PDS	Proposed Amendment Sheet 1	9

Index of Records					
Project Name		Commercial and Industrial Zones Standards			
Part 1 - DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES					
Exhibit #	Record Type	Date	Received From	Exhibit Description	# of Pages
1.0001	Public Outreach	1/8/2026		Parties of Record	1
1.0002	Public Outreach	9/17/2025	Commerce	Dept of Commerce Acknowledge Letter	1
1.0003	SEPA Documents	8/20/2025	Herald	DNS with Signature Block Affidavit	2
1.0004	SEPA Documents	6_30_2025	Herald	DNS and Checklist	22
1.0005	SEPA Documents	6/30/2025	Staff	DNS postcard notice	1
1.0006	SEPA Documents	6/30/2025	Staff	DNS postcard proof	6
1.0007	Public Outreach	6/16/2025	Public	SnoCo PDS Letter of Support	1
1.0008	Project Administration	9/23/2024	Staff	Request for Code Amendment	1
1.0009	Project Administration	8/1/2024	Staff	Request for PA Assistance	1
1.0010	Public Outreach	7/2/2025	Staff	Melissa Place correspondence	3
1.0011	Public Outreach	10/16/2024	Staff	David Killingstad correspondence	1
*Contact the Clerk of the Council for copies of Part 1 Exhibits - 425-388-3494 or contact.council@snoco.org					

Index of Records					
Project Name		Commercial and Industrial Zones Standards			
Part 2 - PLANNING COMMISSION					
Exhibit #	Record Type	Date	Received From	Exhibit Description	# of Pages
2.0001	Public Outreach	6/10/2025	Planning Commission	Planning Commission Agenda (Briefing)	4
2.0002	Public Outreach	6/25/2025	The Herald	Affidavit of Agenda publication in The Herald (Briefing)	3
2.0003	Legislative Documents	6/10/2025	PDS Staff	Staff Report (Briefing)	30
2.0004	Public Outreach	6/24/2025	PDS Staff	Presentation (Briefing)	9
2.0005	Public Outreach	7/22/2025	Planning Commission	Planning Commission Written Meeting Minutes (Briefing)	4
2.0006	Public Outreach	6/25/2025	Planning Commission	Planning Commission Recording of Meeting (Briefing)	NA
2.0007	Public Outreach	7/17/2025	Planning Commission	Planning Commission Agenda (Hearing)	3
2.0008	Public Outreach	8/20/2025	The Herald	Affidavit of Agenda publication in The Herald (Hearing)	3
2.0009	Public Outreach	7/23/2025	PDS Staff	Presentation (Hearing)	8
2.0010	Public Outreach	8/26/2025	Planning Commission	Planning Commission Written Meeting Minutes (Hearing)	6
2.0011	Public Outreach	7/23/2025	Planning Commission	Planning Commission Meeting Recording (Hearing)	NA
2.0012	Public Outreach	8/20/2025	Planning Commission	Recommendation Letter to County Council	2
2.0013	Public Outreach	8/20/2025	PDS Staff	Response to Questions on Setbacks and Road & Access	1
2.0014	Legislative Documents	7/2/2025	PDS Staff	Memo PC July 2	2
*Contact the Clerk of the Council for copies of Part 2 Exhibits - 425-388-3494 or contact.council@snoco.org					



Snohomish County

Planning and Development Services

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www.snoco.org**MEMORANDUM**

TO: Snohomish County Planning Commission

Dave Somers
County Executive

FROM: Michael Saponaro, Senior Planner

SUBJECT: Concerning Commercial and Industrial Zones Standards; Amendments to 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.

DATE: June 24th, 2025**INTRODUCTION**

The purpose of this staff report is to outline proposed code amendments in chapter 30.31A Snohomish County Code (SCC): Business Park (BP), Planned Community Business (PCB), Neighborhood Business (NB), and Industrial Park (IP) Zones, referred to as the business performance zones chapter, and in chapter 30.31B SCC: General Commercial (GC) Zone, with the intention of cutting red tape for business developments, and in SCC 30.23.010, with the intention of clarifying setbacks for zones with hybrid categories of rural commercial and rural industrial.

BACKGROUND

These proposed amendments to Chapters 30.31A and 30.31B of the Snohomish County Code (SCC) will streamline the development review process, eliminate outdated procedural requirements, and improve consistency across commercial and industrial zones.

Chapter 30.31A SCC currently includes confusing and antiquated procedural requirements for developments in the PCB, BP, NB, and IP zones (collectively referred to as business performance zones). The code mandates two types of site plan approvals—Preliminary Plan Approval and Final Plan Approval—based on various factors, including project size, existing zoning, proposed rezones, and whether the site was rezoned legislatively. These layered requirements create unnecessary delays in permit processing. Moreover, the two plan types often contain identical information, adding time without improving review quality. This amendment proposes replacing these two approvals with one Official Site Plan. The new approach would treat projects under 5 acres as Type 1 permits and those 5 acres or larger as Type 2 permits. This 5 acre threshold stems from County peers and state models, including various construction permit thresholds for the EPA.

This structure aligns with existing practices in Chapter 30.31B SCC, which requires an official site plan for the General Commercial (GC) zone. Staff finds no justification for maintaining separate procedures and

STAFF REPORT

SUBJECT: Concerning Commercial and Industrial Zones Standards; Amendments to 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.

PAGE 1 OF 30

Proposes moving GC zone regulations into Chapter 30.31A SCC. This consolidation will improve consistency across commercial and business zones.

Staff also recommends eliminating the requirement under SCC 30.31B.200 for an Administrative Conditional Use Permit (ACUP) when an official site plan is not consolidated with a rezone. An ACUP requires staff to prepare a formal land use decision and compatibility analysis, which adds time and complexity to projects that already meet zone standards. In practice, incompatible uses are no longer permitted in the GC zone. Historically, GC zone site plans were reviewed and approved directly through the building permit process, which was a more streamlined and effective method that this amendment seeks to restore.

In addition to streamlining site plan requirements, this proposal will:

- Clarify that outdoor storage is only allowed if covered in business performance zones, reducing visual blight and safety concerns.
- Remove excessive review authority, such as requiring the Hearing Examiner to make landscape design decisions, which unnecessarily burdens the permitting process.
- Modernize Chapters 30.31A and 30.31B, which have remained largely unchanged since Ordinance No. 86-037 (1986). These chapters were written for development contexts focused on large office parks, which no longer reflect the scale or nature of most current proposals. Staff can now review PCB, BP, NB, and IP projects effectively under a single site plan requirement.

Lastly, the proposal includes a cleanup of SCC 30.23.010, which currently creates confusion when interpreting setbacks for rural zones with hybrid commercial/industrial classifications. The amendment will categorize Rural Business, Clearview Rural Commercial, and Rural Freeway Service as commercial zones, and the Rural Industrial zone as industrial. This clarification will help staff apply the appropriate development standards and setbacks more efficiently during permit review.

Together, these changes aim to simplify code, improve permit timelines, reduce unnecessary procedural burdens, and bring consistency and clarity to commercial and industrial zoning regulations across Title 30 SCC.

PROPOSED CODE AMENDMENTS

The objectives of the proposed amendments are to:

1. Eliminate onerous regulations and clarify ambiguous language in the BP, PCB, NB, IP, and GC zones and any related administrative chapters.
2. Eliminate non-commercial uses in the GC zone.
3. Move the regulations of the GC zone from chapter 30.31B SCC to chapter 30.31A SCC and update any cross-references of the GC zone's location to chapter 30.31A SCC.
4. Clarify setbacks to zones with multiple categories, such as the rural commercial zones and the Rural Industrial zone.

These objectives will be achieved with the following changes:

1. In chapter 30.31A SCC:
 - a) Simplify antiquated procedures by requiring an official site plan, rather than having two types of site plan approvals involving preliminary and final plan approval.
 - b) Remove SCC 30.31A.020 to eliminate the minimum zoning criteria.

Commercial and Industrial Zones Standards

Index # - File Name: 2-09-03-0415

- c) Revise SCC 30.31A.120(1) to clarify that “no uncovered storage” means “fully enclosed within a building” per past PDS interpretations.
2. In chapter 30.31B SCC:
 - a) Eliminate the need for the hearing examiner’s approval in all landscape screening decisions.
 - b) Simplify official site plans by eliminating the need for an ACUP.
 - c) Move GC zone regulations from chapter 30.31B SCC to the business performance zones chapter 30.31A SCC.
3. In SCC 30.21.025:
 - a) Update the GC zone’s location to chapter 30.31A SCC.
4. In SCC 30.22.100, the Urban Zone Categories Use Matrix:
 - a) Ban all new Accessory Storage Structures of all sizes in the GC zone.
 - b) Ban all new Temporary Dwellings During Construction in the GC zone.
 - c) Permit outright all Non-Accessory Storage Structures of all sizes in the GC zone.
5. In SCC 30.70.025:
 - a) Update any cross-references of the GC zone’s location to chapter 30.31A SCC.
6. In SCC 30.70.050:
 - a) Update the application and permit process for the business performance zones.
7. In SCC 30.86.200:
 - a) Update relevant application fee process for the business performance zones.
8. In SCC 30.23.010,
 - a) Classify the rural commercial zones as commercial zones, and
 - b) Classify the rural industrial zone as an industrial zone.

The tables below inventory proposed code amendments.

STAFF REPORT

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PAGE 3 OF 30

Table 1 provides a summary and rationale of the proposed amendments to Chapter 30.31A SCC:

TABLE 1: SUMMARY OF PROPOSED CODE CHANGES	
Proposed Amendments	Rationale
<p>30.31A.010 Purpose and applicability.</p> <p>This chapter regulates development in and establishes zoning criteria for the planned community business (PCB), neighborhood business (NB), business park (BP), ((and)) industrial park (IP) ((zones)), and <u>general commercial (GC) zones</u>. This chapter sets forth procedures and standards to be followed in applying for and building in these zones.</p>	<p>The GC zone is congruent with the business performance zones detailed within chapter 30.31A SCC. This is a housekeeping amendment to be consistent with the larger proposed amendment of removing chapter 30.31B SCC as a stand alone chapter and incorporating the necessary requirements into chapter 30.31A SCC.</p>
<p>30.31A.020 Minimum zoning criteria.</p> <p>(1) A tract of land proposed for BP zoning shall contain sufficient area to create a contiguous tract of BP zoned land at least four acres in size.</p> <p>(2) A tract of land proposed for PCB zoning shall contain sufficient area to create a contiguous tract of PCB zoned land at least five acres in size.</p> <p>(3) A tract of land proposed for NB zoning shall contain sufficient area to create a contiguous tract of NB zoned land at least three acres in size.</p> <p>(4) A tract of land must be in single ownership or, for multiple parcels, under unified control. This requirement shall apply during preliminary and final plan stages to ensure continuity of plan development.</p> <p>(5) Zoning request must be accompanied by a preliminary development plan prepared by a team of design professionals in compliance with the regulations and requirements of this chapter.</p> <p>(6) Preliminary and final plans must comply with bulk regulations contained in SCC 30.23.030.</p> <p>(7) All utility services and distribution lines shall be located underground, and in the case of the BP zone the property shall be served by public water and sewer services and paved streets, paved private roads, or paved common access areas.</p>	<p>This proposed change is to simplify review of all business performance zone development, specifically by eliminating unneeded regulations on minimum zoning criteria and the elimination of preliminary development plans and final plans. There is a provision later in 30.31A.200 that waives the minimum zoning criteria of 30.31A.020(1),(2), and (3) during the comp plan process, which shows the minimum acreage regulations are not a crucial element for health, safety, and public welfare.</p>

30.31A.100 General performance standards.

Each planned zone and uses located in the BP, PCB, NB, GC, and IP zones shall comply with the following requirements unless more specific requirements are provided in code:

- (1) *Processes and Equipment.* Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable beyond the boundaries of the lot upon which the use is located by reason of offensive odors, dust, smoke, gas, or electronic interference;
- (2) *Development Phases.* Where the proposal contains more than one phase, all development shall occur in a sequence consistent with the phasing plan which shall be presented as an element of the ~~((preliminary))~~ official site plan unless revisions are approved by the department;
- (3) *Building Design.* Buildings shall be designed to be compatible with their surroundings, both within and adjacent to the zone;
- (4) *Restrictive Covenants.* Restrictive covenants shall be provided which shall ensure the long-term maintenance and upkeep of landscaping, storm drainage facilities, other private property improvements, and open space areas and facilities. Further, the covenants shall reference the official or binding site plan(s) and indicate their availability at the department, and shall provide that Snohomish County is an additional beneficiary with standing to enforce, and shall preclude the avoidance of performance obligations through lease agreements;
- (5) *Off-street Parking.* Permanent off-street parking shall be in accordance with terms of chapter 30.26 SCC, except that parking shall be in accordance with SCC 30.34A.050 when the property is designated Urban Village on the future land use map;
- (6) *Signing.* Signs for business identification or advertising of products ~~((shall conform to the approved sign design scheme))~~ submitted with the ~~((final))~~ official site plan ~~((, and))~~ must comply with chapter 30.27 SCC;
- (7) *Noise.* Noise levels generated within the development shall not exceed those established in chapter 10.01 SCC – noise control, or violate other law or regulation relating to noise. Noise of machines and operations shall be muffled so as to not become objectionable due to intermittence or beat frequency, or shrillness; and
- (8) *Landscaping.* General landscaping and open space requirements shall be in accordance with chapter 30.25 SCC.

Proposed changes will simplify permitting process with an official site plan, and revise sign design language. The review process for general performance standards is more efficient by eliminating “final” plans and employing an official site plan. Additionally, sign design schemes are less relevant lately, hence the language has been modified.

<p>30.31A.120 BP Zone performance standards.</p> <p>In addition to the minimum zoning criteria and general performance standards set forth above, the following are specific performance requirements in the BP zone:</p> <p>(1) No ((uncovered outside)) storage <u>that is not fully enclosed within a building</u> shall be allowed of any products produced or items used in the operation of the business, except vehicles used to transport either raw materials or finished products of the business;</p>	<p>SCC 30.31A.120(1) needs clarification to show that “no uncovered storage” means “no storage that is not fully enclosed within a building,” per past PDS interpretations. The January 2025 Assistance Bulletin #26, Residential Garages and Storage Buildings, elaborates on storage of items needing to be in enclosed buildings.</p>
<p>30.31A.140 BP zone performance standards for residential development.</p> <p>The following are specific requirements for development in the BP zone that includes residential uses:</p> <p>(1) The site must be a minimum of 25 contiguous acres under the same ownership or control.</p> <p>(2) The BP zoning on the site must have been in effect prior to the effective date of the ordinance codified in this section.</p> <p>(3) All proposed mixed use development consisting of residential with commercial or industrial uses in the BP zone shall also comply with the following development and design standards:</p> <p>(a) The BP ((preliminary)) <u>official</u> site plan requirements contained in chapter 30.31A SCC shall apply to all portions of the site where development is proposed except that the provisions of SCC 30.31A.120 shall only apply to areas of the site proposed for commercial or industrial uses and not to areas proposed for residential use.</p> <p>(b) The setbacks and all other bulk requirements of chapter 30.23 SCC for the MR zone shall apply.</p> <p>(4) All proposed development in the BP zone consisting of residential uses only shall comply with the ((preliminary)) <u>official</u> site plan requirements of SCC 30.31A.210, and shall also comply with the maximum residential unit yield and all other bulk regulations for the MR zone under chapter 30.23 SCC.</p> <p>(5) All proposed development in the BP zone that includes residential uses shall comply with the ((final)) <u>official</u> site plan approval requirements pursuant to SCC 30.31A.210300, including conditions of approval, and shall comply with any and all other applicable requirements of the county code.</p>	<p>BP site plan requirements for residential development can be simplified by eliminating preliminary development plans and final plans and employing an official site plan.</p>

30.31A.150 GC zone performance standards.

The following are specific requirements for development in the GC zone:

- (1) *Landscaping.* Each development shall be permanently screened from adjoining and contiguous residential areas or zone by a wall, fence, or perimeter landscaping of minimum height of four feet and maximum height of seven feet. Other enclosure methods may be employed if approved by the department. No screening shall be required when abutting existing parks, parkways, recreational area, or by topography or other natural conditions.
- (2) *Signing.* No signs shall be permitted on any part of a screening enclosure.

GC zone performance standards are proposed to be folded from SCC 30.31B.100 into chapter 30.31A SCC, as there is no reason for it to be a stand-alone chapter.

30.31A.200 Rezone procedures.

(1) *General Procedures.* Rezone applications for the PCB, BP, GC, and IP zones are considered for approval by the hearing examiner through the normal rezone process, pursuant to chapter 30.42A SCC. ~~(and require site plan approval as follows:~~

~~(a) For sites that are five acres or larger, a preliminary an official site plan shall be considered for approval by the hearing examiner together with the rezone application. A preliminary site plan is not required for sites less than five acres in size; and~~

~~(b) A final plan for construction approval is required for all sites and is reviewed administratively by the department after rezone approval, or when applicable, after rezone and preliminary site plan approval. No development permits shall be issued until a final plan has been approved in accordance with the provisions of this chapter.~~

~~(2) *Alternative Procedure – Concurrent Rezone, Short Subdivision or Subdivision, and Final Plan.* Concurrent applications for rezone, short subdivision or subdivision, and final plans may be made. All items required by SCC 30.31A.210 for a preliminary site plan shall be submitted for the entirety of the rezone site at the time application is made. The rezone application, short subdivision or subdivision, and final plans shall be processed concurrently pursuant to chapter 30.42A SCC and chapter 30.72 SCC.~~

~~(3) *County Initiated Rezone Alternative Procedure for BP, IP, and PCB.* When recommended by the comprehensive plan, Snohomish County may initiate rezoning to BP, IP, and PCB as part of the comprehensive plan implementation process pursuant to chapter 30.73 SCC as a Type 3 Process. When this alternative is exercised, the provisions of SCC 30.31A.020(1), (2), and (3) shall be waived, including the portion that establishes minimum lot size for BP and PCB. Prior to development of any BP, IP, or PCB site five acres or larger in size, the developer shall submit a preliminary site plan and fees as required by chapter 30.86 SCC for hearing examiner review and approval. Prior to the approval of a preliminary site plan the hearing examiner shall hold a public hearing conducted pursuant to chapter 30.72 SCC. Notice of the hearing shall be provided in accordance with the notice requirements described in SCC 30.72.030.-))~~

Rezone procedures can be simplified by eliminating preliminary development plans and final plans and aligning the process to how all other rezone applications are processed. The GC zone is proposed to be included as well to be consistent with other proposed changes in the chapter.

30.31A.210 ~~((Preliminary))~~ Official site plan.

