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Forest Practices Permit Application Extensions Ordinance 25-056 (ECAF 2025-3125)					
Hearing Date: Wednesday, December 3, 2025 @ 10:30 a.m.					
Council Staff: Ryan Hembree		PDS Staff: Hilary McGowan		DPA: Christina Richmond	
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Snohomish County

Planning and Development Services

3000 Rockefeller Ave., M/S 604
Everett, WA 98201-4046
(425) 388-3311
www.snoco.org

MEMORANDUM

TO: Snohomish County Planning Commission and General Public **Dave Somers**
County Executive

FROM: Hilary McGowan, Senior Planner

SUBJECT: Proposed Code Amendments Relating to Forest Practices Permit Application Extensions

DATE: February 5, 2025

INTRODUCTION

The purpose of this memo is to provide information about proposed code amendments related to forest practices permit applications. Forest practices permit applications expire 18 months after submittal if not approved, and cannot currently be extended. Forest practices permit applications are typically submitted concurrently with a Land Disturbing Activity (LDA) permit application. LDA permit applications also expire after 18 months, although they can be extended. This code change seeks to align the forest practices permit applications and the LDA permit applications to have the same expiration application length.

BACKGROUND & FINDINGS

Forest practices permits were established in Snohomish County Code (SCC) in 2015 pursuant to the Forest Practices Act via RCW 76.09 and in WAC 222-16-010 and 222-16-050. Forest practices are generally defined in RCW 76.09.020 as any activity conducted on or directly pertaining to forestland and relating to growing, harvesting, or processing timber. Under SCC 30.43F.030, Snohomish County's forest practices regulations apply to forest practices classified as Class I, II, III, IV-General, and IV-Special that are conducted within urban growth areas (UGAs) and Class IV-General forest practices that are conducted outside of the UGA and involve either timber harvest, road construction, or both on forest lands that are being converted to another use, or lands that the applicant has declared will not be reforested due to likelihood of future conversion to urban development.

Applications for LDA permits and forest practices permits are typically submitted concurrently, due to the nature of forest practices often being a land disturbing activity as well. Amended Ordinance No. 22-073 increased LDA permit application timelines to expire at 36 months and expanded LDA permit approval expirations to 60 months to better align with the average timeline needed to complete Department of Public Works (DPW) Projects. Amended Ordinance No. 22-073 added an LDA application extension fee of \$500 to match the staff time it would approximately take to process an application extension.

Under SCC Table 30.70.140(1), forest practices permit applications expire at 18 months, with no

Forest Practices Permit Applications Extensions

extensions. Forest Practices (Class IV- General) are commonly submitted at the same time as an LDA

Index # of File Name: because forest clearing is considered a land disturbing activity. Through aligning the two permit because forest clearing is considered a land disturbing activity. Through aligning the two

expiration of application deadlines, the permitting review process is more predictable and could require less work for applicants and staff. For instance, if an LDA permit review requires more than 18 months to complete, current code would require an applicant to re-submit the forest practices application due to the inconsistency of the two permits' expiration dates. This proposed change would additionally reduce staff time and cost to the applicant, as resubmitting versus an extension would cost less. Adding in an application extension fee reflects the staff time needed to process a forest practices permit extension.

PROPOSED CODE AMENDMENTS

Table 30.70.140(1)

Forest Practices Permit Applications Extensions

Index # -

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 review
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
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	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, <u>but may be extended for an additional 18 months</u>	36 months
Land Disturbing Activity	18 months, but may be extended for an additional 18 months	36 months

Forest Practices Permit Applications Extensions

Index # - File Name:

Index # - File Name: 2.0003.pdf	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 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
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 58.14.140, except that: May be extended for an additional two years
Shore Subdivisions	48 months	60 months, except that: May be extended for an additional two years.
Urban Center Development	36 months	5 years to commence construction or use
Variance	36 months	Not applicable

Finding of Proposed change to SCC Table 30.70.140(1):

Extending the application timeline from 18 months to a total of 36 months matches the LDA application extension of 36 months. These two permit types are often submitted concurrently and having the same permit application timelines would improve overall permit processing and reduce time and effort for applicants and staff to resubmit a forest practices application.

