



Committee of the Whole

Deb Bell

Council Initiated:

Yes CM Low & CM Nehring

No

ECAF: 2026-1235

Motion: 26-204

Type:

- Contract
 Board Appt.
 Code Amendment
 Budget Action
 Other Discussion Item

Requested Handling:

- Normal
 Expedite
 Urgent

Fund Source:

- General Fund
 Other Rd Fund
 N/A

Executive Rec:

- Approve
 Did Not Approve
 N/A

Approved as to

Form:

- Yes
 No
 N/A

Subject: Permitted and Conditional uses in Agriculture (A-10) zones of unincorporated Snohomish County.

Scope: A discussion regarding religious facilities as permitted or conditional use in the A-10 zone is requested regarding SCC 30.22.110.

Authority Granted: The Planning Commission was created pursuant to charter sections 2.20 and 11.30 and serves as an advisory body to council and the executive.

Background: Snohomish County's regulation of agricultural land is mandated by Washington's Growth Management Act (GMA), Ch. 36.70A RCW, which requires counties planning under the GMA to designate agricultural lands of long-term significance and to adopt development regulations that assure their conservation. Snohomish County adopted a Unified Development Code, which provides a unified set of standards and procedures to regulate building and land development within unincorporated Snohomish County. These standards and procedures are for the benefit of the health, safety and welfare of the general public, and not for the benefit of any person or class of person.

Resource zones conserve and protect land used for agriculture, forestry, or mineral extraction or lands which have a long-term commercial significance for those uses. Land that is zoned Agriculture-10 Acre (A-10) is for the purpose of protecting agricultural lands and to promote agriculture as a component of the County economy. Typically, only agricultural uses and activities and farm related uses that provide support infrastructure for farming, or that support, promote or sustain agriculture operations and production including compatible accessory commercial or retail uses are permitted on designated agricultural lands.

Currently, some assemblies and recreational uses are permitted or conditionally permitted in the A-10 zone, including Public Events/Assemblies on Farmland, certain Recreational Facilities, Museums, Golf Courses, Driving Ranges, and County Clubs. The proposed motion seeks input from the Planning Commission regarding whether the rural and resource zone categories use matrix in SCC 30.22.110 should be updated to allow religious facilities as permitted or conditionally permitted use in the A-10 zone.

Action Requested: A discussion and written feedback on whether religious facilities should be allowed in the A-10 zone is requested at the earliest available Planning Commission meeting.

Committee of the Whole

Deb Bell

30.22.110 Rural and Resource Zone Categories Use Matrix.

TYPE OF USE	Resource Zone A-10
Accessory Dwelling Unit ⁶²	P
Agriculture ^{41, 107}	P
Airport: Stage 1 Utility ¹¹	
Antique Shop	
Art Gallery ⁴¹	
Asphalt Batch Plant & Continuous Mix Asphalt Plant	
Auto Repair, Major	
Auto Repair, Minor	
Auto Towing	
Auto Wrecking and Junkyards	
Bakery, Farm ⁹⁷	P
Bed and Breakfast Guesthouse ⁵⁸	P
Bed and Breakfast Inn ⁵⁸	P
Boarding House	P ¹⁵
Boat Launch, Commercial ³¹	
Boat Launch, Non-commercial ³¹	
Campground	
Caretaker's Quarters	
Cemetery and Funeral Home	
Church ^{41, 129}	
Clubhouse	
Commercial Vehicle Home Basing	
Commercial Vehicle Storage Facility	
Community Facilities for Juveniles ¹⁰³	
1 to 8 residents	
9 to 24 residents	
Construction Contracting	
Dams, Power Plants, & Associated Uses	
Day Care Center ^{2, 129}	
Up to 8,000 sq ft	
Over 8,000 sq ft	
Distillation of Alcohol	C ³⁴
Dock & Boathouse, Private, Non-commercial ^{3, 41}	P
Dwelling, Duplex	P
Dwelling, Mobile Home	P
Dwelling, Single Family	P
Emergency Shelter, Religious-Owned Property ¹⁴¹	
Equestrian Center ^{41, 70, 72}	C ⁷⁰
Excavation & Processing of Minerals ²⁸	
Explosives, Storage	