An application for an official site plan shall be submitted for development in the PCB, NB, BP, GC, and IP zones. The ~~((preliminary))~~ application for an official site plan shall contain, at a minimum, the following:

(1) *Textual Material.*

(a) The names and addresses of the developer, land surveyor, engineer, architect, planner, and other professionals involved;

(b) A document satisfactorily assuring unified control through the construction approval stage for the total site;

(c) A description of intended type of uses and operations including timing of development, if phased, and management control;

(d) A statement of intention to formally subdivide the property, if applicable;

(e) A description of proposed building design, including probable exterior finish;

(f) A provision for phasing out nonconforming uses and for removing existing structures or incorporating them into the overall development scheme;

(g) A statement of landscape maintenance provisions;

(h) A traffic analysis, when required by the department of public works; and

(i) The general method proposed to comply with chapter 30.63A SCC.

(2) *Graphic Material.* Prints of drawings, the number and scale determined by the department showing all the following information:

(a) A vicinity sketch locating the development;

(b) Property boundaries of the development area;

(c) All existing structures and improvements within the development area which are to remain;

(d) Plans for signing and lighting, including typical entrance treatment and entrance signs;

~~((d))~~ (e) Existing streets bounding and/or within the development area;

~~((e))~~ (f) ~~((Tentative traffic))~~ Traffic and pedestrian circulation pattern within the development area, showing ~~((intended))~~ proposed street widths;

~~((f))~~ (g) ~~((Tentative location))~~ Location of building lots and/or building areas and major areas intended for open space;

(h) Typical elevations (side views) of each type of building, including identification of exterior building materials;

~~((g))~~ (i) Phasing plan depicting development divisions, if applicable;

~~((h))~~ (j) General landscape plan showing areas to be landscaped, proposed plant height, and treatment of existing vegetation; ~~((and))~~

(k) Landscape plan meeting the applicable requirements of the landscape plan submittal checklist, including plant locations and species

Business performance zone development applications and reviews can be simplified by eliminating preliminary site plans in favor of official site plans. An official site plan has been sufficient for the GC zone, pursuant to SCC 30.31B.200.

Commercial and Industrial Zones Standards

<p>Index # File Name: 2_0003.pdf <u>sizes at planting, together with location and typical side or cross-section view of perimeter fencing or berms, if any;</u> <u>(l) Site contours at five foot intervals, both existing and final where different, street layout and identification, size and shape of all building sites and lots, location of buildings, open space areas with any specific open space activity areas indicated;</u> <u>(m) Plans for stormwater management; and</u> <u>((i)) (n) Natural drainage courses and probable alterations which will be necessary to handle the expected drainage from the proposal, including low impact development best management practices.</u></p>	
<p>30.31A.220 Binding site plan (BSP). (1) An applicant may choose to divide land pursuant to a binding site plan (chapter 30.41D SCC) in conjunction with obtaining approval of ((a final)) <u>an official site plan in the BP, PCB, NB, GC, or IP (plan) zones.</u> (2) All hearing examiner conditions of approval shall appear on the binding site plan and record of survey either in full or by reference to separately recorded covenants, conditions, and restrictions (CCRs).</p>	<p>Binding site plan procedures can be simplified by eliminating final site plans in favor of official site plans when dividing lands. An official site plan has been sufficient for the GC zone, pursuant to SCC 30.31B.200.</p>

STAFF REPORT

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~~30.31A.200 Requirements for the final plan.~~

~~(1) A planned development may be finalized as a whole or in successive divisions.~~

~~(2) The final plan for a planned development shall consist of the following for each division:~~

~~(a) A completed application form signed by the developer(s) of the project and by the property owner(s) if other than the developer;~~

~~(b) Prints of drawings, the number and scale determined by the director of the department, showing all the following information; however, the director may permit postponement of detailed building design information until application for building permits on each lot or site:~~

~~(i) site contours at five foot intervals, both existing and final where different, street layout and identification, size and shape of all building sites and lots, location of buildings, open space areas with any specific open space activity areas indicated;~~

~~(ii) final landscape plan, including plant locations and species sizes at planting, together with location and typical side or cross-section view of perimeter fencing or berms, if any;~~

~~(iii) plans for signing and lighting, including typical entrance treatment and entrance signs;~~

~~(iv) plans for buildings and related improvements to a scale of at least one inch to 50 feet, showing:~~

~~(A) a typical plot plan for each type of building, including location of building entrance, driveway, parking, fencing, and sight screening;~~

~~(B) typical elevations (side views) of each type of building, including identification of exterior building materials;~~

~~(C) typical street and walkway cross sections;~~

~~(D) plans for open space area improvements, if any;~~

~~(E) restrictive covenants as required, together with a statement from a private attorney as to their adequacy to fulfill the requirements of this chapter; and~~

~~(F) to ensure conformity, a short subdivision or subdivision, if required, shall be filed simultaneously with final plans. Final plan approval shall occur only after preliminary short subdivision or subdivision approval; and~~

~~(v) plans for stormwater management.~~

~~(3) Where no preliminary site plan has been required, the final plan shall also include:~~

~~(a) The names and addresses of the developer, land surveyor, engineer, architect, planner, and other professionals involved;~~

~~(b) A document satisfactorily assuring unified control through the final plan approval stage for the total zone;~~

~~(c) A vicinity sketch locating the development and defining the property boundaries of the development area;~~

Business performance zone development applications and reviews can be simplified by eliminating final site plans in favor of official site plans. An official site plan has been sufficient for the GC zone, pursuant to SCC 30.31B.200.

Commercial and Industrial Zones Standards

Index # - File Name: 2_0003.pdf

<p>(d) A description of intended type of uses and operations including timing of development, if phased, and management control;</p> <p>(e) A tentative traffic and pedestrian circulation pattern within the development area and a traffic analysis, when required by the department of public works pursuant to SCC 30.66B.220(1);</p> <p>(f) All existing structures and improvements within the development area which are to remain; and</p> <p>(g) A statement of landscape maintenance provisions.-))</p>	
<p>((30.31A.310 Approval of the final plan.</p> <p><i>(1) Final plan approval subsequent to preliminary site plan.</i> The final plan or phased divisions thereof shall be submitted to the director for final approval or disapproval. The director shall submit copies of the final plan to appropriate departments for their review and comment. Any reviewing department may request changes if they are consistent with the approved preliminary site plan. Upon review and comment, the director shall approve the final plan in writing when found to be in conformance with the approved preliminary site plan and this chapter. The director may permit revision of the general design elements of the preliminary site plan so long as it is found that impacts on adjoining properties are not significantly changed and major environmental protection features of the preliminary site plan are maintained. Upon approval, the final plan shall control all development of the property.</p> <p><i>(2) Final plan where no preliminary site plan is required.</i> The final plan shall be submitted to the department for final approval or disapproval. The department shall transmit copies of the final plan to appropriate departments for their review and comment. The final plan shall conform to the applicable provisions of this chapter and other applicable provisions of county code. Upon approval, the final plan shall control all development of the property.</p> <p><i>(3) Final plan consolidation with building permit site plan.</i> A final plan required pursuant to this section may be consolidated with the site development plans otherwise required for a commercial building permit application or land disturbing activity permit on the property, provided the provisions of SCC 30.31A.300 are met prior to permit issuance. Provided that the plans for the construction permits are consistent with the preliminary site plan, no separate final plan application or fees are required.-))</p>	<p>See above.</p>
<p>((30.31A.400 Final plan disputes.</p> <p>Where the applicant and the department are not able to reach agreement on the provisions of the final plan, the dispute shall be submitted to the hearing examiner in accordance with the procedures established by this title for administrative appeals.-))</p>	<p>See above.</p>

Index # ~~Table 2~~ File Name: 2.0003.pdf
 Table 2 provides a summary and rationale of the subsections that were deleted from chapter 30.31B SCC, and for the subsections added into chapter 30.31A SCC:

TABLE 2: SUMMARY OF PROPOSED CODE CHANGES	
Proposed Amendments	Rationale
<p>30.31B.100 General performance standards. Each development shall be permanently screened from adjoining and contiguous residential areas or zone by a wall, fence, ((greenbelt)) or perimeter landscaping ((or other enclosure approved by the hearing examiner))</p>	<p>Landscaping standards were moved to SCC 30.31A.150, however the hearing examiner clause was removed as they should only be involved in GC permit reviews in rezoning cases. These code changes will cut red tape by streamlining many business performance zone permits as Type 1 where the hearing examiner won't be involved, and it would be cumbersome to then require the proposal to go to hearing only for the hearing examiner to review landscaping requirements.</p>
<p>(30.31B.200 Official site plan. (1) An official site plan for the GC zone, indicating the provisions for acceleration and deceleration lanes, ingress and egress driveways; curbing, internal traffic circulation and parking; the location of structures; and the floor area devoted to accessory uses must be reviewed and approved by: (a) The hearing examiner concurrently with the GC rezone request pursuant to chapter 30.42A SCC and subtitle 30.7 SCC as a Type 2 process; or (b) The department only for properties where the GC zone already exists, pursuant to chapter 30.43A SCC as a Type 1 process. (2) The department may approve an official site plan for partial development of the existing zone. (3) The department shall include in its staff report to the hearing examiner or in its decision pursuant to chapter 30.43A SCC the director of the department of public works' written evaluation of the adequacy of the proposed traffic control measures. Where a state facility is involved, the department of public works shall request a similar evaluation by the Washington State Department of Transportation.)</p>	<p>The required review for a Commercial Building Permit and Land Disturbing Activity permit supplement the official site plan process. Submittal of a CBP requires a site plan that must include all proposed structure(s), parking, and driveways. The language here can be replaced with the official site plan procedure found with the other business performance zones in chapter 30.31A SCC.</p>
<p>Remove redundancies in SCC 30.31B.210 – 30.31B.310.</p>	<p>Much of the development application procedures and review procedures for GC zone can be copied under the procedures in the business performance zones chapter.</p>

Table 3 provides a summary and rationale for the proposed amendments in sections: SCC 30.21.025, 30.70.025, 30.70.050, 30.70.140, 30.70.300, and 30.86.200:

TABLE 3: SUMMARY OF PROPOSED CODE CHANGES

Proposed Amendments	Rationale
<p>30.21.025 Intent of zones. This section describes the intent of each use zone. Snohomish County’s use zones are categorized and implemented consistent with the comprehensive plan. The comprehensive plan establishes guidelines to determine compatibility and location of use zones. The intent of each zone is established pursuant to SCC Table 30.21.020 and is set forth below in subsections (1) through (4) of this section.</p> <p>(1) <i>Urban Zones.</i> The urban zones category consists of residential, commercial, and industrial zoning classifications in Urban Growth Areas (UGAs) located outside of cities in unincorporated Snohomish County. These areas are either already characterized by, or are planned for, urban growth consistent with the comprehensive plan....</p> <p>(c) <i>Commercial.</i> The Commercial zones provide for neighborhood, community and urban center commercial, and mixed use developments that offer a range of retail, office, personal service and wholesale uses. Commercial zones consist of the following: ...</p> <p>(iv) <i>General Commercial (GC).</i> The intent and function of the General Commercial zone is to provide for a wide variety of retail and nonretail commercial and business uses. General commercial sites are auto-oriented as opposed to pedestrian or neighborhood oriented. Certain performance standards subject to review and approval of an official site plan are contained in chapter ((30.31B)) <u>30.31A</u> SCC;</p>	<p>Proposed housekeeping amendment to update the reference in SCC 30.21.025 to the updated location of the GC zone.</p>

30.70.025 Permit Type Classification.

Application	Type
Administrative Conditional Use Permit	1
Administrative Site Plans	
• Urban Residential Design Standards	1
• Single Family Detached Unit (under chapter 30.43F SCC)	1
Binding Site Plan	
• Planned Residential Development proposing more than 9 lots	2
• All Others	1
Boundary Line Adjustment	
• When consolidated under SCC 30.41E.020(1)(b)	2
• All Others	1
Building Permits subject to SEPA	1
Code Interpretations	1
Conditional Use Permits	2
Cottage Housing Site Plan	1
Flood Hazard Permits	
• Submitted with another permit application subject to Type 2 processing (Refer to SCC 30.43D.020(3))	2
• All Others	1
Flood Hazard Variances	1
Forest Practices Permits subject to SEPA and Moratorium Lifts under chapter 30.43F SCC ¹	1
Land Disturbing Activity Permits subject to SEPA review under chapter 30.61 SCC, or subject to conditions imposed under chapter 30.32D SCC	1
Land Disturbing Activity Permits issued by the department of public works or the department of conservation and natural resources for land disturbing activity performed under SCC 30.63B.100	1
Official ((or Preliminary)) Site Plans	
• Sites 5 acres or larger in size - BP, IP, or PCB zones ((as required under SCC 30.31A.200))	2
• All Others – BP, NB, IP, PCB zones	1

Cross-references in this table are updated to reflect a different location for the business performance zones procedure, and the dissolution of preliminary site plans in favor of official site plans.

Commercial and Industrial Zones Standards

Index # File Name: 2.0003.pdf

• RB, RI, I, RPS, and GC zones not submitted as part of a rezone	1		
Planned Residential Development			
• Submitted with another permit application subject to Type 2 processing	2		
• All Others	1		
Pre-application Concurrency Determination	1		
Preliminary Short Subdivision			
• Where no new public road or public road extension is proposed	1		
• Where a new public road or public road extension is proposed	2		
Preliminary Subdivision	2		
Site-specific Rezones not associated with a legislative process	2		
Shoreline			
• Shoreline Substantial Development, Shoreline Conditional Use, or Shoreline Variance, except when SCC 30.44.210(2) applies	1		
• Shoreline Substantial Development, Shoreline Conditional Use, or Shoreline Variance under SCC 30.44.210(2)	2		
• Substantial Development Permit Rescission	2		
Special Use Permit	2		
Urban Center Development	Refer to SCC 30.34A.180		
Variance			
• Submitted with another permit application subject to Type 2 processing (Refer to SCC 30.43B.020(2))	2		
• All Others	1		

STAFF REPORT

SUBJECT: Concerning Commercial and Industrial Zones Standards; Amendments to 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.

30.70.050 Notice of application - timing and method.			
Application Type	Post	Publish	Mail
Administrative Conditional Use	X	X	X
Binding Site Plan	X	X	X
Building and land disturbing activity permits unless exempt from SEPA as minor new construction under SCC 30.61.035(1)	X	X	X
Code interpretation not related to a specific project		X	
Code interpretation related to a specific project	X	X	X
Final Subdivision	[see SCC 30.41A.600 through 30.41A.730]		
Flood Hazard Permit - except as provided in SCC 30.43C.020			X
Flood Hazard Variance	X	X	X
Free-standing sign in the RFS zone	X	X	X
SEPA threshold determination and EIS adequacy associated with project permit	X	X	X
Shoreline variance, conditional use, or	X	X	X

Clarify that preliminary plan approval is no longer associated with business performance zones and correct an oversight in the table to reflect that the other zones also do not require a preliminary site plan.

Commercial and Industrial Zones Standards

Index # - File Name: 2.0003.pdf

substantial development permit or permit rescission			
Short subdivision and rural cluster short subdivision	X	X	X
Variance	X	X	X
Conditional use and major revision	X	X	X
Preliminary subdivision and rural cluster subdivision, and major revision	X	X	X
Planned Residential Development and major revision	X	X	X
Official site plan ((or preliminary plan) approval in performance standard zones (BP, PCB, IP, GC, T, RB, CRC, RFS, and RI)	X	X	X
Rezone - site specific	X	X	X
Review or revocation of a permit or approval pursuant to SCC 30.71.027	X	X	X
Preapplication Concurrency Decision	X	X	X
Any non-listed Type 1 or Type 2 permit application except Boundary Line Adjustments pursuant to SCC 30.41E.020(1)(c)	X	X	X

STAFF REPORT

SUBJECT: Concerning Commercial and Industrial Zones Standards; Amendments to 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.

PAGE 18 OF 30

30.70.140 Expiration of applications, approvals, and permits.

Cross-references in this table are updated to reflect a different location for the business performance zones procedure.

Approval Type	Expiration of application	Expiration of approval or permit
Administrative Conditional Use Permit	36 months	5 years to commence construction or use
Administrative Conditional Use Permit – Temporary Dwelling During Construction	12 months	As determined in decision
Administrative Conditional Use Permit - Temporary Dwelling For Relative	12 months	Shall be subject to annual renewal
Administrative Conditional Use Permit - Other Temporary Uses	12 months	As determined in decision
Administrative Site Plan (pursuant to chapter 30.23A SCC)	36 months	5 years to commence construction or use
Binding Site Plan	36 months	6 months to record
Boundary Line Adjustment	12 months	12 months to record. The department may grant up to one 12-month extension.
Building Permit	Per subtitle 30.5 SCC	Per subtitle 30.5 SCC
Conditional Use Permit	36 months	5 years to commence construction or use

Commercial and Industrial Zones Standards

Index # - File Name: 2.0003.pdf

Cottage Housing (pursuant to chapter 30.41G SCC)	36 months	5 years to commence construction or use
Flood Hazard Permit & Flood Hazard Variance	18 months, but may be extended for an additional 18 months. ⁽¹⁾	18 months from the date of issuance. Start of construction, as defined in SCC 30.91S.570, must commence within 180 days.
Forest Practices (Class IV-General)	18 months	36 months
Land Disturbing Activity	18 months, but may be extended for an additional 18 months. ⁽²⁾	36 months
	36 months, for Snohomish County Department of Public Works projects only	60 months, for Snohomish County Department of Public Works projects only
Official Site Plan and Site Plans (pursuant to (chapters) chapter 30.31A ((and 30.31B)) SCC)	36 months	5 years to commence construction or use
Planned Residential Development	36 months	5 years to commence construction or use

STAFF REPORT

SUBJECT: Concerning Commercial and Industrial Zones Standards; Amendments to 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.

PAGE 20 OF 30

Commercial and Industrial Zones Standards

Index # - File Name: 2.0003.pdf

Pre-application Concurrency Determination	6 months	Per SCC 30.66B.155
Rezoning	36 months	Not applicable
Shoreline Conditional Use Permit	36 months	Per chapter 30.44 SCC
Shoreline Substantial Development Permit	36 months	Per chapter 30.44 SCC
Single Family Detached Units	36 months	5 years to commence construction or use
Special Use Permit (pursuant to chapter 30.42F SCC)	36 months	5 years to commence construction or use
Subdivisions	48 months	Per RCW 58.17.140, except that:
		May be extended for an additional two years. ⁽³⁾
Short Subdivisions	48 months	60 months, except that:
		May be extended for an additional two years. ⁽⁴⁾
Urban Center Development	36 months	5 years to commence construction or use
Variance	36 months	Not applicable

STAFF REPORT

SUBJECT: Concerning Commercial and Industrial Zones Standards; Amendments to 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.

PAGE 21 OF 30

30.70.300 Vesting of applications.

The purpose of this section is to implement local vesting regulations that are best suited to the needs of the county and consistent with state law. This section is intended to provide property owners, permit applicants, and the general public assurance that the regulations for project development will remain consistent during the life of an application. This section is modified by SCC 30.70.310.