SCC 30.86.505 Forest practice fees.**30.86.505 Forest Practices Application Fees**

Forest practice permits and approvals may require other permits or approvals and associated fees not listed in this section.

Application for Class IV-General forest practices permit	\$760
<u>Class IV-General forest practices permit application extension</u>	<u>\$500</u>
Application for conversion option harvest plan (COHP) approval	\$900
Application to lift a six-year development moratorium	\$1,600
Application for single-family dwelling moratorium waiver	\$760

Finding of Proposed changes to SCC Table 30.86.505:

The proposed cost to add a Class IV-General forest practices permit application matches the LDA application fee. LDA applications are often submitted at the same time as forest practices applications, and would match the estimated staff time it would take to process a permit application extension.

ANALYSIS

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

Compliance with State Law

The Growth Management Act (GMA) contains planning goals, contained in RCW 36.70A.020, which guide the development of local comprehensive plans and development regulations. The following planning goal applies to the proposed code changes:

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

Analysis: The proposed amendments would support the permitting goal, as they would reduce the time and effort it takes to re-process forest practice permit applications that are submitted concurrently with LDA permit applications.

Compliance with the Multi-County Planning Policies

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

MPP-RGS-6 – Encourage efficient use of urban land by optimizing the development potential of existing urban lands and increasing density in the urban growth area in locations consistent with the Regional Growth Strategy.

Analysis: The proposed code changes support optimizing the development potential of existing urban lands by making the process of developing certain forested lands within the UGA more streamlined to match the associated LDA permit.

Compliance with the Countywide Planning Policies

DP-15 – The County and cities should adopt policies, development regulations, and design guidelines that allow for infill and redevelopment of underutilized lands and other appropriate areas.

Analysis: The proposed changes to development regulations to align forest practices permit applications with LDA permit applications aids infill development of underutilized lands within the UGA, as it makes the process of development easier for staff and applicants.

Compliance with the Snohomish County Comprehensive Plan

The proposed amendments would be consistent with and help implement the Snohomish County Growth Management Act Comprehensive Plan (GMACP). The following policy applies to the code amendments as proposed in this report.

Goal LU 2 – Establish development patterns that use urban land more efficiently.

Analysis: The proposed code amendment allows for developable land within the UGAs to be used more efficiently through streamlining the permitting process.

Policy ED 2.A.1 – Snohomish County shall work to ensure that the Snohomish County Code is understandable, accessible, and user friendly document.

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

Analysis: The proposed code amendments streamline the permitting process through reducing the amount of time for permits to be re-processed due to expiring permit application deadlines.

Environmental Review

Staff has completed a SEPA checklist for this proposed code amendment and will be issuing a Determination of Non-significance in February 2025. The 14-day public comment period will conclude prior to the Planning Commission briefing on February 25, 2025.

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 February 2025.

Staff Recommendation:

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

Action Requested

The Planning Commission is requested to hold a public hearing, consider the proposed code amendments, and provide a recommendation to the County Council. The Planning Commission can recommend approval of the amendments with supporting findings of fact as proposed or modified, deny the proposal with findings, or amend the proposal with appropriate findings.

cc: Mike McCrary, PDS Director

Memo: Forest Practices

February 2025

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Forest Practices Permit Applications Extensions
Index # - File Name: 2 - 00003.pdf
David Killingstad, PDS Manager
Michael Dobesh, PDS Manager



SNOHOMISH COUNTY PLANNING COMMISSION

June 9, 2025

Snohomish County Council
County Administration Building
3000 Rockefeller Avenue, M/S 609
Everett, WA 98201-4046

SUBJECT: Planning Commission Recommendation on Proposed Amendments Relating to Forest Practices Permit Application Extensions

Dear Snohomish County Council:

On behalf of the Snohomish County Planning Commission, I am forwarding our recommendation to amend Forest Practices permit application extensions. The Planning Commission had a briefing on this topic on February 25, 2025 and conducted a public hearing on March 25, 2025.