Committee of the Whole

Deb Bell

Family Day Care Home ⁸ , ¹³⁰	P
Farm Product Processing	
Up to 5,000 sq ft	P
Over 5,000 sq ft ⁹⁴	A
Farm Support Business ⁹⁴	A
Farm Stand	
Up to 400 sq ft ⁹	P
401 - 5,000 sq ft ⁹⁹ , ¹⁰⁰	P
Farm Workers Dwelling	P ¹⁰
Farmers Market ⁹³	P
Farmland Enterprises ⁹⁵	A
Fish Farm	P
Forestry	P
Forestry Industry Storage & Maintenance Facility	
Foster Home	P
Fuel Yard ⁴³	
Garage, Detached Private Accessory ⁶⁰	
Up to 2,400 sq ft	P
2,401 - 4,000 sq ft on 3 Acres and more ⁴¹ , ⁵⁹	P
2,401 - 4,000 sq ft on Less than 3 acres ⁴¹ , ⁵⁹	A
4,001 sq ft and Greater ⁴¹ , ⁵⁹	C
Garage, Detached Private Non-accessory ⁶⁰	
Up to 2,400 sq ft	P
2,401 sq ft and greater ⁴¹ , ⁵⁹	C
Golf Course, Driving Range and Country Club	C ⁷⁴
Government Structures & Facilities ²⁷ , ⁴¹	
Greenhouse, Lath House, Nurseries	P
Guest House ⁸⁵	P
Hazardous Waste Storage & Treatment Facilities Onsite ⁶⁵	
Health and Social Service Facility ⁹⁰	
Level I	
Level II ⁴¹ , ⁹¹ , ¹²⁹	
Level III ¹³⁹	
Home Occupation ¹¹	P
Homestead Parcel ⁴⁰	C
Hotel/Motel	
Kennel, ⁴¹ Commercial ¹² , ¹³⁰	C
Kennel, ⁴¹ Private-Breeding ¹³	P
Kennel, ⁴¹ Private-Non-Breeding ¹³	P
Kitchen, farm	P
Laboratory	
Library ⁴¹	
Livestock Auction Facility	C ⁴⁸
Lumber Mill	
Lumberyard	
Manufacturing - All Other Forms Not Specifically Listed ⁸³	
Marijuana Processing ¹²⁴ , ¹³¹	P
Marijuana Production ¹²⁴ , ¹³¹	P

Committee of the Whole

Deb Bell

Marijuana Retail ^{131, 132}	
Mini-equestrian Center ^{41, 72}	P ⁷¹
Mini Self-Storage	
Model Hobby Park ^{75, 130}	A
Model House/Sales Office	
Motocross Racetrack ¹²⁹	
Museum ^{41, 130}	C ⁶¹
Neighborhood Services	
Office and Banking	
Off-road vehicle use area, private	
Park, Public ^{14, 130}	P
Park-and-Pool Lot	
Park-and-Ride Lot	
Personal Wireless Service Facilities ^{27, 41, 104, 106, 130}	C
Public Events/Assemblies on Farmland ⁹⁶	P
Race Track ^{24, 41, 129}	
Railroad Right-of-way	C
Recreational Facility Not Otherwise Listed ⁹⁸	C
Recreational Vehicle ¹⁹	P
Recreational Vehicle Park	
Resort	
Restaurant	
Retail, General	
Rural Industries ⁴¹	
Sanitary Landfill ¹²⁹	
Schools	
K-12 & Preschool ^{41, 68, 129}	
College ^{41, 68}	
Other ^{41, 68}	
Service Station ⁴¹	
Shooting Range ⁹²	
Sludge Utilization ³⁹	C
Small Animal Husbandry ⁴¹	P
Small Workshop	
Stables	P
Stockyard or Slaughter House ¹²⁹	
Storage, Retail Sales Livestock Feed	P
Storage Structure, Accessory ⁶⁰	
Up to 2,400 sq ft	P
2,401 - 4,000 sq ft on 3 Acres and more ^{41, 59}	P
2,401 - 4,000 sq ft on Less than 3 acres ^{41, 59}	A
4,001 sq ft and Greater ^{41, 59}	C
Storage Structure, Non-accessory ⁶⁰	
Up to 2,400 sq ft	P
2,401 sq ft and greater ^{41, 59}	C
Studio ⁴¹	
Supervised Drug Consumption Facility	
Swimming/Wading Pool ^{17, 41}	P

Committee of the Whole

Deb Bell

Temporary Dwelling During Construction	A
Temporary Dwelling For Relative ¹⁸	A
Temporary Logging Crew Quarters	
Temporary Residential Sales Coach ⁷³	
Transit Center	
Ultralight Airpark ²⁰	
Utility Facilities, Electromagnetic Transmission & Receiving Facilities ^{27, 129}	C
Utility Facilities, Transmission Wires or Pipes & Supports ²⁷	P
Utility Facilities - All Other Structures ^{27, 41, 130}	C
Vehicle, Vessel and Equipment Sales and Rental	
Veterinary Clinic	C
Warehouse	
Wedding Facility ^{87, 130}	P
Woodwaste Recycling and Woodwaste Storage	
P - Permitted Use	<p>A blank box indicates a use is not allowed in a specific zone.</p> <p>Note: Reference numbers within matrix indicate special conditions apply; see SCC ^{30.22.130}.</p>
A - Administrative Conditional Use	
C - Conditional Use	
S - Special Use	