(1) Except for rezones, an application for a permit or approval type set forth in SCC Table 30.70.140(1) shall be considered under the development regulations in effect on the date a complete application is filed, pursuant to SCC 30.70.040. Provided, that projects under the authority of the director of the department of public works, the county engineer, or the director of the department of conservation and natural resources pursuant to SCC 30.63B.100 shall vest as of the date the county engineer or the surface water management engineering manager approves a design report or memorandum for the project.

(2) Building permit or land disturbing activity permit applications that are subsequent and related to the development identified in an application listed in SCC 30.70.300(2)(a) through (n), shall vest to the development regulations in effect at the time a complete application listed in SCC 30.70.300(2)(a) through (n) is filed pursuant to SCC 30.70.040.

- (a) Administrative conditional use permit;
- (b) Administrative site plan (pursuant to chapter 30.23A SCC);
- (c) Binding site plan;
- (d) Conditional use permit;
- (e) Official site plan and site plan (pursuant to ~~((chapters))~~ chapter 30.31A (and 30.31B) SCC);
- (f) Planned residential development;
- (g) Shoreline conditional use permit;
- (h) Shoreline substantial development permit;
- (i) Single family detached units;
- (j) Special use permits (pursuant to chapter 30.42F SCC);
- (k) Short subdivision;
- (l) Subdivision;
- (m) Urban center development;
- (n) Cottage housing (pursuant to chapter 30.41G SCC).

However, a complete application for any subsequent application must be submitted prior to the expiration date of the permit(s) or approval(s) applied for in the application types listed in this subsection.

(3) For the purpose of this section, "development regulation" means those provisions of Title 30 SCC that exercise a restraining or directing influence over land, including provisions that control or affect the type, degree, or physical attributes of land development or use. For the purpose of this section, "development regulation"

Cross-references are updated to reflect a different location for the business performance zones procedure.

Commercial and Industrial Zones Standards

<p>Index # - File Name: 2_0003.pdf does not include fees listed in Title 30 SCC or procedural regulations.</p> <p>(4) A complete building permit application shall always be subject to that version of subtitle 30.5 SCC in effect at the time the building permit application is submitted.</p> <p>(5) Notwithstanding any other provision in this section, any application dependent on approval of a rezone application shall not vest until the underlying rezone is approved.</p>	
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STAFF REPORT

SUBJECT: Concerning Commercial and Industrial Zones Standards; Amendments to 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.

PAGE 23 OF 30

Table 30.86.200 Rezone and Official Site Plan Fees.

		FEES^{(1), (2)}				
PRE-APPLICATION CONFERENCE						
Application fee		\$480				
((FINAL PLAN FILING FEE (fractions rounded to the next highest acre))						
((Chapter 30.31A SCC BP, IP, PCB Zones \$50/acre))						
OFFICIAL SITE PLAN⁽³⁾						
((Chapter 30.31A SCC BP, IP, and PCB Zones and Chapter 30.31F SCC RB, RI, RFS, and CRC Zones))						
Application fee		\$1,440				
Minor revision request ((administrative)) ⁽⁴⁾		\$780				
Major revision request ((public hearing)) ⁽⁴⁾		\$1,248				
REZONE TYPE	Rezone Area Acreage					
	0-<3	3-<10	10-<30	30-<200	200-<500	500+
COMMERCIAL (All Commercial Zones)						
Base fee	\$5,400	\$5,940	\$7,740	\$15,840	\$24,840	\$33,840
Plus \$ per acre	\$960	\$720	\$480	\$120	\$60	\$36
INDUSTRIAL (All Industrial Zones)						
Base fee	\$7,200	\$7,740	\$9,540	\$17,640	\$35,640	\$58,140
Plus \$ per acre	\$1,080	\$840	\$600	\$240	\$120	\$60
MULTIPLE FAMILY RESIDENTIAL (LDMR & MR Zones)						
Base fee	\$5,400	\$5,670	\$6,570	\$11,970	\$38,970	\$47,970
Plus \$ per acre	\$720	\$600	\$480	\$240	\$60	\$36

Update relevant application fee process for the business performance zones and correct an oversight in the table to reflect that the other rural business performance zones also may require an official site plan. Additionally, the parenthetical clarifications on official site plan's minor and major revision requests were removed as they do not always correspond to administrative and public hearing situations.

ALL OTHER RESIDENTIAL, AGRICULTURE, RECREATION & MC Zones						
Base fee	\$1,140	\$1,170	\$2,070	\$3,420	\$5,220	\$9,720
Plus \$ per acre	\$360	\$240	\$120	\$60	\$48	\$36
Reference notes:						
(1) The rezone fee amount is based on the highest intensity use requested being applied to the gross acreage noted on the application, and is equal to the sum of all applicable parts. Application fees for public agencies shall be the same as for nongovernmental applicants.						
(2) A base fee shall be increased by 25 percent when an official site plan is required or offered for rezone approval.						
(3) This fee is only applicable for official site plan approvals when no zoning change is requested.						
(4) Subsequent to initial approval of the official site plan.						

Table 4 provides further details for the proposed amendments mentioned above for Table 30.22.100.

<p>30.22.100 Urban Zone Categories Use Matrix.</p>	<p>The allowable uses in the Urban Zone Categories Use Matrix (SCC 30.22.100) have a lot of uses that are inconsistent with its intended commercial purposes described within SCC 30.21.025(1)(c)(iv). Currently, the GC zone does not permit new single family dwellings or duplexes, and thus should not permit accessory uses to SFR nor temporary dwellings during construction. The proposed removal will align the allowed uses with the intent of the zone. Additionally, non-accessory storage structures could be utilized by commercial and retail establishments and should be permitted outright instead of as an CUP that causes additional permit review times. This is already the case for non-accessory storage structures that are less than 2,400 square feet in size and should also apply to those larger than 2,400 square feet.</p>
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TYPE OF USE	R-9,600 ⁸⁸	R-8,400 ⁸⁸	R-7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Storage Structure, Accessory ⁶⁰																
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	((P))	P	P	P	P	P	P
2,401 - 4,000 sq ft on More than 3 Acres ^{41, 59}	P	P	P	P	P	P	P	P	P	((P))	P	P	P	P	P	
2,401 - 4,000 on Less than 3 acres ^{41, 59}	A	A	A	A	A	A	A	A	A	((A))	A	A	A	A	A	
4,001 sq ft and Greater ^{41, 59}	C	C	C	C	C	C	C	C	C	((C))	C	C	C	C	C	
Storage Structure, Non-accessory ⁶⁰																
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
2,401 sq ft and greater ^{41, 59}	C	C	C	C	C	C	C	C	C	((C))	P	C	C	C	C	

Commercial and Industrial Zones Standards

Index # - File Name: 2.0003.pdf

TYPE OF USE	R-9,600 ⁸⁸	R-8,400 ⁸⁸	R-7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²
Temporary Dwelling During Construction	A	A	A	A	A	A	A	A	A	((A))						A

Table 5 provides a summary and rationale for the proposed amendments in section: SCC 30.23.010.

TABLE 5: SUMMARY OF PROPOSED CODE CHANGES	
Proposed Amendment	Rationale

STAFF REPORT

SUBJECT: Concerning Commercial and Industrial Zones Standards; Amendments to 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.

PAGE 27 OF 30

30.23.010 Bulk matrices - Purpose, applicability and general provisions.

- (1) SCC Tables 30.23.030, 30.23.032, 30.23.041, 30.23.043, 30.23.045, and 30.23.047 constitute the bulk matrices. The bulk matrices contain the setback, lot coverage, building height, and lot dimension regulations for all zones in unincorporated Snohomish County.
- (2) Additional setback, lot width and lot area requirements and exceptions are found at SCC 30.23.100 through 30.23.260 and chapters 30.34A, 30.41C, 30.41G, 30.42B and 30.67 SCC.
- (3) All lots and structures shall conform to the requirements listed in the bulk matrices, SCC Tables 30.23.030, 30.23.032, 30.23.041, 30.23.043, 30.23.045, and 30.23.047, unless modified elsewhere in this title.
- (4) SCC 30.23.040(41) establishes minimum lot area for the RU zone.
- (5) For design reasons, the director may reduce the property line setbacks established in SCC Tables 30.23.030 and 30.23.032 by up to 25 percent for walls or structures that are 20 feet in length or less; provided, that a minimum setback of three feet is maintained.
- (6) Except as otherwise provided in this title, every required setback shall be open and unobstructed from the ground to the sky except for trees and other natural vegetation, eaves, foundations and walls.
- (7) A setback or the open space required around any structure or use shall not be calculated in an adjacent development's setback or open space for a structure or use.
- (8) SCC 30.23.250 establishes the setback requirements for aggregated lots.
- (9) For the purposes of determining setbacks under SCC Tables 30.23.030 and 30.23.032 only: (a) the Rural Industrial zone shall be considered an industrial zone, and; (b) the Rural Business, Clearview Rural Commercial, and Rural Freeway Service zones shall be considered commercial zones.

To clarify how setback requirements are applied to new development, a code amendment is necessary to specify that rural industrial zones are to be considered an industrial zone and rural commercial zones are to be considered a commercial zone. The rural industrial zone is more similar in character to an industrial zone, as the intent and function of the zone is to provide for small-scale light industrial, light manufacturing, recycling, mineral processing, and resource-based goods production uses. The rural commercial zones are more similar to commercial zones, as the intent of functions of those zones is to allow commercial businesses and services that primarily serve the local rural population.

ANALYSIS

The following analysis provides a summary of the proposed code amendments' compliance with state law, regional and countywide planning policies, and county comprehensive plan policies.

Compliance with State Law

Index # 1 File Name: 20003.pdf
The Growth Management Act (GMA) contains planning goals, contained in Revised Code of Washington (RCW) 36.70A.020, which guide the development of local comprehensive plans and development regulations. The following planning goal applies to the proposed code amendments:

GMA Goal 7: Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

Analysis: By eliminating the need for two separate approvals (final and preliminary site plans), and streamlining business performance zone applications with a standard official site plan, the proposed amendments ensure that applications are processed in a predictable, timely, and fair manner to all similarly situated applicants.

Compliance with the Multi-County Planning Policies

The proposed amendments are consistent with the following multicounty planning policy (MPPs) from the Puget Sound Regional Council VISION 2050:

MPP-DP-47: Streamline development standards and regulations for residential and commercial development and public projects, especially in centers and high-capacity transit station areas, to provide flexibility and to accommodate a broader range of project types consistent with the regional vision.

Analysis: By routinizing development applications in business performance zones with an official site plan, the proposed amendments ensure a more streamlined and consistent set of regulations for commercial developments. Additional clarification on rural commercial and rural industrial zones provide consistent and expected norms for setback regulations.

Compliance with the Countywide Planning Policies

The proposed amendments are consistent with the following countywide planning policies (CPPs):

CPP- ED-16 The expeditious processing of development applications shall not result in the reduction of environmental and land use standards.

Analysis: The proposed amendments ensure an expeditious processing of development applications by simplifying site plan reviews and eliminating instances of a hearing examiner review for landscaping issues, without reducing environmental or land use standards. Additionally, the reduction in setback size for rural commercial and rural industrial zones ensures more dense development and less environmental degradation from sprawl.

Compliance with the Snohomish County Comprehensive Plan

The proposed amendment would be consistent with and help implement policies contained within the Snohomish County Growth Management Act Comprehensive Plan (GMACP) – General Policy Plan (GPP). The following policy applies to the code amendment as proposed in this memorandum:

ED Policy 2.A.3: To ensure timeliness, responsiveness, and increased efficiency, the county shall develop and maintain a program of periodic review of the permitting process to eliminate unnecessary administrative procedures that do not respond to legal requirements for public review and citizen input.

Analysis: By eliminating the more complicated application review procedures in both the business performance zones and clarifying the setbacks in the rural commercial and rural industrial zones, the proposed amendments ensure a more efficient and less costly application process with less time wasted on site review.

Public Participation

The GMA requires early and continuous public participation (GOAL 11). Public participation on the proposed code amendments has been provided to date through:

- A 14-day public comment period on the preliminary draft amendment from June 10th through June 24th, 2025; and
- Email distributions to key parties about the comment period and updates to the code development webpage on the PDS website.

The county received **XX** questions from the public about what this code project meant. No amendment to the proposed code amendment was necessary based on public comment.

Environmental Review

A State Environmental Policy Act (SEPA) Determination is required for the proposed code amendment. The Department will make a threshold determination under SEPA in the coming months.

Notification of State Agencies

Pursuant to RCW 36.70A.106, a notice of intent to adopt the proposed regulations and standards will be transmitted to the Washington State Department of Commerce in the coming months.

Staff Recommendation

Staff recommends approval of the proposed code amendment and findings contained in this staff report.

Action Requested

The planning commission is requested to hold a public hearing, consider the proposed code amendment, and provide a recommendation to the county council. The planning commission can recommend approval of the amendment 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
Darren Groth, PDS Manager
Michael Dobesh, PDS Manager

Attachment

[Summary Notice – Concerning Commercial and Industrial Zones Standards](#)



Snohomish County

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 24th, 2025, and conducted a public hearing on July 22nd, 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

At the July 22nd, 2025 Planning Commission hearing, a motion was made by Commissioner Chandler and 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 close of the public hearing, and is based on the findings and conclusions presented in the June 24th, 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,

Robert Larsen

SNOHOMISH COUNTY PLANNING COMMISSION
Robert Larsen, Chairman

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

Signature: Robert Larsen

Robert Larsen (Aug 25, 2025 12:16:40 PDT)

Email: robert.larsen@snoco.org

Executive/Council Action Form (ECAF)

ITEM TITLE:

..Title

Ordinance 26-002, relating to Growth Management; concerning the Regulation of Uses in Commercial and Industrial Zones; amending Chapters 30.31a and 30.31b and Sections 30.21.025, 30.22.100, 30.23.010, 30.70.025, 30.70.050, 30.70.140, 30.70.300, and 30.86.200 of the Snohomish County Code

..body

DEPARTMENT: Planning and Development Services

ORIGINATOR: Michael Saponaro

EXECUTIVE RECOMMENDATION: Approved by Ken Klein 1/12/26

PURPOSE: Update chapters 30.31A and 30.31B SCC, commercial and industrial zones, to cut any red tape involving unnecessary development regulations.

BACKGROUND: This ordinance amends the “business performance zones,” in subtitle 30.3 of the Snohomish County Code (SCC) to streamline permitting processes and eliminate outdated procedural requirements in the commercial and industrial zones. Relevant cross-references will be updated in chapters 30.21, 30.22, 30.23, 30.70, and 30.86 SCC.

FISCAL IMPLICATIONS:

EXPEND: FUND, AGY, ORG, ACTY, OBJ, AU	CURRENT YR	2ND YR	1ST 6 YRS
TOTAL			

REVENUE: FUND, AGY, ORG, REV, SOURCE	CURRENT YR	2ND YR	1ST 6 YRS
TOTAL			

DEPARTMENT FISCAL IMPACT NOTES: [Click or tap here to enter text.](#)

CONTRACT INFORMATION:

ORIGINAL _____ CONTRACT# _____ AMOUNT _____
 AMENDMENT _____ CONTRACT# _____ AMOUNT _____

Contract Period

ORIGINAL START _____ END _____

AMENDMENT

START

END

OTHER DEPARTMENTAL REVIEW/COMMENTS: Reviewed/approved by Finance – Nathan Kennedy 1/12/26. AATF: Laura Kisielius

1 Adopted:
2 Effective:

3 SNOHOMISH COUNTY COUNCIL
4 Snohomish County, Washington

5
6 ORDINANCE NO. 26-002
7

8 RELATING TO GROWTH MANAGEMENT; CONCERNING THE REGULATION OF USES IN
9 COMMERCIAL AND INDUSTRIAL ZONES; AMENDING CHAPTERS 30.31A AND 30.31B AND
10 SECTIONS 30.21.025, 30.22.100, 30.23.010, 30.70.025, 30.70.050, 30.70.140, 30.70.300, AND
11 30.86.200 OF THE SNOHOMISH COUNTY CODE
12

13 WHEREAS, the Revised Code of Washington (RCW) 36.70A.130 directs counties
14 planning under the Growth Management Act (GMA) to consider amendments and revisions to
15 the GMA Comprehensive Plan (GMACP) or development regulations on a regular basis; and
16

17 WHEREAS, the adopted GMACP includes the Economic Development Element with
18 Economic Development Policy 2.A.3, which states: "To ensure timeliness, responsiveness, and
19 increased efficiency, the county shall develop and maintain a program of periodic review of the
20 permitting process to eliminate unnecessary administrative procedures that do not respond to
21 legal requirements for public review and citizen input"; and
22

23 WHEREAS, the amendments in this ordinance eliminate unnecessary administrative
24 procedures including preliminary site plan approval, final site plan approval, and administrative
25 conditional use permit in multiple commercial and industrial land use categories; and
26

27 WHEREAS, on June 24, 2025, the Snohomish County Planning Commission ("planning
28 commission") was briefed by Snohomish County Planning and Development Services (PDS)
29 staff about the proposed code amendments contained in this ordinance; and
30

31 WHEREAS, the planning commission held a public hearing on July 22, 2025, to receive
32 public testimony concerning the proposed code amendments and recommended adoption of the
33 amendments contained in this ordinance, as shown in its approval letter dated August 20, 2025;
34 and
35

36 WHEREAS, on _____, 2025, the Snohomish County Council ("county council") held
37 a public hearing after proper notice to receive public testimony and consider the entire record
38 related to the code amendments contained in this ordinance; and
39

40 WHEREAS, following the public hearing, the county council deliberated on the code
41 amendments contained in this ordinance;
42

43 NOW, THEREFORE, BE IT ORDAINED:
44

45 Section 1. The county council makes the following findings:
46

- 47 A. The county council adopts and incorporates the foregoing recitals as findings as if set forth
48 fully herein.
49

1 B. This ordinance amends title 30 of the Snohomish County Code (SCC) as follows:
2

- 3 1. In chapter 30.31A SCC, amendments will eliminate onerous regulations and clarify
4 ambiguous language in the business performance zones chapter. These regulations
5 are remnants from the 1980s and were designed for large business parks and
6 corporate headquarters. Current commercial properties no longer need such
7 intensive oversight, such as the need for preliminary site plan approval or final site
8 plan approval.
9
- 10 2. In chapter 30.31B SCC, amendments will eliminate onerous regulations in the
11 general commercial chapter, including the need for the hearing examiner's approval
12 in all landscape screening decisions or the need for an administrative conditional use
13 permit.
14
- 15 3. Further amendments will update any cross-references resulting from these changes,
16 and clarify setback regulations in zones with multiple categories, such as the rural
17 commercial zones and the rural industrial zone.
18

19 C. The proposed amendments are consistent with and supportive of the following GMA goal:
20

21 GMA Goal 7: "Permits. Applications for both state and local government permits should
22 be processed in a timely and fair manner to ensure predictability."
23

24 The proposed amendments eliminate the need for two separate approvals (final and preliminary
25 site plans), streamline business performance zone applications with a standard official site plan,
26 and ensure applications are processed in a predictable, timely, and fair manner to all similarly
27 situated applicants.
28