The proposed code amendments would amend Snohomish County Code (SCC) chapter 30.70, 30.71, and 30.86 SCC. Forest practices permit applications expire 18 months after submittal if not approved, and cannot currently be extended. Forest practices permit applications are typically submitted concurrently with a Land Disturbing Activity (LDA) permit application. LDA permit applications also expire after 18 months, although they can be extended. This code change would align the forest practices permit applications and the LDA permit applications to have the same application expiration date.

There was one (1) written comment received by the Planning Commission from the public prior to the March 25th public hearing, and zero (0) members of the public commented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

At the March 25, 2025 Planning Commission meeting, Commissioner Chandler made a motion, seconded by Commissioner Campbell, recommending APPROVAL of the proposed Forest Practices Permit Application Permit Extension amendments contained in the staff report.

Vote (Motion):

7 in favor (*Ash, Bush, Busteed, Campbell, Chandler, Larsen, Sheldon*)

0 opposed

0 abstentions

Motion passed

This recommendation was made following the close of the public hearing and after due consideration of information presented and is based on the findings and conclusions presented in the February 5, 2025 staff report, with which the Commission concurred.

Forest Practices Permit Applications Extensions
Planning Commission Recommendation Letter
Index # 2, 0012.pdf
Code Amendments to Chapter 30.70, 30.71, and 30.86 SCC
June 9, 2025

Respectfully submitted,

Robert W Larsen

Robert W Larsen (Jun 12, 2025 18:43 PDT)

SNOHOMISH COUNTY PLANNING COMMISSION

Robert Larsen, Chairman

cc: Dave Somers, Snohomish County Executive

Mike McCrary, Director, Planning and Development Services

Darren Groth, Long Range Planning Manager, Planning and Development Services

Executive/Council Action Form (ECAF)

ITEM TITLE:

..Title

Ordinance 25-056, relating to Growth Management; concerning Class IV-General Forest Practices Permit Application extensions; amending SCC Table 30.70.140(1) and SCC 30.86.505

..body

DEPARTMENT: Planning and Development Services

ORIGINATOR: Hilary McGowan, Senior Planner, Planning and Development Services

EXECUTIVE RECOMMENDATION: Approved by Ken Klein 9/29/25

PURPOSE: To align the forest practices permit applications and the LDA permit applications to have the same permit application expiration timeline length of an additional 18 month extension.

BACKGROUND: Forest practice permit applications expire 18 months after submittal if not approved, and cannot currently be extended. Forest practices permit applications are typically submitted concurrently with a Land Disturbing Activity (LDA) permit application. LDA permit applications also expire after 18 months, although they can be extended.

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 9/25/25. AATF: Christina Richmond 9/9/25

1 Adopted:

2 Effective:

3 SNOHOMISH COUNTY COUNCIL
4 Snohomish County, Washington

5
6 ORDINANCE NO. 25-056

7
8 RELATING TO GROWTH MANAGEMENT; CONCERNING CLASS IV-GENERAL FOREST PRACTICES PERMIT
9 APPLICATION EXTENSIONS; AMENDING SCC TABLE 30.70.140(1) AND SCC 30.86.505

10
11 WHEREAS, for counties and cities that are required to plan under the Growth Management Act
12 (GMA), RCW 36.70A.020(7) states that applications for both state and local permits should be processed
13 in a timely and fair manner to ensure predictability; and

14
15 WHEREAS, the Snohomish County ("County") GMA Comprehensive Plan (GMACP) states that the
16 County shall establish regulations and incentives that encourage multiple uses of forest lands for a
17 variety of natural resources and land use activities; and

