



Planning and Community Development

Ryan Countryman

Council Initiated:

☐ Yes

☒ No

ECAF: 2024-1411

Ordinance: 24-058

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: Code Amendment – Lot Size Averaging Regulations.

Scope: Ordinance 24-058 would revise provisions for Lot Size Averaging (LSA), amending sections 30.23.210, 30.41A.240 and 30.41B.200 of and adding a new section 30.23.215 to the Snohomish County Code.

Duration: N/A

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

Authority Granted: None

Background: Ordinance 24-058 contains recommendations from the Planning Commission and Executive Branch on an ordinance referred to them by Amended Council Motion 23-542.

Councilmember Nehring proposed changes to Lot Size Averaging provisions in an ordinance attached to Motion 23-542. The Council discussed these on December 5, 2023, in Planning and Community Development Committee, and again on December 13, 2023, and January 3, 2024, in General Legislative Session. The broader discussion by Council led to Amended Motion 23-542 which referred most of the changes originally proposed but removed Multiple Residential from the list of zones in which development applicants could use LSA. Apart from some minor rephrasing for technical reasons, Ordinance 24-058 is substantively the same as what the Council referred to the Planning Commission.

Ordinance 24-058 would:

1. Reduce the minimum lot width in urban zones using LSA to 34' from the current 40' (to allow for equivalent site designs as in two other common development types).
2. Allow the area for open stormwater ponds to count in the lot yield calculation (greatly simplifying the gross lot yield calculation and slightly increasing potential densities in urban areas).
3. Move the provisions for LSA in rural zones to its own code section (to further simplify the code language without having any substantive impact).
4. Eliminate provisions for LSA in R-12,500, R-20,000, WFB and MR zones (LSA in R-12,500 conflicts with health code for septic; LSA in R-20,000 creates lots that do not conform to the comprehensive plan; increased use of LSA in WFB may be contrary to the adopted purpose of the zone, continued use of LSA in MR may be contrary to the need to achieve higher densities).

Of these changes, the proposed reduction of minimum lot width would have the greatest impact and is the main purpose of this proposed ordinance. Details are in the [council staff report to the Planning Commission dated January 8, 2024](#), available at the link and in the agenda package.

Request: Move Ordinance 24-058 to General Legislative Session to set date and time for a hearing. Suggested: August 14, 2024, at 10:30 am.