29 D. The proposed amendments are consistent with and supportive of the following multicounty
30 planning policy (MPP) from the Puget Sound Regional Council VISION 2050:
31

32 MPP-DP-47: "Streamline development standards and regulations for residential and
33 commercial development and public projects, especially in centers and high-capacity
34 transit station areas, to provide flexibility and to accommodate a broader range of project
35 types consistent with the regional vision."
36

37 The proposed amendments routinize development applications in business performance zones
38 with an official site plan and ensure a more streamlined and consistent set of regulations for
39 commercial developments. Additional clarification on rural commercial and rural industrial zones
40 provides consistent and expected norms for setback regulations.
41

42 E. The proposed amendments are consistent with and supportive of the following countywide
43 planning policy (CPP):
44

45 CPP-ED-16: "The expeditious processing of development applications shall not result in
46 the reduction of environmental and land use standards."
47

48 The proposed amendments ensure expeditious processing of development applications by
49 simplifying site plan reviews and eliminating hearing examiner review for landscaping issues,

1 without reducing environmental or land use standards. Reduced setbacks will not be detrimental
2 to neighboring uses, given the similarity of rural commercial zone uses and rural industrial zone
3 uses to both commercial-type and industrial-type uses respectively.
4

5 F. The proposed amendments are consistent with and supportive of the following Snohomish
6 County Growth Management Act Comprehensive Plan (GMACP) policy:
7

8 ED Policy 2.A.3: "To ensure timeliness, responsiveness, and increased efficiency, the
9 county shall develop and maintain a program of periodic review of the permitting process
10 to eliminate unnecessary administrative procedures that do not respond to legal
11 requirements for public review and citizen input."
12

13 The proposed amendments eliminate the more complicated application review procedures in
14 the business performance zones and clarify the setbacks in the rural commercial and rural
15 industrial zones. The proposed amendments ensure a more efficient and less costly application
16 process with less time wasted on site review.
17

18 G. Procedural requirements.
19

- 20 1. This proposal is a Type 3 legislative action under SCC 30.73.010.
21
- 22 2. As required by RCW 30.70A.106(1), a notice of intent to adopt the proposed code
23 amendments was transmitted to the Washington State Department of Commerce for
24 distribution to state agencies on July 1, 2025.
25
- 26 3. State Environmental Policy Act (SEPA), chapter 43.21C RCW, requirements with
27 respect to this non-project action have been satisfied through the completion of an
28 environmental checklist and the issuance of a determination of non-significance on
29 July 1, 2025.
30
- 31 4. The public participation process used in the adoption of this ordinance complies with
32 all applicable requirements of the GMA and the SCC.
33
- 34 5. The Washington State Attorney General last issued an advisory memorandum, as
35 required by RCW 36.70A.370, in October of 2024 entitled Advisory Memorandum
36 and Recommended Process for Evaluating Proposed Regulatory or Administrative
37 Actions to Avoid the Unconstitutional Takings of Private Property to help local
38 governments avoid the unconstitutional taking of private property. The process
39 outlined in the State Attorney General's 2024 advisory memorandum was used by
40 the County in objectively evaluating the regulatory changes proposed by this
41 ordinance.
42

43 H. These amendments have been evaluated for their potential to create barriers to the
44 implementation of Low Impact Development (LID) principles and measures for stormwater
45 management. The updates to SCC will not impact LID principles or measures.
46

- 1 I. The amendments will not have an impact on the demand for capital facilities and utilities.
2 County and external service providers maintain long-range plans and financing strategies to
3 meet projected service demands that will not be impacted by these amendments.
4
- 5 J. The amendments have been evaluated for their potential impact on housing and jobs in the
6 county. This project will not impact housing production in the county and will potentially have
7 a positive impact on job creation through encouraging new businesses by simplifying and
8 clarifying development regulations in the business performance zones.
9
- 10 K. This ordinance is consistent with the record:
- 11
- 12 1. The streamlining of the preliminary and final plan approval process into a solitary
13 official site plan will increase efficiency in the permitting process. The official site plan
14 contains all necessary site plan information; other site plans are redundancies.
15
- 16 2. Eliminate the minimum zoning criteria and other related criteria in SCC 30.31A.020.
17 References to preliminary and final development plans are no longer relevant due to
18 the adoption of an official site plan. Additionally, minimum zoning criteria for the
19 business park zone, planning community business zone, and the neighborhood
20 business zone, as well as utility service regulations, are no longer relevant due to the
21 adoption of the 2024 comprehensive plan update, which provides updated zoning
22 maps and future land use maps, and provides utility service and distribution policy.
23
- 24 3. Eliminating the need for hearing examiner approval in landscape screening decisions
25 and removing the need for administrative conditional use permits (ACUP) under SCC
26 30.31B.200 when an official site plan is not consolidated with a rezone, will also yield
27 further efficiencies in planning review. An ACUP requires staff to prepare a formal
28 land use decision and compatibility analysis, which adds time and complexity to
29 projects that already meet zone standards. In practice, incompatible uses are no
30 longer permitted in the general commercial zone. Historically, general commercial
31 zone site plans were reviewed and approved directly through the building permit
32 process, which was a more streamlined and effective method that this amendment
33 seeks to restore.
34
- 35 4. Use matrix changes were made to allow more storage uses in the business
36 performance zones. Non-accessory storage structures could be utilized by
37 commercial and retail establishments and should be permitted outright instead of as
38 a conditional use permit that causes additional permit review times. This is already
39 the case for non-accessory storage structures that are less than 2,400 square feet in
40 size and should also apply to those larger than 2,400 square feet.
41
- 42 5. Language was added to clarify rural commercial and rural industrial zones in SCC
43 Table 30.23.032, the Urban Residential Zones Bulk Matrix. The column category
44 provides there be one designation for hybrid zones when determining setback
45 requirements. The rural commercial zones are more akin to the commercial zones,
46 and the rural industrial zones are akin to the industrial zones. The intent and function
47 of the rural industrial zone is to provide for small-scale light industrial, light
48 manufacturing, recycling, mineral processing, and resource-based goods production

1 uses. The intent and function of the rural commercial zone is to allow commercial
2 businesses and services that primarily serve the local rural population.

3
4 Section 2. The county council makes the following conclusions:

- 5
6 A. The amendments proposed by this ordinance are consistent with the GMA and are
7 consistent with all applicable federal, state, and local laws and regulations.
8
9 B. The amendments proposed by this ordinance are consistent with the MPPs.
10
11 C. The amendments proposed by this ordinance are consistent with the CPPs.
12
13 D. The amendments proposed by this ordinance are consistent with the GMACP.
14
15 E. The County has complied with all SEPA requirements with respect to this non-project action.
16
17 F. The amendments proposed by this ordinance do not result in an unconstitutional taking of
18 private property for a public purpose.
19

20 Section 3. The Snohomish County Council bases its findings and conclusions on the
21 entire record of the county council, including all testimony and exhibits. Any finding, which
22 should be deemed a conclusion, and any conclusion which should be deemed a finding, is
23 hereby adopted as such.
24

25 Section 4. Snohomish County Code Section 30.21.025, last amended by Amended
26 Ordinance No. 25-045 on August 13, 2025, is amended to read:
27

28 **30.21.025 Intent of zones.**
29

30 This section describes the intent of each use zone. Snohomish County's use zones are
31 categorized and implemented consistent with the comprehensive plan. The comprehensive plan
32 establishes guidelines to determine compatibility and location of use zones. The intent of each
33 zone is established pursuant to SCC Table 30.21.020 and is set forth below in subsections (1)
34 through (4) of this section.
35

36 (1) *Urban Zones*. The urban zones category consists of residential, commercial, and industrial
37 zoning classifications in Urban Growth Areas (UGAs) located outside of cities in unincorporated
38 Snohomish County. These areas are either already characterized by, or are planned for, urban
39 growth consistent with the comprehensive plan.
40

41 (a) *Single Family Residential*. The intent and function of Single-Family Residential zones is
42 to provide for predominantly single-family residential development that achieves a minimum
43 net density of six dwelling units per net acre. These zones may be used as holding zones
44 for properties that are designated Urban Medium-Density Residential, Urban High-Density
45 Residential, Urban Commercial, Urban Industrial, Public/Institutional use (P/IU), or Other
46 land uses in the comprehensive plan. The official Snohomish County zoning maps prepared
47 pursuant to SCC 30.21.030 shall use the suffix "P/IU" to indicate all areas in which these
48 zones implement the P/IU designation (e.g., R-7,200-P/IU). Single family residential zones
49 consist of the following:

- 1
2 (i) Residential 7,200 sq. ft. (R-7,200);
3
4 (ii) Residential 8,400 sq. ft. (R-8,400); and
5
6 (iii) Residential 9,600 sq. ft. (R-9,600).
7

8 (b) *Multiple Family Residential*. Multiple Family Residential zones provide for
9 predominantly apartment and townhouse development in designated medium- and high-
10 density residential locations. Multiple Family Residential zones consist of the following:
11

12 (i) *Townhouse (T)*. The intent and function of the Townhouse zone is to:
13

14 (A) provide for single family dwellings, both attached and detached, or different
15 styles, sizes, and prices at urban densities greater than those for strictly single
16 family detached development, but less than multifamily development;
17

18 (B) provide a flexible tool for the development of physically suitable, skipped-over,
19 or under-used lands in urban areas without adversely affecting adjacent
20 development; and
21

22 (C) provide design standards and reviews which recognize the special
23 characteristics of townhouses, to ensure the development of well-planned
24 communities, and ensure the compatibility of such housing developments with
25 adjacent, existing, and planned uses. Townhouses are intended to serve the
26 housing needs of a variety of housing consumers and producers. Therefore,
27 townhouses may be built for renter occupancy of units on a site under single
28 ownership, owner agreements pursuant to chapters 64.32 or 64.34 RCW, or owner
29 or renter occupancy of separately conveyed units on individual lots created through
30 formal subdivision pursuant to chapter 58.17 RCW.
31

32 (ii) *Low-Density Multiple Residential (LDMR)*. The intent and function of the Low-
33 Density Multiple Residential zone is to provide a variety of low-density, multifamily
34 housing including townhouses, multifamily structures, and attached or detached homes
35 on small lots;
36

37 (iii) *Multiple Residential (MR)*. The intent and function of the Multiple Residential zone
38 is to provide for high-density development, including townhouses and multifamily
39 structures generally near other high-intensity land uses; and
40

41 (iv) *Mobile Home Park (MHP)*. The intent and function of the Mobile Home Park zone
42 is to provide and preserve high density, affordable residential development consisting
43 of mobile homes for existing mobile home parks as a source of affordable detached
44 single-family and senior housing. This zone is assigned to existing mobile home parks
45 which contain rental pads, as opposed to fee simple owned lots, and as such are more
46 susceptible to future development.
47

1 (c) *Commercial*. The Commercial zones provide for neighborhood, community, and urban
2 center commercial, and mixed-use developments that offer a range of retail, office, personal
3 service, and wholesale uses. Commercial zones consist of the following:
4

5 (i) *Neighborhood Business (NB)*. The intent and function of the Neighborhood
6 Business zone is to provide for local facilities that serve the everyday needs of the
7 surrounding neighborhood, rather than the larger surrounding community;
8

9 (ii) *Planned Community Business (PCB)*. The intent and function of the Planned
10 Community Business zone is to provide for community business enterprises in areas
11 desirable for business but having highly sensitive elements of vehicular circulation, or
12 natural site and environmental conditions while minimizing impacts upon these
13 elements through the establishment of performance criteria. Performance criteria for
14 this zone are intended to control external as well as internal effects of commercial
15 development. It is the goal of this zone to discourage "piecemeal" and strip
16 development by encouraging development under unified control;
17

18 (iii) *Community Business (CB)*. The intent and function of the Community Business
19 zone is to provide for businesses and services designed to serve the needs of several
20 neighborhoods;
21

22 (iv) *General Commercial (GC)*. The intent and function of the General Commercial
23 zone is to provide for a wide variety of retail and nonretail commercial and business
24 uses. General commercial sites are auto-oriented as opposed to pedestrian or
25 neighborhood oriented. Certain performance standards, subject to review and approval
26 of an official site plan, are contained in chapter ((30.31B)) 30.31A SCC;
27

28 (v) *Business Park (BP)*. The intent and function of the Business Park zone is to
29 provide for those business/industrial uses of a professional office, wholesale, and
30 manufacturing nature which are capable of being constructed, maintained, and
31 operated in a manner uniquely designed to be compatible with adjoining residential,
32 retail commercial, or other less intensive land uses, existing or planned. Strict zoning
33 controls must be applied in conjunction with private covenants and unified control of
34 land; many business/industrial uses otherwise provided for in the zoning code will not
35 be suited to the BP zone due to an inability to comply with its provisions and achieve
36 compatibility with surrounding uses. The BP zone, under limited circumstances, may
37 also provide for residential development where sites are large and where compatibility
38 can be assured for on-site mixed uses and uses on adjacent properties;
39

40 (vi) *Light Industrial (LI)*. The intent and function of the Light Industrial zone is to
41 promote, protect, and provide for light industrial uses while also maintaining
42 compatibility with adjacent nonindustrial areas;
43

44 (vii) *Heavy Industrial (HI)*. The intent and function of the Heavy Industrial zone is to
45 promote, protect, and provide for heavy industrial uses while also maintaining
46 compatibility with adjacent nonindustrial areas; and
47

48 (viii) *Industrial Park (IP/PIP)*. The intent and function of the Industrial Park and
49 Planned Industrial Park zones is to provide for heavy and light industrial development

1 under controls to protect the higher uses of land and to stabilize property values
2 primarily in those areas in close proximity to residential or other less intensive
3 development. The IP and remaining Planned Industrial Park (PIP) zones are designed
4 to ensure compatibility between industrial uses in industrial centers and thereby
5 maintain the attractiveness of such centers for both existing and potential users and the
6 surrounding community. Vacant/undeveloped land which is currently zoned PIP shall
7 be developed pursuant to industrial park zone regulations (chapter 30.31A SCC).

8
9 (d) *Industrial Zones*. The Industrial zones provide for a range of industrial and
10 manufacturing uses and limited commercial and other nonindustrial uses necessary for the
11 convenience of industrial activities. Industrial zones consist of the following:

12
13 (i) *Business Park (BP)*. See description under subsection (1)(c)(v) of this section;

14
15 (ii) *Light Industrial (LI)*. See description under subsection (1)(c)(vi) of this section;

16
17 (iii) *Heavy Industrial (HI)*. See description under subsection (1)(c)(vii) of this section;
18 and

19
20 (iv) *Industrial Park (IP)*. See description under subsection (1)(c)(viii) of this section.

21
22 (e) *Urban Center (UC)*. The intent and function of the Urban Center zone is to implement
23 the Urban Center designation on the future land use map by providing a zone that allows a
24 mix of high-density residential, office and retail uses with public and community facilities
25 and pedestrian connections located within one-half mile of existing or planned stops or
26 stations for high capacity transit routes such as light rail or commuter rail lines, regional
27 express bus routes, or transit corridors that contain multiple bus routes or which otherwise
28 provide access to such transportation.

29
30 (f) *Mixed Use Corridor (MUC)*. The intent and function of the Mixed Use Corridor zone is to
31 implement the Mixed Use Corridor designation on the future land use map by providing a
32 zone along state routes and county arterials in the Urban Core Subarea that allows a mix of
33 high-density residential, office, and commercial uses with public and community facilities
34 and pedestrian connections.

35
36 (2) *Rural Zones*. The Rural zones category consists of zoning classifications applied to lands
37 located outside UGAs that are not designated as agricultural or forest lands of long-term
38 commercial significance. These lands have existing or planned rural services and facilities, and
39 rural fire and police protection services. Rural zones may be used as holding zones for
40 properties that are primarily a transition area within UGAs on steep slopes adjacent to non-UGA
41 lands designated rural or agriculture by the comprehensive plan. Rural zones consist of the
42 following:

43
44 (a) *Rural Diversification (RD)*. The intent and function of the Rural Diversification zone is to
45 provide for the orderly use and development of the most isolated, outlying rural areas of the
46 county and at the same time allow sufficient flexibility so that traditional rural land uses and
47 activities can continue. These areas characteristically have only rudimentary public services
48 and facilities, steep slopes and other natural conditions, which discourage intense
49 development, and a resident population, which forms an extremely rural and undeveloped

1 environment. The resident population of these areas is small and highly dispersed. The
2 zone is intended to protect, maintain, and encourage traditional and appropriate rural land
3 uses, particularly those which allow residents to earn a satisfactory living on their own land.
4 The following guidelines apply:

5
6 (i) a minimum of restrictions shall be placed on traditional and appropriate rural land
7 uses;

8
9 (ii) the rural character of these outlying areas will be protected by carefully regulating
10 the size, location, design, and timing of large-scale, intensive land use development;
11 and

12
13 (iii) large residential lots shall be required with the intent of preserving a desirable rural
14 lifestyle as well as preventing intensive urban- and suburban-density development,
15 while also protecting the quality of ground and surface water supplies and other natural
16 resources;

17
18 (b) *Rural Resource Transition - 10 Acre (RRT-10)*. The intent and function of the Rural
19 Resource Transition - 10 Acre zone is to implement the Rural Residential-10 (resource
20 transition) designation and policies in the comprehensive plan, which identify and designate
21 rural lands with forestry resource values as a transition between designated forest lands
22 and rural lands;

23
24 (c) *Rural-5 Acre (R-5)*. The intent and function of the Rural-5 Acre zone is to maintain rural
25 character in areas that lack urban services;

26
27 (d) *Rural Business (RB)*. The intent and function of the Rural Business zone is to permit
28 the location of small-scale commercial retail businesses and personal services which serve
29 a limited service area and rural population outside established UGAs. This zone is to be
30 implemented as a "floating zone" and will be located where consistent with specific
31 locational criteria. The Rural Business zone permits small-scale retail sales and services
32 located along county roads on small parcels that serve the immediate rural residential
33 population, and for a new rural business, are located two and one-half miles from an
34 existing rural business, rural freeway service zone, or commercial designation in the rural
35 area. Rural businesses, which serve the immediate rural population, may be located at
36 crossroads of county roads, state routes, and major arterials;

37
38 (e) *Clearview Rural Commercial (CRC)*. The intent and function of the CRC zone is to
39 permit the location of commercial businesses and services that primarily serve the rural
40 population within the defined boundary established by the CRC land use designation. Uses
41 and development are limited to those compatible with existing rural uses that do not require
42 urban utilities and services;

43
44 (f) *Rural Freeway Service (RFS)*. The intent and function of the Rural Freeway Service
45 zone is to permit the location of small-scale, freeway-oriented commercial services in the
46 vicinity of on/off ramp frontages and access roads of interstate highways in areas outside a
47 designated UGA boundary and within rural areas of the county. Permitted uses are limited
48 to commercial establishments dependent upon highway users; and

1 (g) *Rural Industrial (RI)*. The intent and function of the Rural Industrial zone is to provide
2 for small-scale light industrial, light manufacturing, recycling, mineral processing, and
3 resource-based goods production uses that are compatible with rural character and do not
4 require an urban level of utilities and services.
5

6 (3) *Resource Zones*. The Resource zones category consists of zoning classifications that
7 conserve and protect lands useful for agriculture, forestry, or mineral extraction or lands which
8 have long-term commercial significance for these uses. Resource zones consist of the following:
9

10 (a) *Forestry (F)*. The intent and function of the Forestry zone is to conserve and protect
11 forest lands for long-term forestry and related uses. Forest lands are normally large tracts
12 under one ownership and located in areas outside UGAs and away from residential and
13 intense recreational use;
14

15 (b) *Forestry and Recreation (F&R)*. The intent and function of the Forestry and Recreation
16 zone is to provide for the development and use of forest land for the production of forest
17 products as well as certain other compatible uses such as recreation, including recreation
18 uses where remote locations may be required, and to protect publicly owned parks in
19 UGAs;
20

21 (c) *Agriculture-10 Acre (A-10)*. The intent and function of the Agricultural-10 Acre zone is:
22

23 (i) To implement the goals and objectives of the County GMA Comprehensive Plan
24 which include the goals of protecting agricultural lands and promoting agriculture as a
25 component of the County economy;
26

27 (ii) To protect and promote the continuation of farming in areas where it is already
28 established and in locations where farming has traditionally been a viable component of
29 the local economy; and
30

31 (iii) To permit in agricultural lands, with limited exceptions, only agricultural land uses
32 and activities and farm-related uses that provide a support infrastructure for farming, or
33 that support, promote or sustain agricultural operations and production including
34 compatible accessory commercial or retail uses on designated agricultural lands.
35

36 (iv) Allowed uses include, but are not limited to:
37

38 (A) Storage and refrigeration of regional agricultural products;
39

40 (B) Production, sales and marketing of value-added agricultural products derived
41 from regional sources;
42

43 (C) Supplemental sources of on-farm income that support and sustain on-farm
44 agricultural operations and production;
45

46 (D) Support services that facilitate the production, marketing and distribution of
47 agricultural products;
48

1 (E) Off-farm and on-farm sales and marketing of predominately regional
2 agricultural products from one or more producers, agriculturally related
3 experiences, products derived from regional agricultural production, products
4 including locally made arts and crafts, and ancillary sales or service activities; and
5

6 (F) Accessory commercial or retail uses which shall be accessory to the growing
7 of crops or raising of animals and which shall sell products predominately produced
8 on-site, agricultural experiences, or products, including arts and crafts, produced
9 on-site. Accessory commercial or retail sales shall offer for sale a significant
10 amount of products or services produced on-site.