18
19 WHEREAS, SCC Table 30.70.140(1), concerning the expiration of applications, approvals, and
20 permits, was adopted into Chapter 30.70 SCC in 2016 through Amended Ordinance No. 16-004; and

21
22 WHEREAS, the current Class IV-General forest practices permit application expiration in SCC
23 Table 30.70.140(1) is 18 months in length, with no permit application extensions allowed; and

24
25 WHEREAS, Land Disturbing Activity (LDA) permits and Class IV-General forest practices permits
26 are typically submitted concurrently, due to the nature of forest practices requiring land disturbing
27 activity to occur; and

28
29 WHEREAS, the LDA permit application expiration length is 18 months and can be extended an
30 additional 18 months to equal 36 months; and

31
32 WHEREAS, the amendments to SCC Table 30.71.140(1) contained within this ordinance align the
33 application expiration timeframes for Class IV-General forest practices permits and LDA permits, which
34 are often applied for concurrently, and reduce the amount of staff time required to re-process Class IV-
35 General forest practices permit applications once they have expired; and

36
37 WHEREAS, forest practices application fees in SCC 30.86.505 were adopted into Chapter 30.86
38 SCC in 2015 through Amended Ordinance No. 15-033; and

39
40 WHEREAS, this ordinance amends the Class IV-General forest practices application fees in SCC
41 30.86.505 to add a Class IV-General forest practices permit application extension fee that matches the
42 LDA permit application extension fee in SCC 30.86.510; and

1 WHEREAS, on February 25, 2025, the Snohomish County Planning Commission (the “Planning
2 Commission”) was briefed by Planning and Development Services (PDS) staff about the proposed code
3 amendments contained in this ordinance; and
4

5 WHEREAS, the Planning Commission held a public hearing on March 25, 2025, to receive public
6 testimony concerning the proposed code amendments contained in this ordinance; and
7

8 WHEREAS, at the conclusion of the Planning Commission’s public hearing, the Planning
9 Commission deliberated on the proposed ordinance and voted to recommend approval of code
10 amendments relating to forest practices permit applications extensions as shown in its approval letter
11 dated June 9, 2025; and
12

13 WHEREAS, on _____, 2025, the Snohomish County Council (“County Council”) held a
14 public hearing after proper notice, and considered public comment and the entire record related to the
15 code amendments contained in this ordinance; and
16

17 WHEREAS, following the public hearing, the County Council deliberated on the code
18 amendments contained in this ordinance;
19

20 NOW, THEREFORE, BE IT ORDAINED:
21

22 **Section 1.** The County Council makes the following findings:
23

- 24 A. The County Council adopts and incorporates the foregoing recitals as findings as if set forth fully
25 herein.
26
- 27 B. This ordinance amends SCC Table 30.70.140(1) to allow Class IV-General forest practices permit
28 applications to be extended once for an additional 18 months, increasing the total application
29 period from 18 months to 36 months. This change aligns the expiration timeline with that of LDA
30 permit applications, which also allow an 18-month extension. This ordinance also includes minor
31 non-substantive edits to SCC Table 30.70.140(1) to address technical grammar issues.
32
- 33 C. Snohomish County’s regulation of forest practices was established in 2015 through adoption of
34 chapter 30.43F SCC under the Forest Practices Act, chapter 76.09 RCW, and WAC 222-16-010 and
35 222-16-050. Forest practices are generally defined in RCW 76.09.020 as any activity conducted on or
36 directly pertaining to forestland and relating to growing, harvesting, or processing timber.
37
- 38 D. Under chapter 30.43F SCC, the County regulates certain forest practices on lands intended for
39 conversion to nonforestry uses. Because forest practices often involve land-disturbing activities,
40 applications for LDA permits and forest practices permits are typically submitted concurrently.
41 Amended Ordinance No. 22-073 extended LDA permit application expiration timelines to 36 months
42 and permit approval expiration timelines to 60 months, which better aligns with the average
43 duration needed to complete Department of Public Works (DPW) projects.

ORDINANCE NO. 25-056

RELATING TO GROWTH MANAGEMENT; CONCERNING CLASS IV-GENERAL FOREST PRACTICES PERMIT APPLICATION EXTENSIONS; AMENDING
SCC TABLE 30.70.140(1) AND SCC 30.86.505

PAGE 2 OF 10

1
2 E. This ordinance also amends the forest practices application fees in SCC 30.86.505 to add a \$500 fee
3 for the new Class IV-General forest practices permit application extensions. This fee matches the
4 existing LDA permit extension fee and reflects the comparable staff effort required to process such
5 extensions.

6
7 F. In developing the proposed amendments, the County considered the GMA goal:

8
9 GMA Goal 7 – Permits. Applications for both state and local government permits should be
10 processed in a timely and fair manner to ensure predictability.

11
12 The proposed amendments support the permitting goal, as they would reduce the time and effort it
13 takes to re-process Class IV-General forest practices permit applications that are submitted
14 concurrently with LDA permit applications.

15
16 G. The amendments are consistent with the following multicounty planning policy (MPP) from Puget
17 Sound Regional Council (PSRC) VISION 2050:

18
19 MPP-DP-39 Support long-term solutions for the environmental and economic sustainability of
20 agriculture and forestry within rural areas.

21
22 The code changes support utilizing the Class IV-General forest practices classification to harvest
23 timber, complete road construction projects, or prepare land for future urban development, which
24 promotes the economic sustainability of forested lands within agricultural and rural areas.

25
26 H. The amendments are consistent with the following countywide planning policy (CPP):

27
28 CPP-DP-15 – The County and cities should adopt policies, development regulations, and design
29 guidelines that allow for infill and redevelopment of underutilized lands and other appropriate
30 areas.

31
32 The amendments to development regulations to align Class IV-General forest practices permit
33 applications with LDA permit applications aid infill development of underutilized lands within the
34 UGA, as it makes the process of development easier for staff and applicants.

35
36 I. The amendments are consistent with and help implement several policies contained within the
37 County's GMACP. The following policies apply to the code amendments in this ordinance:

38
39 Policy ED 2.A.1 – Snohomish County shall work to ensure that the Snohomish County Code is an
40 understandable, accessible, and user friendly document.

1 Policy ED 2.A.3 – To ensure timeliness, responsiveness, and increased efficiency, the county shall
2 maintain a program of continuous review of the permitting process to eliminate unnecessary
3 procedures that do not respond to legal requirements for public review and resident input.
4

5 The changes in this ordinance streamline the permitting process through reducing the amount of
6 time for permits to be re-processed due to expiring permit application deadlines.
7

8 J. This ordinance is consistent with the record.
9

- 10 1. This ordinance amends SCC Table 30.70.140(1) to establish an 18-month option for Class IV-
11 General forest practices permit applications, increasing the total application period from 18 to
12 36 months. Aligning expiration timelines for LDA permits and Class IV-General forest practices
13 permits creates a more predictable permitting process and reduces the need for applicants to
14 resubmit expired applications. Currently, mismatched timelines can result in unnecessary
15 administrative work for both applicants and staff. This change improves efficiency by
16 synchronizing timelines for projects that require both permit types, reducing processing time
17 and streamlining review.
18
- 19 2. This ordinance amends SCC 30.86.505 to add a \$500 fee for Class IV-General forest practices
20 permit application extensions. This new fee matches the existing \$500 LDA permit extension fee
21 and reflects a similar level of staff effort required for review. The original application fee for a
22 Class IV-General forest practices permit is \$760, so offering a \$500 extension provides a cost-
23 effective option for applicants while reducing the need for full reprocessing. The extension fee is
24 consistent with other permitting fees tied to staff time for reviewing application extensions.
25

26 K. The code amendments are consistent with the record as set forth in the PDS Staff Report dated
27 February 5, 2025.
28