11
12 (v) Allowed uses shall comply with all of the following standards:

13
14 (A) The uses shall be compatible with resource land service standards.

15
16 (B) The allowed uses shall be located, designed and operated so as not to
17 interfere with normal agricultural practices.

18
19 (C) The uses may operate out of existing or new buildings with parking and other
20 supportive uses consistent with the size and scale of agricultural buildings but shall
21 not otherwise convert agricultural land to non-agricultural uses.

22
23 (4) *Other Zones.* The Other zones category consists of existing zoning classifications that are
24 no longer primary implementing zones but may be used in special circumstances due to
25 topography, natural features, or the presence of extensive critical areas. Other zones consist of
26 the following:

27
28 (a) Suburban Agriculture-1 Acre (SA-1);

29
30 (b) Rural Conservation (RC);

31
32 (c) Rural Use (RU);

33
34 (d) Residential 20,000 sq. ft. (R-20,000);

35
36 (e) Residential 12,500 sq. ft. (R-12,500); and

37
38 (f) Waterfront beach (WFB).

39
40 Section 5. Snohomish County Code Section 30.22.100, last amended by Amended
41 Ordinance No. 25-033 on August 13, 2025, is amended to read:

1
2
3

30.22.100 Urban Zone Categories Use Matrix.

TYPE OF USE	R-9,600 ⁸⁸	R-8,400 ⁸⁸	R-7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²	MUC ¹²²
Accessory Dwelling Unit ⁶²	P	P	P	P	P	P											
Adult Entertainment Business/Use ⁶⁷											P		P	P			
Agriculture ^{41, 107}	P	P	P		P	P	P		P	P	P	P	P	P	P		
Airport, Stage 1 Utility ¹	C	C	C						P	P	P	P	P	P			
Airport-All Others											P	P	P	P			
Amusement Facility ^{41, 129}								P	P	P	P		P	P		P	P
Antique Shop							P	P	P	P			P	P		P	P
Art Gallery ⁴¹	C	C	C		C	C	P	P	P	P	P	P	P	P		P	P
Auto Repair, Major								P	P ⁸⁶	P	P	P	P	P		P	P
Auto Repair, Minor							P	P	P ⁸⁶	P	P	P	P	P		P	P
Auto Towing													P	P			

TYPE OF USE	R-9,600 ⁸⁸	R-8,400 ⁸⁸	R-7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²	MUC ¹²²
Automobile Wrecking and Junkyards													C ⁴⁴	P ⁴⁴			
Bed and Breakfast Guesthouse ⁵⁸	A	A	A	A	A	A									A		
Billboards ⁴⁶																	
Non-digital										P			P	P			
Digital										P			P	P			
Boarding House	P ¹⁵	P ¹⁵	P ¹⁵		P	P	P		P	P					P	P	P
Boat Launch Facility, Commercial ³¹									C	C			C	C		P	
Boat Launch Facility, Non-commercial ³¹	C	C	C		C	C			C	C			C	C			
Caretaker's Quarters							P	P	P	P	P	P	P	P			
Cemetery and Funeral Home	C	C	C		C	C	P	P	P	P	P	P	P	P		P	
Church ^{41, 129}	C	C	C		P	P	P	P	P	P	P	P	P	P		P	P
Clubhouse	C	C	C		C	C	P	P	P	P	P	P	P	P	P	P	P

TYPE OF USE	R-9,600 ⁸⁸	R-8,400 ⁸⁸	R-7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²	MUC ¹²²
Commercial Vehicle Storage Facility										P	P	P	P	P			
Community Facilities for Juveniles ¹⁰³																	
1 to 8 Resident Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
9 to 24 Resident Facility	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P
Construction Contracting										P	P	P	P	P		P ¹²³	
Day Care Center ^{2, 129}																	
Up to 8,000 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P
Over 8,000 sq ft	C	C	C	C	P	P	P	P	P	P	P	P	P	P	A	P	P
Distillation of Alcohol											P	P	P	P		P	P
Dock & Boathouse, Private, Non-commercial ^{3, 41}	P	P	P	P	P	P	P		P	P	P	P	P	P			
Dwelling, Attached Single Family ¹⁴⁰	P	P	P	P	P	P						P ⁵¹					

TYPE OF USE	R-9,600 ⁸⁸	R-8,400 ⁸⁸	R-7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²	MUC ¹²²
Dwelling, Co-Living ¹⁴⁰					P	P	P	P	P	P		P ⁵¹				P	P
Dwelling, Cottage Housing ¹⁴⁰	P	P	P	P	P							P ⁵¹					
Dwelling, Duplex ¹⁴⁰	P	P	P	P	P	P						P ⁵¹					
Dwelling, Mobile Home ¹⁴⁰	P ⁶	P ⁶	P ⁶	P ⁶	P	P									P		
Dwelling, Multiple Family ¹⁴⁰					P	P	P	P	P	P		P ⁵¹				P	P
Dwelling, Single Family ¹⁴⁰	P	P	P	P	P	P						P ⁵¹			P ⁴		
Dwelling, Townhouse ^{5, 140}			P	P	P	P	P	P	P	P		P ⁵¹				P	
Electric Vehicle Infrastructure																	
Electric Vehicle Charging Station - Restricted, Level 1, and Level 2 ¹²¹	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Electric Vehicle Charging Station - Public, Level 1 and Level 2							P	P	P	P	P	P	P	P		P	P

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²	MUC ¹²²
Electric Vehicle Charging Station, Level 3	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	P	P	P	P	P	P	P	P		P	P
Battery Exchange Stations	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	P	P	P	P	P	P	P	P		P	P
Emergency Shelter, Religious-Owned Property ¹⁴¹	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Explosives, Storage											P			P			
Fairgrounds										P	P	P	P	P			
Family Day Care Home ⁸	P	P	P	P	P	P	P	P	P	P					P		P
Farm Product Processing																	
Up to 5,000 sq ft									P	P			P	P			
Over 5,000 sq ft ⁹⁴									A	P			P	P			
Farm Stand																	
Up to 400 sq ft ⁹	P	P	P						P	P			P	P		P	P
401 to 5,000 sq ft ⁹⁹																	

TYPE OF USE	R-9,600 ⁸⁸	R-8,400 ⁸⁸	R-7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²	MUC ¹²²
Farmers Market ⁹³							P	P	P	P		P	P	P		P	P
Fish Farm											P	P	P	P			
Food and Farming Center																	P ¹⁰⁵
Forestry											P		P	P			
Foster Home	P	P	P	P	P	P	P		P	P					P		
Fuel Yard										P	P	P	P	P			
Garage, Detached Private Accessory ⁶⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P					P	P	P	P	P		
2,401 - 4,000 sq ft on More than 3 Acres ^{41, 59}	P	P	P	P	P	P					P	P	P	P			
2,401 - 4,000 sq ft on Less than 3 Acres ^{41, 59}	A	A	A	A	A	A					A	A	A	A			
4,001 sq ft and Greater ^{41, 59}	C	C	C	C	C	C					C	C	C	C			

TYPE OF USE	R-9,600 ⁸⁸	R-8,400 ⁸⁸	R-7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²	MUC ¹²²
Garage, Detached Private Non-accessory ⁶⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P					P	P	P	P			
2,401 sq ft and Greater ^{41, 59}	C	C	C	C	C	C					C	C	C	C			
Golf Course, Driving Range, and Country Club	C	C	C														
Government Structures & Facilities ^{27, 41}	C	C	C	C	C	C	C	P	P	P	P	P	P	P		P	P
Greenhouse, Lath House, & Nurseries							P	P	P	P	P	P	P	P			
Guest House ⁸⁵	P	P	P		P	P									P		
Hazardous Waste Storage & Treatment Facilities, Offsite ⁶⁶											C	C	C	C			
Hazardous Waste Storage & Treatment Facilities, Onsite ⁶⁵							P	P	P	P	P	P	P	P			
Health and Social Service Facilities ⁹⁰																	

TYPE OF USE	R-9,600 ⁸⁸	R-8,400 ⁸⁸	R-7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	L ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²	MUC ¹²²
Level I	P	P	P	P	P	P	P	P	P	P		P			P	P	P
Level II ^{41, 129}	C	C	C		C	C	C	P	P	P		P			C	P	P
Level III ¹³⁹						C	P ¹³⁶	P	P	P	P		P	P	C	P	P
Home Occupation ¹¹	P	P	P	P	P	P	P		P	P					P	P	P
Hotel/Motel					C	C	P ¹³⁶	P	P	P			P ⁸⁹			P	P
Kennel, ⁴¹ Commercial ¹²	C	C	C						P	P	P	P	P	P			
Kennel, ⁴¹ Private-Breeding ¹³	P	P	P		P	P	P		P	P	P	P	P	P			
Kennel, ⁴¹ Private-Non-Breeding ¹³	P	P	P		P	P	P		P	P	P						
Laboratory							P	P	P	P	P	P	P	P		P	P
Library ⁴¹	C	C	C		C	C	C	P	P	P	P	P	P	P		P	P
Lumber Mill											P	P	P	P			
Lumberyard										P	P	P	P	P			

TYPE OF USE	R-9,600 ⁸⁸	R-8,400 ⁸⁸	R-7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²	MUC ¹²²
Manufacturing, Heavy ⁸²											P			P			
Manufacturing-All Other Forms Not Specifically Listed ⁸³											P	P	P	P		P ¹²³	
Marijuana Processing ^{125, 131}											P	P	P	P			
Marijuana Production ^{125, 131}											P	P	P	P			
Marijuana Retail ^{131, 132}							P	P	P	P		P	P	P		P	P
Massage Parlor									P	P	P	P	P	P		P	P
Material Recovery Facility ¹³⁴											C		C	C			
Mini Self-Storage								P	P	P	P	P	P	P			
Mobile Home Park ³⁸					C	C			C	C					P		
Model Hobby Park ⁷⁵												A	A	A			
Model House/Sales Office	P	P	P	P	P	P											
Motocross Racetrack ¹²⁹										C ¹¹³	C ¹¹³	C ¹¹³	C ¹¹³	C ¹¹³			

TYPE OF USE	R-9,600 ⁸⁸	R-8,400 ⁸⁸	R-7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²	MUC ¹²²
Museum ⁴¹	C	C	C		C	C	C	P	P	P	P	P	P	P		P	P
Neighborhood Services					A, C ⁸⁶ , 138	A, C ⁸⁶ , 138	P	P	P ⁸⁶	P	P	P	P	P		P	P
Office and Banking							P	P	P	P	P	P	P	P		P	P
Park, Public ¹⁴	P	P	P		P	P	P	P	P	P	P	P	P	P		P	P
Park-and-Pool Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	P
Park-and-Ride Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	P
Personal Wireless Service Facilities ^{27, 41, 104, 106}	C	C	C	C	C	C	C	C	C	C	P	P	P	P	C	P ¹¹⁹	P
Printing Plant								P		P	P	P	P	P		P ¹²³	
Race Track ^{24, 41, 129}										C	P	P	P	P			
Railroad Right-of-Way	C	C	C	C	C	C	P	P	P	P	P	P	P	P		P	P
Recreational Facility Not Otherwise Listed	C	C	C		C	C	P	P	P	P	P	P	P	P		P	P

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²	MUC ¹²²
Recreational Vehicle Park									C	C					C		
Recycling Facility ¹³⁷										C	C		C	C			
Rendering of Fat, Tallow, or Lard ¹²⁹											P			P			
Restaurant							P	P	P	P	P ⁴⁹	P ⁴⁹	P	P		P	P
Retail, General						A ¹³⁵	P	P	P	P		P ⁵³	P	P		P	P
Retirement Apartments				P	P	P	P	P	P	P					P	P	P
Retirement Housing				P	P	P	P	P	P	P					P	P	P
Sanitary Landfill ¹²⁹	C	C	C						C	C	C	C	C	C			
Schools																	
K-12 & Preschool ^{41, 68, 129}	C	C	C		C	C	C ¹³⁶		P	P	P	P	P	P		P	P
College ^{41, 68}	C	C	C		C	C	C ¹³⁶		P	P	P	P	P	P		P	P
Other ^{41, 68}					C	C	C ¹³⁶		P	P	P	P	P	P		P	P
Service Station ⁴¹							P	P	P ⁸⁶	P			P	P		P	P

TYPE OF USE	R-9,600 ⁸⁸	R-8,400 ⁸⁸	R-7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²	MUC ¹²²
Shooting Range ⁹²											P	P	P	P			
Sludge Utilization ³⁹	C ⁵⁶	C ⁵⁶	C ⁵⁶		C ⁵⁶	C ⁵⁶			C ⁵⁶	C ⁵⁶	C ⁵⁶		C ⁵⁶	P C ⁵⁰			
Small Animal Husbandry ⁴¹	C ³⁷	C ³⁷	C ³⁷				P		P	P	P	P	P	P			
Small Workshop									P ⁸⁶	P	P	P	P	P		P	P
Stables	P	P	P		P	P	P	P	P	P	P	P	P	P			
Stockyard or Slaughter House ¹²⁹											P			P			
Storage, Retail Sales Livestock Feed									P	P			P	P			
Storage Structure, Accessory ⁶⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
2,401 - 4,000 sq ft on More than 3 Acres ^{41, 59}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
2,401 - 4,000 on Less than 3 acres ^{41, 59}	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		

TYPE OF USE	R-9,600 ⁸⁸	R-8,400 ⁸⁸	R-7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	L ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²	MUC ¹²²
4,001 sq ft and Greater ^{41, 59}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Storage Structure, Non-accessory ⁶⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
2,401 sq ft and Greater ^{41, 59}	C	C	C	C	C	C	C	C	C	((G))P	C	C	C	C	C		
Studio ⁴¹	C ⁷⁷	C ⁷⁷	C ⁷⁷		C ⁷⁷	C ⁷⁷	P	P	P ⁸⁶	P	P	P	P	P		P	P
Supervised Drug Consumption Facility																	
Swimming/Wading Pool ^{17, 41}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Television/Radio Stations													P	P			
Temporary Dwelling During Construction	A	A	A	A	A	A	A	A	A	A						A	
Temporary Dwelling for Relative ¹⁸	A	A	A	A	A	A	A	A	A	A							
Temporary Residential Sales Coach ⁷³	A	A	A													A	

TYPE OF USE	R-9,600 ⁸⁸	R-8,400 ⁸⁸	R-7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ^{55, 76}	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²	MUC ¹²²
Transit Center	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P	P
Ultralight Airpark ²⁰											P						
Utility Facilities, Electromagnetic Transmission & Receiving Facilities ^{27, 129}	C	C	C	C	C	C	C	P	P ⁸⁶	P	P	P	P	P			
Utility Facilities, Transmission Wires, Pipes & Supports ²⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility Facilities-All Other Structures ^{27, 41}	C	C	C	C	C	C	C	P	P ⁸⁶	P	P	P	P	P	C	P	P
Vehicle, Vessel, and Equipment Sales and Rental									P ²³	P			P	P			
Veterinary Clinic					C	C	P	P	P ⁸⁶	P	P	P	P	P		P	P
Warehouse								P ¹⁴²		P	P	P	P	P		P ¹²³	
Wholesale Establishment								P	P ⁸⁶	P	P	P	P	P		P ¹²³	
Woodwaste Recycling and											A ⁶³		A ⁶³	A ⁶³			

TYPE OF USE	R- 9,600 ⁸⁸	R- 8,400 ⁸⁸	R- 7,200 ⁸⁸	T	LDMR	MR	NB	PCB	CB ¹²⁸	GC ¹²⁸	IP ⁷⁶	BP	LI ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹²²	MUC ¹²²
Woodwaste Storage																	
All other uses not otherwise mentioned											P	P	P	P			

1

P - Permitted Use	<p>A blank box indicates that a use is not allowed in a specific zone. Note: Reference numbers within matrix indicate special conditions apply, see SCC 30.22.130. Check other matrices in this chapter if your use is not listed above.</p>
A - Administrative Conditional Use	
C - Conditional Use	
S - Special Use	

2

1
2 Section 6. Snohomish County Code Section 30.23.010, last amended by Amended
3 Ordinance No. 12-049 on October 3, 2012, is amended to read:

4
5 **30.23.010 Bulk matrices - Purpose, applicability and general provisions.**

6
7 (1) SCC Tables 30.23.030, 30.23.032, 30.23.041, 30.23.043, 30.23.045, and 30.23.047
8 constitute the bulk matrices. The bulk matrices contain the setback, lot coverage, building
9 height, and lot dimension regulations for all zones in unincorporated Snohomish County.