29 L. The amendments have been evaluated for the potential to create barriers to the implementation of
30 low impact development (LID) principles and measures for stormwater management. The updates
31 to SCC will not impact LID principles or measures.
32

33 M. The amendments will not have an impact on the demand for capital facilities and utilities. County
34 and external service providers maintain long-range plans and financing strategies to meet projected
35 service demands that will not be impacted by these amendments.
36

37 N. The amendments will not impact housing and job creation in the County.
38

39 O. Procedural requirements.
40

- 41 1. Under Snohomish County Code, this ordinance is a Type 3 legislative action pursuant to SCC
42 30.73.010 and 30.73.020.
43

2. As required by RCW 30.70A.106(1), a notice of intent to adopt the proposed code amendments was transmitted to the Washington State Department of Commerce for distribution to state agencies on March 11, 2025.
3. State Environmental Policy Act (SEPA), chapter 43.21C RCW, requirements with respect to this non-project action have been satisfied through the completion of an environmental checklist and the issuance of a determination of non-significance on March 11, 2025.
4. The public participation process used in the adoption of this ordinance complies with all applicable requirements of the GMA and SCC, including but not limited to, RCW 36.70A.035, RCW 36.70A.140, and chapter 30.73 SCC.
5. The Planning Commission was briefed on the proposed amendments at its February 25, 2025, meeting and conducted a public hearing on the proposed amendments at its March 25, 2025, meeting, resulting in its letter on June 9, 2025, recommending approval of the code amendments contained in this ordinance.
6. The Washington State Attorney General last issued an advisory memorandum, as required by RCW 36.70A.370, in October 2024 entitled "Advisory Memorandum and Recommended Process for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of Private Property" to help local governments avoid the unconstitutional taking of private property. The process outlined in the State Attorney General's 2024 advisory memorandum was used by Snohomish County in objectively evaluating the regulatory changes proposed by this ordinance.

Section 2. The County Council makes the following conclusions:

- A. The proposal complies and is consistent with the GMA, Washington State law, and the SCC.
- B. The proposal complies and is consistent with the MPPs and the CPPs.
- C. The proposal complies and is consistent with the GMACP.
- D. The County has complied with all SEPA requirements with respect to this non-project action.
- E. The public participation process used in the adoption of this ordinance complies with all applicable requirements of the GMA and Title 30 SCC.
- F. The amendments proposed by this ordinance do not result in an unconstitutional taking of private property for public purpose.

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

Section 4. Snohomish County Code Section 30.70.140, last amended by Amended Ordinance 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	<u>Application Expiration ((of application))</u>	<u>Approval or Permit Expiration ((of approval or permit))</u>
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.
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. ^{((2)) (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, 30.31B, and 30.31G 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
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))) (4)
Short Subdivisions	48 months	60 months, except that:
		May be extended for an additional two years. (((4))) (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.

~~**((3))**~~**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.

~~**((4))**~~**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.

Section 5. Snohomish County Code Section 30.86.505, last amended by Amended Ordinance 15-033 on June 3, 2015, is amended to read:

30.86.505 Forest practice fees.

1 **30.86.505 Forest Practices Application Fees**

2
3 Forest practice permits and approvals may require other permits or approvals and associated fees not
4 listed in this section.
5

Application for Class IV-General forest practices permit	\$ 760
<u>Class IV-General forest practices permit application extension</u>	<u>\$ 500</u>
Application for conversion option harvest plan (COHP) approval	\$ 900
Application to lift a six-year development moratorium	\$ 1,600
Application for single-family dwelling moratorium waiver	\$ 760

6
7 **Section 6.** Severability and Savings. If any section, sentence, clause, or phrase of this ordinance
8 shall be held to be invalid by the Growth Management Hearings Board (Board), or unconstitutional by a
9 court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or
10 constitutionality of any other section, sentence, clause, or phrase of this ordinance. Provided, however,
11 that if any section, sentence, clause or phrase of this ordinance is held to be invalid by the Board or
12 court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the
13 effective date of this ordinance shall be in full force and effect for that individual section, sentence,
14 clause or phrase as if this ordinance had never been adopted.
15

16
17 PASSED this _____ day of _____, 20__.