10
11 (2) Additional setback, lot width, and lot area requirements and exceptions are found at SCC
12 30.23.100 through 30.23.260 and chapters 30.34A, 30.41C, 30.41G, 30.42B and 30.67 SCC.

13
14 (3) All lots and structures shall conform to the requirements listed in the bulk matrices, SCC
15 Tables 30.23.030, 30.23.032, 30.23.041, 30.23.043, 30.23.045, and 30.23.047, unless modified
16 elsewhere in this title.

17
18 (4) SCC 30.23.040(41) establishes minimum lot area for the RU zone.

19
20 (5) For design reasons, the director may reduce the property line setbacks established in SCC
21 Tables 30.23.030 and 30.23.032 by up to 25 percent for walls or structures that are 20 feet in
22 length or less; provided that a minimum setback of three feet is maintained.

23
24 (6) Except as otherwise provided in this title, every required setback shall be open and
25 unobstructed from the ground to the sky except for trees and other natural vegetation, eaves,
26 foundations and walls.

27
28 (7) A setback or the open space required around any structure or use shall not be calculated in
29 an adjacent development's setback or open space for a structure or use.

30
31 (8) SCC 30.23.250 establishes the setback requirements for aggregated lots.

32
33 (9) For the purpose of determining setbacks under Tables 30.23.030 and 30.23.032 only:

34
35 (a) The RI zone shall be considered an industrial zone; and

36
37 (b) The RB, CRC, and RFS zones shall be considered commercial zones.

38
39 Section 7. Snohomish County Code Section 30.31A.010, last amended by Amended
40 Ordinance No. 09-079 on May 12, 2010, is amended to read:

41
42 **30.31A.010 Purpose and applicability.**

43
44 This chapter regulates development in and establishes zoning criteria for the planned
45 community business (PCB), neighborhood business (NB), business park (BP), ~~((and))~~ industrial
46 park (IP) ~~((zones))~~, and general commercial (GC) zones. This chapter sets forth procedures and
47 standards to be followed in applying for ~~((r))~~ and building in these zones.
48

1 Section 8. Snohomish County Code Section 30.31A.020, last amended by Amended
2 Ordinance No. 09-079 on May 12, 2010, is repealed.

3
4 Section 9. Snohomish County Code Section 30.31A.100, last amended by Amended
5 Ordinance No. 12-069 on October 17, 2012, is amended to read:

6
7 **30.31A.100 General performance standards.**

8
9 Each planned zone and uses located in the BP, PCB, NB, GC, and IP zones shall comply with
10 the following requirements unless more specific requirements are provided in code:

11
12 (1) *Processes and Equipment.* Processes and equipment employed, and goods processed or
13 sold shall be limited to those which are not objectionable beyond the boundaries of the lot upon
14 which the use is located by reason of offensive odors, dust, smoke, gas, or electronic
15 interference;

16
17 (2) *Development Phases.* Where the proposal contains more than one phase, all development
18 shall occur in a sequence consistent with the phasing plan which shall be presented as an
19 element of the ((preliminary)) official site plan unless revisions are approved by the department;

20
21 (3) *Building Design.* Buildings shall be designed to be compatible with their surroundings, both
22 within and adjacent to the zone;

23
24 (4) *Restrictive Covenants.* Restrictive covenants shall be provided which shall ensure the long-
25 term maintenance and upkeep of landscaping, storm drainage facilities, other private property
26 improvements, and open space areas and facilities. Further, the covenants shall reference the
27 official or binding site plan(s) and indicate their availability at the department, and shall provide
28 that Snohomish County is an additional beneficiary with standing to enforce, and shall preclude
29 the avoidance of performance obligations through lease agreements;

30
31 (5) *Off-street Parking.* Permanent off-street parking shall be in accordance with chapter 30.26
32 SCC, except that parking shall be in accordance with SCC 30.34A.050 when the property is
33 designated Urban Village on the future land use map;

34
35 (6) *Signing.* Signs for business identification or advertising of products ((shall conform to the
36 approved sign design scheme)) submitted with the ((final)) official site plan ((, and)) must
37 comply with chapter 30.27 SCC;

38
39 (7) *Noise.* Noise levels generated within the development shall not exceed those established in
40 chapter 10.01 SCC – noise control, or violate other law or regulation relating to noise. Noise of
41 machines and operations shall be muffled so as to not become objectionable due to
42 intermittence or beat frequency, or shrillness; and

43
44 (8) *Landscaping.* General landscaping and open space requirements shall be in accordance
45 with chapter 30.25 SCC.

1 Section 10. Snohomish County Code Section 30.31A.120, last amended by Amended
2 Ordinance No. 10-086 on October 20, 2010, is amended to read:

3
4 **30.31A.120 BP zone performance standards.**

5
6 In addition to the minimum zoning criteria and general performance standards set forth above,
7 the following are specific performance requirements in the BP zone:

8
9 (1) No ~~((uncovered))~~ outside storage shall be allowed of any products produced or items used
10 in the operation of the business, except vehicles used to transport either raw materials or
11 finished products of the business;

12
13 (2) No more than 20 percent of the constructed BP zone floor area in any development may be
14 devoted to those accessory retail commercial uses primarily intended to serve the principal BP
15 zone uses;

16
17 (3) The retail sale of products manufactured on the BP zone site shall be permitted;

18
19 (4) Prior to the issuance of any building occupancy permits in a BP zone the developer(s) shall
20 either complete all required improvements or the remaining improvements shall be secured with
21 a security device in accordance with SCC 30.84.105; and

22
23 (5) All outdoor lighting shall conform to the unified architectural lighting scheme for the BP
24 development and shall not:

25
26 (a) Shine on adjacent properties;

27
28 (b) Conflict with the readability of traffic control devices; or

29
30 (c) Rotate or flash.

31
32 Section 11. Snohomish County Code Section 30.31A.140, added by Ordinance No. 22-
33 014 on May 4, 2022, is amended to read:

34
35 **30.31A.140 BP zone performance standards for residential development.**

36
37 The following are specific requirements for development in the BP zone that includes residential
38 uses:

39
40 (1) The site must be a minimum of 25 contiguous acres under the same ownership or control.

41
42 (2) The BP zoning on the site must have been in effect prior to the effective date of the
43 ordinance codified in this section.

44
45 (3) All proposed mixed use development consisting of residential with commercial or industrial
46 uses in the BP zone shall also comply with the following development and design standards:

47
48 (a) The BP ~~((preliminary))~~ official site plan requirements contained in chapter 30.31A
49 SCC shall apply to all portions of the site where development is proposed except that the

1 provisions of SCC 30.31A.120 shall only apply to areas of the site proposed for
2 commercial or industrial uses and not to areas proposed for residential use.

3
4 (b) The setbacks and all other bulk requirements of chapter 30.23 SCC for the MR zone
5 shall apply.
6

7 (4) All proposed development in the BP zone consisting of residential uses only shall comply
8 with the ~~((preliminary))~~ official site plan requirements of SCC 30.31A.210, and shall also comply
9 with the maximum residential unit yield and all other bulk regulations for the MR zone under
10 chapter 30.23 SCC.

11
12 (5) All proposed development in the BP zone that includes residential uses shall comply with
13 the ~~((final))~~ official site plan approval requirements pursuant to SCC ~~((30.31A.300))~~ 30.31A.210,
14 including conditions of approval, and shall comply with any and all other applicable
15 requirements of the county code.
16

17 Section 12. A new section is added to Chapter 30.31A of the Snohomish County Code to
18 read:

19
20 **30.31A.150 GC zone performance standards.**

21
22 The following are specific requirements for development in the GC zone:

23
24 (1) *Screening.* Development shall be permanently screened from adjoining residential
25 properties or residential zones by a wall, fence, or perimeter landscaping between four and
26 seven feet in height. Other screening methods may be employed if approved by the department.
27 No screening shall be required when proposed development abuts existing parks, recreational
28 areas, or when screening is provided by topography or other natural conditions.
29

30 (2) *Signing.* No signs shall be permitted on any screening required by this section.
31

32 Section 13. Snohomish County Code Section 30.31A.200, last amended by Ordinance
33 No. 20-019 on June 24, 2020, is amended to read:

34
35 **30.31A.200 Rezone procedures.**

36
37 ~~((1) *General Procedures.*)~~ Rezone applications for the PCB, BP, GC, and IP zones are
38 considered for approval by the hearing examiner through the normal rezone process, pursuant
39 to chapter 30.42A SCC, ~~((and require site plan approval as follows:~~

40
41 ~~(a) For sites that are five acres or larger, a preliminary site plan shall be considered for~~
42 ~~approval by the hearing examiner together with the rezone application. A preliminary site plan is~~
43 ~~not required for sites less than five acres in size; and~~
44

45 ~~(b) A final plan for construction approval is required for all sites and is reviewed administratively~~
46 ~~by the department after rezone approval, or when applicable, after rezone and preliminary site~~
47 ~~plan approval. No development permits shall be issued until a final plan has been approved in~~
48 ~~accordance with the provisions of this chapter.~~
49

1 ~~(2) Alternative Procedure— Concurrent Rezone, Short Subdivision or Subdivision, and Final~~
2 ~~Plan. Concurrent applications for rezone, short subdivision or subdivision, and final plans may~~
3 ~~be made. All items required by SCC 30.31A.210 for a preliminary site plan shall be submitted for~~
4 ~~the entirety of the rezone site at the time application is made. The rezone application, short~~
5 ~~subdivision or subdivision, and final plans shall be processed concurrently pursuant to chapter~~
6 ~~30.42A SCC and chapter 30.72 SCC.~~

7
8 ~~(3) County Initiated Rezone Alternative Procedure for BP, IP, and PCB. When recommended~~
9 ~~by the comprehensive plan, Snohomish County may initiate rezoning to BP, IP, and PCB as part~~
10 ~~of the comprehensive plan implementation process pursuant to chapter 30.73 SCC as a Type 3~~
11 ~~Process. When this alternative is exercised, the provisions of SCC 30.31A.020(1), (2), and (3)~~
12 ~~shall be waived, including the portion that establishes minimum lot size for BP and PCB. Prior to~~
13 ~~development of any BP, IP, or PCB site five acres or larger in size, the developer shall submit a~~
14 ~~preliminary site plan and fees as required by chapter 30.86 SCC for hearing examiner review~~
15 ~~and approval. Prior to the approval of a preliminary site plan the hearing examiner shall hold a~~
16 ~~public hearing conducted pursuant to chapter 30.72 SCC. Notice of the hearing shall be~~
17 ~~provided in accordance with the notice requirements described in SCC 30.72.030.)~~

18
19 Section 14. Snohomish County Code Section 30.31A.210, last amended by Amended
20 Ordinance No. 20-019 on June 24, 2020, is amended to read:

21
22 **30.31A.210 ((Preliminary)) Official site plan.**

23
24 The ~~((preliminary))~~ application for an official site plan shall contain, at a minimum, the following:

25
26 (1) *Textual Material.*

- 27
28 (a) The names and addresses of the developer, land surveyor, engineer, architect,
29 planner, and other professionals involved;
- 30
31 (b) A document satisfactorily assuring unified control through the construction approval
32 stage for the total site;
- 33
34 (c) A description of intended type of uses and operations including timing of
35 development, if phased, and management control;
- 36
37 (d) A statement of intention to formally subdivide the property, if applicable;
- 38
39 (e) A description of proposed building design, including probable exterior finish;
- 40
41 (f) A provision for phasing out nonconforming uses and for removing existing structures
42 or incorporating them into the overall development scheme;
- 43
44 (g) A statement of landscape maintenance provisions;
- 45
46 (h) A traffic analysis, when required by the department of public works; and
- 47
48 (i) The general method proposed to comply with chapter 30.63A SCC.
- 49

1 (2) *Graphic Material*. Prints of drawings, the number and scale determined by the department,
2 showing all the following information:

3
4 (a) A vicinity sketch locating the development;

5
6 (b) Property boundaries of the development area;

7
8 (c) All existing structures and improvements within the development area which are to
9 remain;

10
11 (d) Plans for signing and lighting, including typical entrance treatment and
12 entrance signs;

13
14 ~~((d))~~ (e) Existing streets bounding and/or within the development area;

15
16 ~~((e))~~ (f) ~~((Tentative traffic))~~ Traffic and pedestrian circulation pattern within the
17 development area, showing ~~((intended))~~ proposed street widths;

18
19 ~~((f))~~ (g) ~~((Tentative location))~~ Location of building lots and/or building areas and major
20 areas intended for open space;

21
22 (h) Typical elevations (side views) of each type of building, including identification of
23 exterior building materials;

24
25 ~~((g))~~ (i) Phasing plan depicting development divisions, if applicable;

26
27 ~~((h) General landscape plan showing areas to be landscaped, proposed plant height,~~
28 ~~and treatment of existing vegetation;))~~

29
30 (j) Landscape plan meeting the applicable requirements of the landscape plan submittal
31 checklist, including plant locations and species sizes at planting, together with location
32 and typical side or cross-section view of perimeter fencing or berms, if any;

33
34 (k) Site contours drawn at five foot intervals, showing both existing and final site
35 locations where different, street layout and identification, size and shape of
36 all building sites and lots, location of buildings, and open space areas with any specific
37 open space activity areas indicated;

38
39 (l) Plans for stormwater management; and

40
41 ~~((l))~~ (m) Natural drainage courses and probable alterations which will be necessary to
42 handle the expected drainage from the proposal, including low impact development best
43 management practices.
44

1 Section 15. Snohomish County Code Section 30.31A.220, added by Amended
2 Ordinance No. 02-064 on December 9, 2002, is amended to read:

3
4 **30.31A.220 Binding site plan (BSP).**

5
6 (1) An applicant may choose to divide land pursuant to a binding site plan (chapter 30.41D
7 SCC) in conjunction with obtaining approval of ~~((a-final))~~ an official site plan in the BP, PCB, NB,
8 GC, or IP ~~((plan))~~ zones.

9
10 (2) All hearing examiner conditions of approval shall appear on the binding site plan and record
11 of survey either in full or by reference to separately recorded covenants, conditions, and
12 restrictions (CCRs).

13
14 Section 16. Snohomish County Code Section 30.31A.300, last amended by Amended
15 Ordinance No. 07-070 on November 1, 2017, is repealed.

16
17 Section 17. Snohomish County Code Section 30.31A.310, last amended by Ordinance
18 No. 20-019 on June 24, 2020, is repealed.

19
20 Section 18. Snohomish County Code Section 30.31A.400, added by Amended
21 Ordinance No. 02-064 on December 9, 2002, is repealed.

22
23 Section 19. Chapter 30.31B of the Snohomish County Code, last amended by Ordinance
24 No. 20-080 on December 16, 2020, is repealed.

25
26 Section 20. Snohomish County Code Section 30.70.025, last amended by Amended
27 Ordinance No. 24-065 on December 4, 2024, is amended to read:

28
29 **30.70.025 Permit Type Classification.**

30
31 Table 30.70.025 identifies the permit type classification for land use approvals and development
32 activity permit applications subject to a decision under Title 30 SCC.

33
34 (1) Project permit applications and decisions identified in this section shall be processed
35 according to this chapter and the following:

36
37 (a) Type 1 applications shall be processed under chapter 30.71 SCC.

38
39 (b) Type 2 applications shall be processed under chapter 30.72 SCC.

40
41 (2) Permit types identified in SCC 30.70.015 are not required to comply with chapters 30.71 or
42 30.72 SCC.

43
44 (3) All procedural requirements found elsewhere in Title 30 SCC continue to apply in addition to
45 requirements identified in this chapter.

1
2

Table 30.70.025 Permit Type Classification

Application	Type
Administrative Conditional Use Permit	1
Administrative Site Plans	
• Urban Residential Design Standards	1
• Single Family Detached Unit (under chapter 30.43F SCC)	1
Binding Site Plan	
• Planned Residential Development proposing more than 9 lots	2
• All Others	1
Boundary Line Adjustment	
• When consolidated under SCC 30.41E.020(1)(b)	2
• All Others	1
Building Permits subject to SEPA	1
Code Interpretations	1
Conditional Use Permits	2
Cottage Housing Site Plan	1
Flood Hazard Permits	
• Submitted with another permit application subject to Type 2 processing (Refer to SCC 30.43D.020(3))	2
• All Others	1
Flood Hazard Variances	1
Forest Practices Permits subject to SEPA and Moratorium Lifts under chapter 30.43F SCC ¹	1
Land Disturbing Activity Permits subject to SEPA review under chapter 30.61 SCC, or subject to conditions imposed under chapter 30.32D SCC	1
Land Disturbing Activity Permits issued by the department of public works or the department of conservation and natural resources for land disturbing activity performed under SCC 30.63B.100	1
Official ((or Preliminary)) Site Plans	
• Sites 5 acres or larger in size - BP, IP, or PCB zones ((as required under SCC 30.31A.200))	2
• All Others – BP, NB, IP, PCB, MUC zones	1
• RB, RI, T, RFS, and GC zones not submitted as part of a rezone	1
Planned Residential Development	
• Submitted with another permit application subject to Type 2 processing	2

Application	Type
• All Others	1
Pre-application Concurrency Determination	1
Preliminary Short Subdivision	
• Where no new public road or public road extension is proposed	1
• Where a new public road or public road extension is proposed	2
Preliminary Subdivision	2
Site-specific Rezones not associated with a legislative process	2
Shoreline	
• Shoreline Substantial Development, Shoreline Conditional Use, or Shoreline Variance, except when SCC 30.44.210(2) applies	1
• Shoreline Substantial Development, Shoreline Conditional Use, or Shoreline Variance under SCC 30.44.210(2)	2
• Substantial Development Permit Rescission	2
Special Use Permit	2
Urban Center Development	Refer to SCC 30.34A.180
Variance	
• Submitted with another permit application subject to Type 2 processing (Refer to SCC 30.43B.020(2))	2
• All Others	1

1
2 **1** Forest Practices Permits submitted concurrently with a Type 2 permit are required to be
3 consolidated under SCC 30.43F.100(2).
4

5 Section 21. Snohomish County Code Section 30.70.050, last amended by Amended
6 Ordinance No. 24-087 on December 11, 2024, is amended to read:
7

8 **30.70.050 Notice of application - timing and method.**
9

10 (1) The department shall provide notice of application within 14 days after a determination that
11 the application is procedurally complete as specified in SCC Table 30.70.050(5). Required
12 notice shall be given in accordance with SCC 30.70.045.
13

14 (2) A notice of application posted or published in the official county newspaper or provided by
15 mail on a letter/legal size publication shall include the following information:
16

17 (a) Date of application, date of completeness determination, and date of notice of
18 application;
19

20 (b) Project description, list of permits requested, assigned county file number, and county
21 contact person;