18
19
20 SNOHOMISH COUNCIL
21 Snohomish, Washington
22
23

24 _____
25 Council Chair

26 ATTEST:

27
28
29 _____
30 Asst. Clerk of the Council

31
32 () APPROVED
33 () EMERGENCY
34 () VETOED

DATE:

35
36
37 _____
38 County Executive

1 ATTEST:

2
3 _____

4
5 Approved as to form only:

6
7
8 /s/Christina Richmond 9/9/25

9 Deputy Prosecuting Attorney

ECAF: 2025-3125
RECEIVED: 9/29/2025

**ORDINANCE
INTRODUCTION SLIP**

SNOHOMISH COUNTY COUNCIL

3.1.003

EXHIBIT # _____

FILE _____ **ORD 25-056**

TO: Clerk of the Council

TITLE OF PROPOSED ORDINANCE:

**RELATING TO GROWTH MANAGEMENT; CONCERNING CLASS
IV-GENERAL FOREST PRACTICES PERMIT APPLICATION EXTENSIONS;
AMENDING SCC TABLE 30.70.140(1) AND SCC 30.86.505**

Introduced By:

N Nehring **9/30/2025**
Councilmember Date

Clerk's Action:

Proposed Ordinance No. **25-056**

Assigned to: Planning and Community Development Committee Date: **10/7/2025**

STANDING COMMITTEE RECOMMENDATION FORM

On **10/21/2025**, the Committee considered the Ordinance by ☒ Consensus /
___ Yeas and ___ Nays and made the following recommendation:

☒ Move to Council to schedule public hearing on: **10/29/2025 GLS**

___ Other _____

Regular Agenda _____ Administrative Matters ☒

Public Hearing Date _____ at _____

N Nehring
Committee Chair



Planning and Community Development

Ryan Hembree

SNOHOMISH COUNTY COUNCIL

EXHIBIT # 3.2.001

Council Initiated:

☐ Yes

☒ No

ECAF: 2025-3125

Ordinance: 25-056

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

FILE ORD 25-056

Subject: Class IV-General Forest Practices Permit Code Amendment

Scope: Ordinance 25-056 would amend SCC Table 30.71.140(1) and align the application expiration timeframes for Class IV-General forest practices permits and LDA permits. This expiration timeline length is an additional 18-month extension.

Duration: N/A

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

Authority Granted:

Ordinance 25-056 would authorize the County Executive to sign amendments to SCC Table 30.71.140(1).

Background:

Forest practice permit applications expire 18 months after submittal if not approved, and cannot currently be extended. Forest practices permit applications are typically submitted concurrently with a Land Disturbing Activity (LDA) permit application. LDA permit applications also expire after 18 months, although they can be extended.

Applying for the two permits extensions concurrently would reduce the amount of staff time required to re-process Class IV-General forest practices permit applications once they have expired.

Request: Move Ordinance 25-056 to GLS to set a time and date for a public hearing.

Exhibit 3.2.002

Planning and Community Development Committee – 10/21/25

[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

Ryan Hembree, Legislative Analyst
Russell Wiita, Legislative Aide
Lisa Hickey, Assistant Clerk of the Council

Tuesday, October 21, 2025

11:00 AM

Jackson Board Room - 8th Floor
Robert J. Drewel Building
& Remote Meeting

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 25-056, relating to Growth Management; concerning [2025-3125](#)
Class IV-General Forest Practices Permit Application extensions;
amending SCC Table 30.70.140(1) and SCC 30.86.505

Proposed Action: Move to General Legislative Session on October 29th to set time and date for a public hearing.

2. Ordinance 25-057, relating to Growth Management; revising [2025-3126](#) regulations concerning Urban Residential Development; amending Chapters 30.23, 30.23a, and 30.91s of the Snohomish County Code

Proposed Action: Move to General Legislative Session on October 29th to set time and date for a public hearing.

3. Ordinance 25-068, amending Snohomish County Code Chapter [2025-3279](#) 30.66a - Park and Recreation Facility Impact Mitigation to correct table heading in Impact Fee Schedule

Proposed Action: Move to General Legislative Session on October 29th to set time and date for a public hearing.

4. Motion 25-430, authorizing Shorelands Northwest Straits Grant [2025-3029](#) Agreement with Department of Ecology for Snohomish County to fund the Marine Resources Committee

Proposed Action: Move to General Legislative Session October 22nd for consideration.

DISCUSSION ITEMS

1. Ordinance 25-053, amending Chapter 25.20 of the Snohomish County Code relating to Storm and Surface Water Management Service Charge Credits [2025-2977](#)

****For discussion only***

Time and date for a public hearing has been set for Ordinance 25-053 on November 12, 2025 at the hour of 10:30 a.m.

2. 2025 Fair Briefing [2025-3342](#)
Mike Ohlsen, Parks & Recreation
Kara Underwood, Parks & Recreation



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

Ryan Hembree, Legislative Analyst
Russell Wiita, Legislative Aide
Lisa Hickey, Assistant Clerk of the Council

Tuesday, October 21, 2025

11:00 AM

**Jackson Board Room - 8th Floor
Robert J. Drewel Building
& Remote Meeting**

PRESENT:

Committee Chair Nehring
Committee Vice-Chair Peterson (*remote*)
Committee Member Low (*not present*)
Committee Member Dunn
Committee Member Mead (*not present*)
Ryan Hembree, Council Staff
Tom Teigen, DCNR Director
Mike Ohlsen, Parks & Recreation
Kara Underwood, Parks & Recreation
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 three members were present.

PUBLIC COMMENT

There were no persons present wishing to provide public comment.

ACTION ITEMS

Ryan Hembree, Legislative Analyst, provided a staff report for the following items:

1. Ordinance 25-056, relating to Growth Management; concerning [2025-3125](#)
Class IV-General Forest Practices Permit Application extensions;
amending SCC Table 30.70.140(1) and SCC 30.86.505

ACTION: Move to Administrative Matters, General Legislative Session October 29th to set time and date for a public hearing.

2. Ordinance 25-057, relating to Growth Management; revising [2025-3126](#)
regulations concerning Urban Residential Development; amending
Chapters 30.23, 30.23a, and 30.91s of the Snohomish County
Code

ACTION: Move to Administrative Matters, General Legislative Session October 29th to set time and date for a public hearing.

3. Ordinance 25-068, amending Snohomish County Code Chapter [2025-3279](#)
30.66a - Park and Recreation Facility Impact Mitigation to correct
table heading in Impact Fee Schedule

ACTION: Move to Administrative Matters, General Legislative Session October 29th to set time and date for a public hearing.

4. Motion 25-430, authorizing Shorelands Northwest Straits Grant [2025-3029](#)
Agreement with Department of Ecology for Snohomish County to
fund the Marine Resources Committee

ACTION: Move to Consent Agenda, General Legislative Session October 22nd for consideration.

DISCUSSION ITEMS

1. Ordinance 25-053, amending Chapter 25.20 of the Snohomish [2025-2977](#)
County Code relating to Storm and Surface Water Management
Service Charge Credits

Ryan Hembree, Legislative Analyst, provided a staff report.

****For discussion only***

***Time and date for a public hearing has been set for Ordinance 25-053
on November 12, 2025 at the hour of 10:30 a.m.***

2. 2025 Fair Briefing
Mike Ohlsen, Parks & Recreation
Kara Underwood, Parks & Recreation

[2025-3342](#)

Tom Teigen, DCNR Director, Mike Ohlsen and Kara Underwood, Parks & Recreation, provided a PowerPoint presentation and responded to questions.

Council adjourned for the day at 11:32 a.m.