- 1
2 (c) Any information or studies requested by the department;
3
4 (d) Any other required permits not included in the application, to the extent known by the
5 department;
6
7 (e) Any existing environmental documents that evaluate the proposed project, including
8 where they can be inspected;
9
10 (f) The date, time, place, and type of public hearing, if applicable and if scheduled at the
11 time of the notice;
12
13 (g) When notice is for a rezone action or development in a performance standard zone, a
14 statement indicating where the full text and/or map of the rezone action may be inspected;
15
16 (h) A statement of when the comment period ends and the right of any person to comment
17 on the application, receive notice of and participate in any hearings, request a copy of the
18 decision once made, and any appeal procedures;
19
20 (i) If determined at the time of notice, those development regulations that will be used for
21 project mitigation or to review consistency; and
22
23 (j) Any other information determined appropriate by the department.
24
25 (3) Mailed notice of application may be provided on a post card.
26
27 (4) A post card notice shall contain the following information:
28
29 (a) project description;
30
31 (b) project file number;
32
33 (c) project location;
34
35 (d) type of project;
36
37 (e) applicable comment dates and notice of where to submit comments;
38
39 (f) date the notice of application was published in the official county newspaper;
40
41 (g) website address providing access to project information; and
42
43 (h) a department contact.
44

Table 30.70.050(5) Notice of Application Requirements

Application Type	Post	Publish	Mail
Administrative Conditional Use	X	X	X
Binding Site Plan	X	X	X
Building and land disturbing activity permits unless exempt from SEPA as minor new construction under SCC 30.61.035(1)	X	X	X
Code interpretation not related to a specific project		X	
Code interpretation related to a specific project	X	X	X
Final Subdivision	[see SCC 30.41A.600 through 30.41A.730]		
Flood Hazard Permit - except as provided in SCC 30.43C.020			X
Flood Hazard Variance	X	X	X
SEPA threshold determination and EIS adequacy associated with project permit	X	X	X
Shoreline variance, conditional use, or substantial development permit or permit rescission	X	X	X
Short subdivision and rural cluster short subdivision	X	X	X
Variance	X	X	X
Conditional use and major revision	X	X	X
Preliminary subdivision and rural cluster subdivision, and major revision	X	X	X
Planned Residential Development and major revision	X	X	X

Application Type	Post	Publish	Mail
Official site plan (or preliminary plan) approval in performance standard zones (BP, PCB, IP, GC, T, RB, CRC, RFS, and RI)	X	X	X
Rezone - site specific	X	X	X
Review or revocation of a permit or approval pursuant to SCC 30.71.027	X	X	X
Preapplication Concurrency Decision	X	X	X
Any non-listed Type 1 or Type 2 permit application except Boundary Line Adjustments pursuant to SCC 30.41E.020(1)(c)	X	X	X

Section 22. Snohomish County Code Section 30.70.140, last amended by Amended Ordinance No. 24-065 on December 4, 2024, is amended to read:

30.70.140 Expiration of applications, approvals, and permits.

(1) This section shall apply to:

- (a) New applications, approvals, and permits set forth in SCC Table 30.70.140(1); and
- (b) Existing applications set forth in SCC Table 30.70.140(1) that were deemed complete but that were not approved or denied prior to April 1, 2016, provided that the department shall provide notice to the applicant one year prior to the expiration date of the application.

(2) SCC Table 30.70.140(1) establishes the expiration period for applications, approvals, and permits, except that:

- (a) When an EIS is required, the expiration period of an application will be suspended until the FEIS is issued. The suspension of the expiration period for an application shall not exceed 18 months unless approved by the director; and
- (b) Expiration of permits and approvals (but not of applications) may be modified by the hearing examiner at the time the hearing examiner issues a decision on the application for the permit or approval.

(3) The applicant is responsible for monitoring the expiration periods for an application, approval, or permit. The county is not required to inform an applicant when an application, approval, or permit will expire or has expired.

1 (4) For minor revisions under SCC 30.70.210 and major revisions under SCC 30.70.220, the
 2 term of expiration for an application shall be 12 months and shall not extend the term of the
 3 corresponding development application approval or concurrency determination.
 4

5 **Table 30.70.140(1)**
 6

Approval Type	Expiration of application	Expiration of approval or permit
Administrative Conditional Use Permit	36 months	5 years to commence construction or use
Administrative Conditional Use Permit – Temporary Dwelling During Construction	12 months	As determined in decision
Administrative Conditional Use Permit - Temporary Dwelling For Relative	12 months	Shall be subject to annual renewal
Administrative Conditional Use Permit - Other Temporary Uses	12 months	As determined in decision
Administrative Site Plan (pursuant to chapter 30.23A SCC)	36 months	5 years to commence construction or use
Binding Site Plan	36 months	6 months to record
Boundary Line Adjustment	12 months	12 months to record. The department may grant up to one 12-month extension.
Building Permit	Per subtitle 30.5 SCC	Per subtitle 30.5 SCC
Conditional Use Permit	36 months	5 years to commence construction or use
Cottage Housing (pursuant to chapter 30.41G SCC)	36 months	5 years to commence construction or use
Flood Hazard Permit & Flood Hazard Variance	18 months, but may be extended for an additional 18 months. ⁽¹⁾	18 months from the date of issuance. Start of construction, as defined in SCC 30.91S.570, must commence within 180 days.

Approval Type	Expiration of application	Expiration of approval or permit
Forest Practices (Class IV-General)	18 months	36 months
Land Disturbing Activity	18 months, but may be extended for an additional 18 months. ⁽²⁾	36 months
	36 months, for Snohomish County Department of Public Works projects only	60 months, for Snohomish County Department of Public Works projects only
Official Site Plan and Site Plans (pursuant to chapters 30.31A ((, 30.31B)) and <u>30.31G</u> SCC)	36 months	5 years to commence construction or use
Planned Residential Development	36 months	5 years to commence construction or use
Pre-application Concurrency Determination	6 months	Per SCC 30.66B.155
Rezones	36 months	Not applicable
Shoreline Conditional Use Permit	36 months	Per chapter 30.44 SCC
Shoreline Substantial Development Permit	36 months	Per chapter 30.44 SCC
Single Family Detached Units	36 months	5 years to commence construction or use
Special Use Permit (pursuant to chapter 30.42F SCC)	36 months	5 years to commence construction or use
Subdivisions	48 months	Per RCW 58.17.140, except that:

Approval Type	Expiration of application	Expiration of approval or permit
		May be extended for an additional two years. ⁽³⁾
Short Subdivisions	48 months	60 months, except that:
		May be extended for an additional two years. ⁽⁴⁾
Urban Center Development	36 months	5 years to commence construction or use
Variance	36 months	Not applicable

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Reference notes for SCC Table 30.70.140(1):

1 The department may grant a one-time 18-month extension. The applicant must submit the extension request to the department prior to the expiration. The applicant shall pay a fee for the extension pursuant to SCC 30.86.300.

2 The department may grant a one-time 18-month extension. The applicant must submit the extension request to the department prior to the expiration. The applicant shall pay a fee for the extension pursuant to SCC 30.86.510.

3 The department may grant a one-time two-year extension. The applicant must submit the extension request to the department prior to the expiration. The applicant shall pay a fee for the extension pursuant to SCC 30.86.100.

4 The department may grant a one-time two-year extension. The applicant must submit the extension request to the department prior to the expiration. The applicant shall pay a fee for the extension pursuant to SCC 30.86.110.

Section 23. Snohomish County Code Section 30.70.300, last amended by Amended Ordinance No. 24-065 on December 4, 2024, is amended to read:

30.70.300 Vesting of applications.

The purpose of this section is to implement local vesting regulations that are best suited to the needs of the county and consistent with state law. This section is intended to provide property owners, permit applicants, and the general public assurance that the regulations for project development will remain consistent during the life of an application. This section is modified by SCC 30.70.310.

(1) Except for rezones, an application for a permit or approval type set forth in SCC Table 30.70.140(1) shall be considered under the development regulations in effect on the date a complete application is filed, pursuant to SCC 30.70.040. Provided, that projects under the authority of the director of the department of public works, the county engineer, or the director of the department of conservation and natural resources pursuant to SCC 30.63B.100 shall vest

1 as of the date the county engineer or the surface water management engineering manager
2 approves a design report or memorandum for the project.

3
4 (2) Building permit or land disturbing activity permit applications that are subsequent and
5 related to the development identified in an application listed in SCC 30.70.300(2)(a) through (n),
6 shall vest to the development regulations in effect at the time a complete application listed in
7 SCC 30.70.300(2)(a) through (n) is filed pursuant to SCC 30.70.040.

- 8
9 (a) Administrative conditional use permit;
10
11 (b) Administrative site plan (pursuant to chapter 30.23A SCC);
12
13 (c) Binding site plan;
14
15 (d) Conditional use permit;
16
17 (e) Official site plan and site plan (pursuant to chapters 30.31A (~~(, 30.31B)~~) and 30.31G
18 SCC);
19
20 (f) Planned residential development;
21
22 (g) Shoreline conditional use permit;
23
24 (h) Shoreline substantial development permit;
25
26 (i) Single family detached units;
27
28 (j) Special use permits (pursuant to chapter 30.42F SCC);
29
30 (k) Short subdivision;
31
32 (l) Subdivision;
33
34 (m) Urban center development;
35
36 (n) Cottage housing (pursuant to chapter 30.41G SCC).

37
38 However, a complete application for any subsequent application must be submitted prior to
39 the expiration date of the permit(s) or approval(s) applied for in the application types listed
40 in this subsection.

41
42 (3) For the purpose of this section, "development regulation" means those provisions of Title
43 30 SCC that exercise a restraining or directing influence over land, including provisions that
44 control or affect the type, degree, or physical attributes of land development or use. For the
45 purpose of this section, "development regulation" does not include fees listed in Title 30 SCC or
46 procedural regulations.

47
48 (4) A complete building permit application shall always be subject to that version of subtitle
49 30.5 SCC in effect at the time the building permit application is submitted.

(5) Notwithstanding any other provision in this section, any application dependent on approval of a rezone application shall not vest until the underlying rezone is approved.

Section 24. Snohomish County Code Section 30.86.200, last amended by Amended Ordinance No. 12-018 on May 2, 2012, is amended to read:

30.86.200 Rezone and official site plan fees.

Table 30.86.200 Rezone and Official Site Plan Fees

							FEES ^{(1), (2)}
PRE-APPLICATION CONFERENCE							
Application fee							\$480
((FINAL PLAN FILING FEE (fractions rounded to the next highest acre)))							
((Chapter 30.31A.SCC BP, IP, PCB Zones \$50/acre))							
OFFICIAL SITE PLAN ⁽³⁾							
Application fee							\$1,440
Minor revision request (((administrative))) ⁽⁴⁾							\$780
Major revision request (((public hearing))) ⁽⁴⁾							\$1,248
REZONE TYPE	Rezone Area Acreage						
	0-<3	3-<10	10-<30	30-<200	200-<500	500+	
COMMERCIAL (All Commercial Zones)							
Base fee	\$5,400	\$5,940	\$7,740	\$15,840	\$24,840	\$33,840	
Plus \$ per acre	\$960	\$720	\$480	\$120	\$60	\$36	
INDUSTRIAL (All Industrial Zones)							
Base fee	\$7,200	\$7,740	\$9,540	\$17,640	\$35,640	\$58,140	
Plus \$ per acre	\$1,080	\$840	\$600	\$240	\$120	\$60	
MULTIPLE FAMILY RESIDENTIAL (LDMR & MR Zones)							
Base fee	\$5,400	\$5,670	\$6,570	\$11,970	\$38,970	\$47,970	
Plus \$ per acre	\$720	\$600	\$480	\$240	\$60	\$36	
ALL OTHER RESIDENTIAL, AGRICULTURE, RECREATION & MC Zones							
Base fee	\$1,140	\$1,170	\$2,070	\$3,420	\$5,220	\$9,720	

						FEES^{(1), (2)}
Plus \$ per acre	\$360	\$240	\$120	\$60	\$48	\$36
Reference notes:						
(1) The rezone fee amount is based on the highest intensity use requested being applied to the gross acreage noted on the application, and is equal to the sum of all applicable parts. Application fees for public agencies shall be the same as for nongovernmental applicants.						
(2) A base fee shall be increased by 25 percent when an official site plan is required or offered for rezone approval.						
(3) This fee is only applicable for official site plan approvals when no zoning change is requested.						
(4) Subsequent to initial approval of the official site plan.						

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Section 25. Severability and Savings. If any section, sentence, clause, or phrase of this ordinance shall be held invalid by the Growth Management Hearings 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 _____, 20____.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Council Chair

ATTEST:

Asst. Clerk of the Council

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

DATE:

County Executive

ATTEST:

Approved as to form only:

 _____ 12/5/25
Deputy Prosecuting Attorney

ECAF: 2026-0173
RECEIVED: 1/12/2026

**ORDINANCE
INTRODUCTION SLIP**

SNOHOMISH COUNTY COUNCIL

EXHIBIT # 3.1.003

TO: Clerk of the Council

FILE ORD 26-002

TITLE OF PROPOSED ORDINANCE:

**RELATING TO GROWTH MANAGEMENT; CONCERNING THE REGULATION
OF USES IN COMMERCIAL AND INDUSTRIAL ZONES; AMENDING
CHAPTERS 30.31A AND 30.31B AND SECTIONS 30.21.025, 30.22.100,
30.23.010, 30.70.025, 30.70.050, 30.70.140, 30.70.300, AND 30.86.200 OF THE
SNOHOMISH COUNTY CODE**

Introduced By:

N. Nehring 1/12/2026
Councilmember Date

Clerk's Action:

Proposed Ordinance No. 26-002

Assigned to: Planning and Community Development Committee Date: 1/20/2026

STANDING COMMITTEE RECOMMENDATION FORM

On 2/3/2026, the Committee considered the Ordinance by Consensus /
___ Yeas and ___ Nays and made the following recommendation:

Move to Council to schedule public hearing on: 2/4/2026 GLS

Other _____

Regular Agenda Administrative Matters _____

Public Hearing Date 2/25/2026 at 10:30 am

N. Nehring
Committee Chair



Planning and Community Development

SNOHOMISH COUNTY COUNCIL

Deb Bell

Council Initiated:

Yes

No

EXHIBIT # 3.2.001

FILE ORD 26-002

ECAF: 2026-0173
Ordinance: 26-002

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: Relating to Commercial and Industrial Zones, Snohomish County Code Chapters 30.31A and 30.31B.

Scope: The proposed amendment to Snohomish County Code would assist in streamlining the current permitting process and eliminate outdated procedural requirements in commercial and industrial zones. This includes updating reference chapters 30.21, 30.22, 30.23, 30.70 and clarifying 30.86 of Snohomish County Code.

Duration: NA

Fiscal Impact: Current Year Multi-Year N/A

Authority Granted: The County Council adopts the recitals as findings of fact and conclusions as set forth in Ordinance 26-002, under Snohomish County Charter 2.110.

Background: Within SCC 30.31A, current regulation includes remnants of large business parks and corporate headquarters, common of the 1980's. Current commercial properties no longer require such intensive oversight, including a need for a preliminary site plan approval or a final site plan approval. By changing these requirements, the process can be streamlined.

Within SCC 30.31B, the Hearing Examiner's approval is required in all landscape screening decisions or the need for an administrative conditional use permit. These general commercial requirements are no longer necessary.

Further amendments update any cross-referenced material or code section, and assist in clarifying setback regulations, such as rural commercial zones and rural industrial zones.

Action Requested: For Council to move Ordinance 26-002 to GLS on Wednesday February 4, 2026, to set time and date for a Public Hearing, with the suggested date and time of February 25th, 2026, at 10:30 am.

Exhibit 3.2.002

Planning and Community Development Committee – 02/03/26

[Video](#)



Snohomish County Council
Planning and Community Development Committee
Agenda

Nate Nehring, Committee Chair
Strom Peterson, Committee Vice-Chair
Committee Members: Sam Low, Megan Dunn, Jared Mead

Deb Bell, Legislative Analyst
Russell Wiita, Legislative Aide
Lisa Hickey, Assistant Clerk of the Council

Tuesday, February 3, 2026	11:00 AM	Jackson Board Room - 8th Floor Robert J. Drewel Building & Remote Meeting
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Webinar Link: <https://zoom.us/j/94846850772>

Attend in person at 3000 Rockefeller Ave, Jackson Board Room, 8th Floor, Everett, WA
Join remotely using the Zoom link above or call 1-253-215-8782 or 1-206-337-9723
and enter Meeting ID 948-4685 0772

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

ACTION ITEMS

1. Ordinance 26-002, relating to Growth Management; concerning the Regulation of Uses in Commercial and Industrial Zones; amending Chapters 30.31a and 30.31b and Sections 30.21.025, 30.22.100, 30.23.010, 30.70.025, 30.70.050, 30.70.140, 30.70.300, and 30.86.200 of the Snohomish County Code [2026-0173](#)

Proposed Action: Move to General Legislative Session February 4th to set time and date for a public hearing.

2. Ordinance 26-003, relating to Development Permit Fees for [2026-0025](#)
Transportation Review; amending SCC 13.110.030

Proposed Action: Move to General Legislative Session February 4th to set time and date for a public hearing.

3. Ordinance 26-004, related to Miscellaneous Permit Fees Amending [2026-0026](#)
Chapter 30.86 SCC

Proposed Action: Move to General Legislative Session February 4th to set time and date for a public hearing.

4. Ordinance 26-005, relating to Development Permit Fees for [2026-0024](#)
Townhouses; amending Chapter 30.86 SCC

Proposed Action: Move to General Legislative Session February 4th to set time and date for a public hearing.

5. Motion 26-041, authorizing the County Executive to execute a [2026-0152](#)
formal Task Assignment to the Public Works On-Call Agreement
for professional services with Haley & Aldrich for environmental
due diligence at Snohomish County Airport

Proposed Action: Move to General Legislative Session February 11th for consideration.

6. Motion 26-047, authorizing the Snohomish County Executive to [2026-0185](#)
sign contract Amendment 3 with Hillis Clark Martin & Peterson,
P.S. for environmental legal services for the Snohomish County
Airport

Proposed Action: Move to General Legislative Session February 11th for consideration.

7. Motion 26-048, authorizing the Snohomish County Executive to [2026-0188](#)
sign contract Amendment 4 with Hillis Clark Martin & Peterson,
P.S. for environmental legal services for the Snohomish County
Airport

Proposed Action: Move to General Legislative Session February 11th for consideration.

8. Motion 26-046, authorizing the Snohomish County Executive to sign contract Amendment 7 with Hillis Clark Martin & Peterson, P.S. for environmental legal services for the Snohomish County Airport [2026-0191](#)

Proposed Action: Move to General Legislative Session February 11th for consideration.

9. Motion 26-058, approving Amendment 15 with Puget Sound Energy for the Weatherization Program [2026-0276](#)

Proposed Action: Move to General Legislative Session February 11th for consideration.

10. Motion 26-050, approving 2026 Contract Amendment 16 with Puget Sound Energy for the Weatherization Program [2026-0193](#)

Proposed Action: Move to General Legislative Session February 11th for consideration.



Snohomish County Council
Planning and Community Development Committee
Meeting Minutes

Nate Nehring, Committee Chair
Strom Peterson, Committee Vice-Chair
Committee Members: Sam Low, Megan Dunn, Jared Mead

Deb Bell, Legislative Analyst
Russell Wiita, Legislative Aide
Lisa Hickey, Assistant Clerk of the Council

Tuesday, February 3, 2026 **11:00 AM** **Jackson Board Room - 8th Floor**
Robert J. Drewel Building
& Remote Meeting

PRESENT:

Committee Chair Nehring
Committee Vice-Chair Peterson (*not present*)
Committee Member Low (*remote*)
Committee Member Dunn
Committee Member Mead
Deb Bell, Council Staff
Michael Saponaro, Planning and Development Services
Lisa Hickey, Assistant Clerk of the Council

CALL TO ORDER

Committee Chair Nehring called the meeting to order at 11:00 a.m.

ROLL CALL

The clerk called the roll and stated that four members were present.

PUBLIC COMMENT

There were no persons present wishing to provide public comment.

ACTION ITEMS

Deb Bell, Sr. Legislative Analyst, provided a staff report for the following items:

1. Ordinance 26-002, relating to Growth Management; concerning the Regulation of Uses in Commercial and Industrial Zones; amending Chapters 30.31a and 30.31b and Sections 30.21.025, 30.22.100, 30.23.010, 30.70.025, 30.70.050, 30.70.140, 30.70.300, and 30.86.200 of the Snohomish County Code [2026-0173](#)

Michael Saponaro, Planning and Development Services, provided a PowerPoint Presentation and responded to questions.

ACTION: Move to Regular Agenda, General Legislative Session February 4th to set time and date for a public hearing.

2. Ordinance 26-003, relating to Development Permit Fees for Transportation Review; amending SCC 13.110.030 [2026-0025](#)

ACTION: Move to Regular Agenda, General Legislative Session February 4th to set time and date for a public hearing.

3. Ordinance 26-004, related to Miscellaneous Permit Fees Amending Chapter 30.86 SCC [2026-0026](#)

ACTION: Move to Regular Agenda, General Legislative Session February 4th to set time and date for a public hearing.

4. Ordinance 26-005, relating to Development Permit Fees for Townhouses; amending Chapter 30.86 SCC [2026-0024](#)

ACTION: Move to Regular Agenda, General Legislative Session February 4th to set time and date for a public hearing.

Cynthia Foley, Legislative Analyst, provided a staff report for the following items:

5. Motion 26-041, authorizing the County Executive to execute a formal Task Assignment to the Public Works On-Call Agreement for professional services with Haley & Aldrich for environmental due diligence at Snohomish County Airport [2026-0152](#)

ACTION: Move to Consent Agenda, General Legislative Session February 11th for consideration.

6. Motion 26-047, authorizing the Snohomish County Executive to sign contract Amendment 3 with Hillis Clark Martin & Peterson, P.S. for environmental legal services for the Snohomish County Airport [2026-0185](#)

ACTION: Move to Consent Agenda, General Legislative Session February 11th for consideration.

7. Motion 26-048, authorizing the Snohomish County Executive to sign contract Amendment 4 with Hillis Clark Martin & Peterson, P.S. for environmental legal services for the Snohomish County Airport [2026-0188](#)

ACTION: Move to Consent Agenda, General Legislative Session February 11th for consideration.

8. Motion 26-046, authorizing the Snohomish County Executive to sign contract Amendment 7 with Hillis Clark Martin & Peterson, P.S. for environmental legal services for the Snohomish County Airport [2026-0191](#)

ACTION: Move to Consent Agenda, General Legislative Session February 11th for consideration.

Nicole Gorle, Sr. Legislative Analyst, provided a staff report for the following items:

9. Motion 26-058, approving Amendment 15 with Puget Sound Energy for the Weatherization Program [2026-0276](#)

ACTION: Move to Consent Agenda, General Legislative Session February 11th for consideration.

10. Motion 26-050, approving 2026 Contract Amendment 16 with Puget Sound Energy for the Weatherization Program [2026-0193](#)

ACTION: Move to Consent Agenda, General Legislative Session February 11th for consideration.

Committee Chair Nehring adjourned the Council for the day at 11:24 a.m.

Proposed Code Amendments Relating to Commercial &



Snohomish County Council
February 3rd, 2026



Presentation Overview



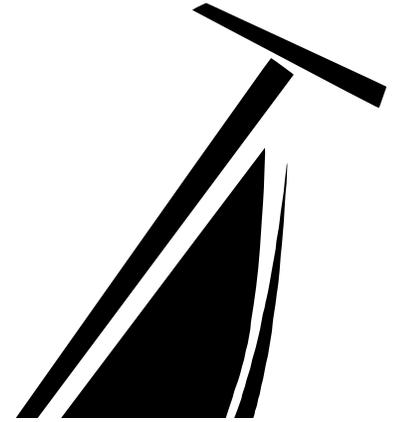
- Updates from Planning Commission
- Explain problems
 1. Need to clarify commercial & industrial zoning ambiguity
 2. Need to cut red tape in the business performance zones
- Explain how problems could be addressed
- List the proposed amendments
- Q & A



Housekeeping & Updates from Planning Commission

- Recommended Changes from PC
 - The Planning Commission recommended changes:
 - Code now reverts to permitting the use of ‘temporary dwellings during construction’ in the General Commercial zone, due to public input on the need for security buildings for commercial businesses.

- Additionally, code now permits outright all non-accessory storage structures in General Commercial, per



Current Problems

- Commercial & Industrial Zoning – Setback Ambiguity

- There are zones with multiple setback distances: i.e. Rural Commercial and Rural Industrial
- **Red tape in the Business Performance Zones**
 - Eliminate red tape around hearing examiner approval for landscape screening decisions
 - Eliminate redundant steps for site plan applications





Explain How Problems Could Be Addressed: Setback Ambiguity

- In SCC 30.23.010, regarding setback ambiguity for hybrid zones:
 - Classify the rural commercial zones as commercial zones, and
 - Classify the rural industrial zone as an industrial zone.

30.23.010 Bulk matrices - Purpose, applicability and general provisions.

(9) For the purposes of determining setbacks under SCC Tables 30.23.030 and 30.23.032 only: (a) the Rural Industrial zone shall be considered an industrial zone, and; (b) the Rural Business, Clearview Rural Commercial, and Rural Freeway Service zones shall be considered commercial zones.

Explain How Problems Could Be Addressed: Red tape in the Business Performance Zones

1. Eliminate onerous regulations in the business performance zones.

Explain How Problems Could Be Addressed: Code Amendment Breakdown

2. Eliminate preliminary and final site plan regulations in favor of one official site plan for developments.
3. Move the regulations of the General Commercial zone from chapter 30.31B SCC to chapter 30.31A SCC to consolidate business performance zones into one chapter.

Explain How Problems Could Be Addressed:



Code Amendment Breakdown

- 1) In chapter 30.31A SCC:
 - a) Simplify antiquated procedures by requiring an official site plan, rather than having two types of site plan approvals involving preliminary and final plan approval.
 - b) Revise SCC 30.31A.120(1) to clarify that “no uncovered storage” means “fully enclosed within a building” per past PDS interpretations.
- 2) In chapter 30.31B SCC:
 - a) Eliminate the need for the hearing examiner’s approval in all screening decisions.
 - b) Simplify official site plans by eliminating the need for an Administrative Conditional Use Permit (ACUP).
 - c) Move GC zone regulations from chapter 30.31B SCC to the business performance zones chapter 30.31A SCC.

- 3) In SCC 30.21.025:
 - a) Update the GC zone's location to chapter 30.31A SCC.

- 4) In SCC 30.22.100, the Urban Zone Categories Use Matrix:
 - a) Permit non-accessory storage structures in General Commercial
- 5) In SCC 30.70.025:
 - a) Update any cross-references of the GC zone's location to chapter 30.31A SCC.
- 6) In SCC 30.70.050:
 - a) Update the application and permit process for the business performance zones.
- 7) In SCC 30.86.200:
 - a) Update relevant application fee process for the business performance zones.

Questions?

[Staff Report Link](#)

- **Documents Available on Request by Project Lead:**

Michael Saponaro

Long-Range Planning

425-262-2779

michael.saponaro@snoco.org



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AMENDMENT SHEET 1**ORDINANCE NO. 26-002**

RELATING TO GROWTH MANAGEMENT; CONCERNING THE REGULATION OF USES IN COMMERCIAL AND INDUSTRIAL ZONES; AMENDING CHAPTERS 30.31A AND 30.31B AND SECTIONS 30.21.025, 30.22.100, 30.23.010, 30.70.025, 30.70.050, 30.70.140, 30.70.300, AND 30.86.200 OF THE SNOHOMISH COUNTY CODE

Amendment Name: Housekeeping Amendment – SCC 30.70.140 Expiration of applications, approvals, and permits.

Brief Description: An amendment in Ord. No. 26-XXX adopted on XX/X/2026 needs to be reflected in this ordinance,

Affected Ordinance Section: Section 22;

Affected Code Section: SCC 30.70.140 Expiration of applications, approvals, and permits.

Existing Ordinance Recitals, Findings, or Sections to Add, Delete, or Modify:

On page 38 line 2 – page 41 line 18. Modify:

Section 22. Snohomish County Code Section 30.70.140, last amended by Amended Ordinance No. 24-065 on December 4, 2024, is amended to read:

30.70.140 Expiration of applications, approvals, and permits.

(1) This section shall apply to:

- (a) New applications, approvals, and permits set forth in SCC Table 30.70.140(1); and
- (b) Existing applications set forth in SCC Table 30.70.140(1) that were deemed complete but that were not approved or denied prior to April 1, 2016, provided that the department shall provide notice to the applicant one year prior to the expiration date of the application.

(2) SCC Table 30.70.140(1) establishes the expiration period for applications, approvals, and permits, except that:

- (a) When an EIS is required, the expiration period of an application will be suspended until the FEIS is issued. The suspension of the expiration period for an application shall not exceed 18 months unless approved by the director; and
- (b) Expiration of permits and approvals (but not of applications) may be modified by the hearing examiner at the time the hearing examiner issues a decision on the application for the permit or approval.

(3) The applicant is responsible for monitoring the expiration periods for an application, approval, or permit. The county is not required to inform an applicant when an application, approval, or permit will expire or has expired.

(4) For minor revisions under SCC 30.70.210 and major revisions under SCC 30.70.220, the term of expiration for an application shall be 12 months and shall not extend the term of the corresponding development application approval or concurrency determination.

Table 30.70.140(1)

Approval Type	Expiration of application	Expiration of approval or permit
Administrative Conditional Use Permit	36 months	5 years to commence construction or use
Administrative Conditional Use Permit – Temporary Dwelling During Construction	12 months	As determined in decision
Administrative Conditional Use Permit - Temporary Dwelling For Relative	12 months	Shall be subject to annual renewal
Administrative Conditional Use Permit - Other Temporary Uses	12 months	As determined in decision
Administrative Site Plan (pursuant to chapter 30.23A SCC)	36 months	5 years to commence construction or use
Binding Site Plan	36 months	6 months to record
Boundary Line Adjustment	12 months	12 months to record. The department may grant up to one 12-month extension.
Building Permit	Per subtitle 30.5 SCC	Per subtitle 30.5 SCC
Conditional Use Permit	36 months	5 years to commence construction or use
Cottage Housing (pursuant to chapter 30.41G SCC)	36 months	5 years to commence construction or use
Flood Hazard Permit & Flood Hazard Variance	18 months, but may be	18 months from the date of issuance. Start of construction, as defined in SCC

Approval Type	Expiration of application	Expiration of approval or permit
	extended for an additional 18 months. ⁽¹⁾	30.91S.570, must commence within 180 days.
Forest Practices (Class IV-General)	18 months	36 months
Land Disturbing Activity	18 months, but may be extended for an additional 18 months. ⁽²⁾	36 months
	36 months, for Snohomish County Department of Public Works projects only	60 months, for Snohomish County Department of Public Works projects only
Official Site Plan and Site Plans (pursuant to chapters 30.31A ((30.31B)) and <u>30.31G</u> SCC)	36 months	5 years to commence construction or use
Planned Residential Development	36 months	5 years to commence construction or use
Pre-application Concurrency Determination	6 months	Per SCC 30.66B.155
Rezoning	36 months	Not applicable
Shoreline Conditional Use Permit	36 months	Per chapter 30.44 SCC
Shoreline Substantial Development Permit	36 months	Per chapter 30.44 SCC

Approval Type	Expiration of application	Expiration of approval or permit
Single Family Detached Units	36 months	5 years to commence construction or use
Special Use Permit (pursuant to chapter 30.42F SCC)	36 months	5 years to commence construction or use
Subdivisions	48 months	Per RCW 58.17.140, except that:
		May be extended for an additional two years. ⁽³⁾
Short Subdivisions	48 months	60 months, except that:
		May be extended for an additional two years. ⁽⁴⁾
Urban Center Development	36 months	5 years to commence construction or use
Variance	36 months	Not applicable

Reference notes for SCC Table 30.70.140(1):

- 1** The department may grant a one-time 18-month extension. The applicant must submit the extension request to the department prior to the expiration. The applicant shall pay a fee for the extension pursuant to SCC 30.86.300.
- 2** The department may grant a one-time 18-month extension. The applicant must submit the extension request to the department prior to the expiration. The applicant shall pay a fee for the extension pursuant to SCC 30.86.510.
- 3** The department may grant a one-time two-year extension. The applicant must submit the extension request to the department prior to the expiration. The applicant shall pay a fee for the extension pursuant to SCC 30.86.100.
- 4** The department may grant a one-time two-year extension. The applicant must submit the extension request to the department prior to the expiration. The applicant shall pay a fee for the extension pursuant to SCC 30.86.110.

To read as follows:

Section 22. Snohomish County Code Section 30.70.140, last amended by Ordinance No. 25-056 on December 3, 2025, is amended to read:

30.70.140 Expiration of applications, approvals, and permits.

(1) This section shall apply to:

- (a) New applications, approvals, and permits set forth in SCC Table 30.70.140(1); and
- (b) Existing applications set forth in SCC Table 30.70.140(1) that were deemed complete but that were not approved or denied prior to April 1, 2016, provided that the department shall provide notice to the applicant one year prior to the expiration date of the application.

(2) SCC Table 30.70.140(1) establishes the expiration period for applications, approvals, and permits, except that:

- (a) When an EIS is required, the expiration period of an application will be suspended until the FEIS is issued. The suspension of the expiration period for an application shall not exceed 18 months unless approved by the director; and
- (b) Expiration of permits and approvals (but not of applications) may be modified by the hearing examiner at the time the hearing examiner issues a decision on the application for the permit or approval.

(3) The applicant is responsible for monitoring the expiration periods for an application, approval, or permit. The county is not required to inform an applicant when an application, approval, or permit will expire or has expired.

(4) For minor revisions under SCC 30.70.210 and major revisions under SCC 30.70.220, the term of expiration for an application shall be 12 months and shall not extend the term of the corresponding development application approval or concurrency determination.

Table 30.70.140(1)

Approval Type	Application Expiration	Application or Permit Expiration
Administrative Conditional Use Permit	36 months	5 years to commence construction or use
Administrative Conditional Use Permit – Temporary Dwelling During Construction	12 months	As determined in decision

Approval Type	Application Expiration	Application or Permit Expiration
Administrative Conditional Use Permit - Temporary Dwelling For Relative	12 months	Shall be subject to annual renewal
Administrative Conditional Use Permit - Other Temporary Uses	12 months	As determined in decision
Administrative Site Plan (pursuant to chapter 30.23A SCC)	36 months	5 years to commence construction or use
Binding Site Plan	36 months	6 months to record
Boundary Line Adjustment	12 months	12 months to record. The department may grant up to one 12-month extension.
Building Permit	Per subtitle 30.5 SCC	Per subtitle 30.5 SCC
Conditional Use Permit	36 months	5 years to commence construction or use
Cottage Housing (pursuant to chapter 30.41G SCC)	36 months	5 years to commence construction or use
Flood Hazard Permit & Flood Hazard Variance	18 months, but may be extended for an additional	18 months from the date of issuance. Start of construction, as defined in SCC 30.91S.570, must commence within 180 days.

Approval Type	Application Expiration	Application or Permit Expiration
	18 months. ⁽¹⁾	
Forest Practices (Class IV-General)	18 months, but may be extended for an additional 18 months. ⁽²⁾	36 months
Land Disturbing Activity	18 months, but may be extended for an additional 18 months. ⁽³⁾	36 months
	36 months, for Snohomish County Department of Public Works projects only	60 months, for Snohomish County Department of Public Works projects only
Official Site Plan and Site Plans (pursuant to chapters 30.31A	36 months	5 years to commence construction or use

Approval Type	Application Expiration	Application or Permit Expiration
30.31B ₇) and 30.31G SCC)		
Planned Residential Development	36 months	5 years to commence construction or use
Pre-application Concurrency Determination	6 months	Per SCC 30.66B.155
Rezones	36 months	Not applicable
Shoreline Conditional Use Permit	36 months	Per chapter 30.44 SCC
Shoreline Substantial Development Permit	36 months	Per chapter 30.44 SCC
Single Family Detached Units	36 months	5 years to commence construction or use
Special Use Permit (pursuant to chapter 30.42F SCC)	36 months	5 years to commence construction or use
Subdivisions	48 months	Per RCW 58.17.140, except that:
		May be extended for an additional two years. ⁽⁴⁾
Short Subdivisions	48 months	60 months, except that:

Approval Type	Application Expiration	Application or Permit Expiration
		May be extended for an additional two years. ⁽⁵⁾
Urban Center Development	36 months	5 years to commence construction or use
Variance	36 months	Not applicable

Reference notes for SCC Table 30.70.140(1):

- 1** The department may grant a one-time 18-month extension. The applicant must submit the extension request to the department prior to the expiration. The applicant shall pay a fee for the extension pursuant to SCC 30.86.300.
- 2** The department may grant a one-time 18-month extension. The applicant must submit the extension request to the department prior to the expiration. The applicant shall pay a fee for the extension pursuant to SCC 30.86.505.
- 3** The department may grant a one-time 18-month extension. The applicant must submit the extension request to the department prior to the expiration. The applicant shall pay a fee for the extension pursuant to SCC 30.86.510.
- 4** The department may grant a one-time two-year extension. The applicant must submit the extension request to the department prior to the expiration. The applicant shall pay a fee for the extension pursuant to SCC 30.86.100.
- 5** The department may grant a one-time two-year extension. The applicant must submit the extension request to the department prior to the expiration. The applicant shall pay a fee for the extension pursuant to SCC 30.86.110.

Council Disposition: _____

Date: