

1 Adopted:

2 Effective:

3 SNOHOMISH COUNTY COUNCIL

4 Snohomish County, Washington

5
6 ORDINANCE NO. 25-078

7
8 RELATING TO GROWTH MANAGEMENT; CONCERNING URBAN ZONE DEVELOPMENT REGULATIONS;
9 AMENDING CHAPTERS 30.22, 30.31A, AND 30.34A OF THE SNOHOMISH COUNTY CODE

10
11 WHEREAS, Revised Code of Washington (RCW) 36.70A.130 directs counties planning under the
12 Growth Management Act (GMA) to regularly consider amendments and revisions to their GMA
13 Comprehensive Plan (GMACP) and development regulations; and

14
15 WHEREAS, on December 4, 2024, the Snohomish County Council ("County Council") adopted a
16 series of ordinances updating the GMACP policies as required by RCW 36.70A.130; and

17
18 WHEREAS, the language in title 30 of the Snohomish County Code (SCC) must be updated to
19 reflect and remain consistent with the 2024 GMACP amendments adopted by the County Council; and

20
21 WHEREAS, the amendments in this ordinance align references in title 30 SCC with the Urban
22 Core Subarea Element adopted within the 2024 GMACP, and respond to recent changes in state law,
23 including RCW 36.70A.630 (adopted in 2023), which requires "clear and objective" design review
24 standards and limits the scope of design review boards; and

25
26 WHEREAS, the Local Project Review Act, chapter 36.70B RCW, establishes integrated and timely
27 procedures for review of development regulations and permit applications; and

28
29 WHEREAS, in 2023, the Washington State Legislature adopted the Second Substitute Senate Bill
30 5290, amending the Local Project Review Act to further streamline permitting, strengthen deadlines,
31 and encourage efficiency in local project review; and

32
33 WHEREAS, these amendments together will promote clarity, consistency, and compliance with
34 both state law and the GMACP, while ensuring that development regulations continue to effectively
35 implement adopted policies; and

36
37 WHEREAS, the GMACP Future Land Use Map shows lands designated as Urban Center and
38 establishes that the implementing zone is the Urban Center zone (UC zone); and

39
40 WHEREAS, the GMACP contains goals, objectives, and policies that provide direction for
41 planning and implementing the UC zone; and

1 WHEREAS, urban centers are compact, well-designed areas that concentrate a variety of land
2 uses in one place. They are people-oriented living and working places that enable residents to walk, bus,
3 or take other forms of mass transit to their destinations; and
4

5 WHEREAS, the County incorporates regulations, design standards, and review procedures for
6 development in the UC zone from the state and the GMACP within chapter 30.34A SCC, titled Urban
7 Center Development; and
8

9 WHEREAS, the County desires to encourage urban center development consistent with the
10 intent and policies of the GMACP; and
11

12 WHEREAS, the Urban Center Design Review Board (UCDRB) became a mandatory reviewing
13 authority for select urban center developments, effective February 1, 2006, to provide additional, early
14 communication with the public; and
15

16 WHEREAS, the UCDRB consists of a volunteer body that must hold a public hearing before
17 Snohomish County Planning and Development Services (PDS) staff may issue a decision or make a
18 recommendation to the hearing examiner; and
19

20 WHEREAS, over time the UCDRB process has proven burdensome, duplicative, and inconsistent
21 with recent state law requirements, necessitating repeal of the board and related procedures through
22 this ordinance; and
23

24 WHEREAS, the code amendments contained in this ordinance amend chapter 30.34 SCC to
25 repeal the Urban Center Design Review Board, remove townhouse as a use in the UC zone, and increase
26 overall consistency between County Code and state requirements; and
27

28 WHEREAS, on February 25, 2025, the Snohomish County Planning Commission (the "Planning
29 Commission") was briefed by PDS staff about the code amendments contained in this ordinance; and
30

31 WHEREAS, the Planning Commission held a public hearing on March 25, 2025, and on April 22,
32 2025, to receive public testimony concerning the proposed code amendments contained in this
33 ordinance; and
34

35 WHEREAS, at the conclusion of the Planning Commission's public hearing, the Planning
36 Commission deliberated on the proposed ordinance and voted to recommend approval of code
37 amendments relating to the urban center design standards as shown in its May 2025 recommendation
38 letter; and
39

40 WHEREAS, on _____, 2025, the County Council held a public hearing after proper
41 notice, and considered public comment and the entire record related to the code amendments
42 contained in this ordinance; and
43

1 WHEREAS, following the public hearings, the County Council deliberated on the code
2 amendments contained in this ordinance;

3
4 NOW, THEREFORE, BE IT ORDAINED:

5
6 Section 1. The County Council makes the following findings:

- 7
- 8 A. The County Council adopts and incorporates the foregoing recitals as findings as if set forth fully
9 herein.
- 10
- 11 B. This ordinance amends chapter 30.34A SCC and related provisions of title 30 SCC to modernize
12 urban zone development regulations, improve clarity and consistency, and ensure compliance with
13 state law. These changes are necessary to: (1) streamline the review and permitting process by
14 repealing the UCDRB and related procedures, (2) align the County Code with recent state legislation,
15 including RCW 36.70A.630 and the Local Project Review Act as amended by Second Substitute
16 Senate Bill 5290, (3) ensure consistency across title 30 SCC by eliminating duplicative or outdated
17 provisions, and (4) enhance urban design standards to promote pedestrian-oriented development
18 and support the housing and growth targets adopted in the 2024 GMACP Urban Core Subarea
19 Element. Collectively, these amendments provide a clearer, more consistent, and legally compliant
20 framework for regulating urban zone development.
- 21
- 22 C. In developing the proposed amendments, the County considered the GMA goals identified in RCW
23 36.70A.020. In particular, the proposed amendments are consistent with and promote:

24
25 GMA Goal 1 – Urban growth. Encourage development in urban areas where adequate public
26 facilities and services exist or can be provided in an efficient manner.

27
28 Providing clear regulations and streamlining the permitting process encourages more applications to
29 build in the UC zone. Additionally, removing the UCDRB will allow for faster permitting review
30 timelines.

31
32 GMA Goal 3 – Transportation. Encourage efficient multimodal transportation systems that will
33 reduce greenhouse gas emissions and per capita vehicle miles traveled, and are based on
34 regional priorities and coordinated with county and city comprehensive plans.

35
36 The amendments to remove townhouses as an allowed use from the UC zone and improve parking
37 and pedestrian infrastructure make development accessible to different modes of transportation.

38
39 GMA Goal 4 – Housing. Plan for and accommodate housing affordable to all economic segments
40 of the population of this state, promote a variety of residential densities and housing types, and
41 encourage preservation of existing housing stock.

1 Streamlining the permitting process could encourage more applications to build in the UC zone,
2 creating capacity for more homes and businesses in the zone. Providing complete streetscapes for
3 all users makes for safe and desirable streets that attracts investment and residents.

4
5 GMA Goal 7 – Permits. Applications for both state and local government permits should be
6 processed in a timely and fair manner to ensure predictability.

7
8 Streamlining the permitting process, by eliminating the UCDRB and therefore removing pre-
9 application requirements will allow for processing that is timely, fair, and predictable

10
11 D. The proposed amendments are consistent with the following Multicounty Planning Policies (MPPs)
12 from Puget Sound Regional Council VISION 2050:

13
14 MPP-DP-47: Streamline development standards and regulations for residential and commercial
15 development and public projects, especially in centers and high-capacity transit station areas, to
16 provide flexibility and to accommodate a broader range of project types consistent with the
17 regional vision.

18
19 MPP-H-10: Encourage jurisdictions to review and streamline development standards and
20 regulations to advance their public benefit, provide flexibility, and minimize additional costs to
21 housing.

22
23 The streamlining of permitting and development standards promotes opportunities for more
24 development in the UC zone.

25
26 MPP-DP-1: Develop high-quality, compact urban communities throughout the region's urban
27 growth area that impart a sense of place, preserve local character, provide for mixed uses and
28 choices in housing types, and encourage walking, bicycling, and transit use.

29
30 MPP-H-7: Expand the supply and range of housing at densities to maximize the benefits of
31 transit investments, including affordable units, in growth centers and station areas throughout
32 the region.

33
34 MPP-DP-12: Design transportation projects and other infrastructure to achieve community
35 development objectives and improve communities.

36
37 The streamlining of permitting and development standards promotes opportunities for more
38 development in the UC zone. Amendments also address infrastructure that is accessible to different
39 modes of transportation including walking, cycling, and transit.

40
41 MPP-T-15: Prioritize investments in transportation facilities and services in the urban growth
42 area that support compact, pedestrian- and transit-oriented densities and development.

1 The amendments promote better design and facilities that make for more pleasurable ground-floor
2 experience for walking, bicycling, transit, and car use.

3
4 MPP-T-17: Improve local street patterns – including their design and how they are used – for
5 walking, bicycling, and transit use to enhance communities, connectivity, and physical activity.

6
7 MPP-T-21: Design transportation facilities to fit within the context of the built or natural
8 environments in which they are located.

9
10 The amendments promote better design and facilities that make for more pleasurable ground-floor
11 experience for walking, bicycling, transit, and car use.

12
13 E. The proposed amendments maintain consistency with the following Countywide Planning Policies
14 (CPPs):

15
16 CPP HO-11: The county and cities should consider the economic implications of proposed
17 building and land use regulations so that the broader public benefit they serve is achieved with
18 the least additional cost to housing.

19
20 CPP DP-11: Consistent with the Regional Growth Strategy and growth targets in Appendix B, the
21 County and cities should encourage higher residential densities and greater employment
22 concentrations in Urban Growth Areas by revising development regulations and incentive
23 programs as appropriate.

24
25 CPP ED-16: The expeditious processing of development applications shall not result in the
26 reduction of environmental and land use standards.

27 Streamlining of development standards may create more efficient permit reviews and increase
28 development opportunities, without changing the environmental and other land use requirements.
29 Reducing requirements may support increased residential and employment densities within the UC
30 zone.

31 CPP DP-18: In coordination with transit agencies, jurisdictions that are served by transit should,
32 where appropriate, enact transit oriented development policies and development standards.
33 Transit oriented development should include the following common elements:

- 34 a. Located to support the development of designated local growth centers, countywide
35 growth centers, regional growth centers, and existing and planned transit emphasis
36 corridors;
37
38 b. Include pedestrian scale neighborhoods and activity centers to stimulate use of transit
39 and ride sharing;
40
41 c. Plan for appropriate intensity and mix development, including both employment and
42 housing options that support transit service, and

1 d. Plan for growth near high-capacity transit.

2
3 The amendments focus on creating desirable design standards that promote pedestrian scale
4 neighborhoods and stimulate the use of transit and ride sharing. Streamlining permitting and
5 development standards will also encourage more development opportunities that are in planned
6 transit emphasis corridors.

7
8 F. The proposed amendments maintain consistency with the following policies contained in the
9 County's GMACP:

10
11 Objective HO 3.A: Encourage land use practices, development standards, and building permit
12 requirements that reduce housing production costs.

13
14 Objective LU 2.A: Increase residential densities within UGAs by concentrating and intensifying
15 development in appropriate locations, particularly within designated centers and along
16 identified transit emphasis corridors.

17
18 HO Policy 3.A.2: Development standards and building permit requirements shall be reviewed
19 every five years to ensure clarity and consistency while providing for a timely, fair, and
20 predictable application processing outcome.

21
22 ED Policy 2.A: Develop and maintain a regulatory system that is fair, understandable,
23 coordinated and timely.

24
25 The streamlining of permitting and development standards promotes opportunities for more
26 development in the UC zone. The removal of the UCDRB may encourage more coordinated, fair,
27 timely, and streamlined requirements for developers to submit permits.

28
29 UC Policy 5.15: Light Rail Community and Mixed Use Corridor designated sites shall encourage
30 commercial and mixed use developments that incorporate quality building designs, finishings,
31 and amenity spaces to create active street frontages that may include:

- 32 a. Patios, sitting areas, and landscaped areas adjacent to sidewalks and public right-of-
33 way.
- 34
35 b. Awnings and canopies on building facades adjacent to the street to protect
36 pedestrians from weather elements.
- 37
38 c. Art and design features such as murals, installations, and sculptures on building
39 facades or in plazas and amenity spaces.
- 40
41 d. Storage facilities and electric charging stations for bicycle and scooter to
42 encourage active forms of transportation.
- 43

1 The amendments focus on creating desirable design standards that promote pedestrian scale
2 neighborhoods and stimulate the use of transit and ride sharing.

3
4 G. The code amendments are consistent with the record as set forth in the PDS Staff Report dated
5 February 18, 2025.
6

7 H. Procedural requirements.
8

- 9 1. State Environmental Policy Act (SEPA), chapter 43.21C RCW, requirements with respect to this
10 non-project action have been satisfied through the completion of an environmental checklist
11 and the issuance of a determination of non-significance on March 11, 2025.
12
13 2. Under Snohomish County Code, this ordinance is a Type 3 legislative action under to SCC
14 30.73.010. It has completed the Planning Commission process having gone through a briefing on
15 February 25, 2025, and hearing on March 25, 2025, and April 22, 2025.
16
17 3. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was transmitted to
18 the Washington State Department of Commerce on March 11, 2025.
19
20 4. The public participation process used in the adoption of this ordinance complies with all
21 applicable requirements of the GMA and the SCC.
22
23 5. The Washington State Attorney General last issued an advisory memorandum, as required by
24 RCW 36.70A.370, in October 2024 entitled "Advisory Memorandum and Recommended Process
25 for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings
26 of Private Property" to help local governments avoid the unconstitutional taking of private
27 property. The process outlined in the State Attorney General's 2024 advisory memorandum was
28 used by Snohomish County in objectively evaluating the regulatory changes proposed by this
29 ordinance.
30

31 I. This ordinance is consistent with the record:
32

- 33 1. SCC 30.22.100 is amended to remove townhouses as a permitted use in the UC zone to require
34 higher-density housing development to generate more housing and to maintain consistency
35 with the growth targets in the Urban Core Subarea. The removal of townhouses will encourage
36 more density by prioritizing land use for multifamily developments such as mid-rise and high-
37 rise apartments, which houses significantly more residents per acre than townhouses. The
38 Comprehensive Plan expanded opportunities for townhouse development in other zones within
39 the Urban Growth Area, and the Land Capacity Analysis showed that development of this type in
40 the UC zone results in significant underbuilding and undermines the County's urban density
41 goals. With the UC zone often located near future Light Rail stations and along Bus Rapid Transit
42 (BRT) lines, high-density development would benefit most from these services. By prioritizing

1 apartments and multi-story developments in the UC zone, the county can maximize land use
2 efficiency and better support transit-oriented growth while still preserving space for
3 townhouses in more appropriate zones.

- 4
- 5 2. SCC 30.31A.115 is amended to remove subsections (8) and (9) to be consistent with the repeal
6 of SCC 30.34A.165 and deletion of SCC 30.34A.180(2). Both subsections reference development
7 procedures repealed in Chapter 30.34A that will no longer be applicable.
8
- 9 3. SCC 30.34A.025 is amended to remove references to “topping” of hazardous trees in the UC
10 zone to prevent breakage and damage to surrounding infrastructure. Topping can also result in
11 decay columns within the tree or shrub which introduces additional risk of failure.
12
- 13 4. SCC 30.34A.095 is amended to ensure parking structures match the aesthetic of surrounding
14 buildings in the UC zone. The intent is to minimize the visual impact of parking structures by
15 placing them within, under, behind, or to the side of buildings. Louvers and decorative metal
16 grills are removed as allowed architectural features to prevent slab-like aesthetics to garages.
17 This will create a desirable pedestrian experience and maintain consistency with the design
18 goals of the GMACP.
19
- 20 5. SCC 30.34A.120 is amended to revise “step back” and “stepped back” to “setback” and “set
21 back” to provide consistency with proposed amendments to SCC chapters 30.23, 30.23A, and
22 30.91S.160.
23
- 24 6. SCC 30.34A.140 is amended to provide consistency with how the average final grade is
25 calculated in SCC 30.23.050. Subsection (2) is added to specify standards for storefront windows
26 to improve primary street frontages. The amendment also increases glass transparency from
27 40% to 50% to be consistent with other transit-oriented development. Additional transparency
28 stimulates human activity between the streets and storefronts and creates visual connectivity
29 between amenities.
30
- 31 7. SCC 30.34A.150 is amended to provide flexibility for overhead weather protection in instances
32 where weather protection cannot be continuous due to the location of the pedestrian facility in
33 relation to the building’s façade. The revisions prevent overhead protection from exceeding
34 property lines, maximize sunlight and rain for plant growth, and prevent disruption of freight
35 movement. This amendment helps to clarify requirements for the public and ensures consistent
36 review by staff.
37
- 38 8. SCC 30.34A.163 is repealed with the intention of eliminating the UCDRB and streamlining the
39 permitting process. Pre-application meetings are also not standard practice at the County.
40 Streamlining the overall permitting process increases the speed of permitting that may promote
41 more development, thereby increasing density that aligns with the goals of the Comprehensive
42 Plan. The adoption of Second Substitute Senate Bill 5290 established stricter deadlines, which

1 emphasizes the importance of increasing permitting efficiencies. When considering removing
2 the UCDRB requirement, staff found the following:

3
4 a. There is a lack of public participation in the UCDRB meetings,

5
6 b. UCDRB recommendations are not the same as UC zone codified standards,

7
8 c. UCDRB requirements create an additional burden on applicants to submit applications in the
9 UC zone that do not exist in all other zones,

10
11 d. Streamlining the permit review process for applications in the UC zone could encourage more
12 development and higher densities due to more development, and

13
14 e. Staff time could be better served in engaging the public in different ways.

15
16 9. SCC 30.34A.165 is repealed with the intention of eliminating the UCDRB and streamlining the
17 permitting process to maintain consistency with the repeal of SCC 30.34A.163. Additionally, pre-
18 applications are currently not required for new development.

19
20 10. SCC 30.34A.170 is amended to repeal subsection (2) relating to application submittal meetings
21 to be consistent with the proposed removal of SCC 30.34A.163 and SCC 30.34A.165. Pre-
22 application meetings for new development are not currently standard practice at the County for
23 development in the UC zone. City and town representatives will still receive notice from the
24 County on development proposals.

25
26 11. SCC 30.34A.175 is repealed with the intention of eliminating the UCDRB and streamlining the
27 permitting process as explained above.

28
29 12. SCC 30.34A.180 is amended to modify the review process for UC development applications so
30 they will be processed as Type 1 permits, which fall under Chapter 30.71 SCC. Cities are already
31 notified by the County of proposed development, and they can provide comments if desired.
32 Adding additional review components would create longer review times. Additionally,
33 Subsection (2)(e) is already covered under Chapter 30.76 SCC, and Subsection (3) is now a
34 permitted use in the UC zone under SCC 30.22.100.

35
36 13. SCC 30.34A.200 is repealed to maintain consistency with the existing notice requirements of SCC
37 30.76.020.

38
39 14. SCC 30.34A.210 is repealed to maintain consistency with the existing notice requirements in SCC
40 30.70.045.

1 15. The amendments have been evaluated for the potential to create barriers to the
2 implementation of low impact development (LID) principles and measures for stormwater
3 management. The updates to SCC will not impact LID principles or measures.
4

5 16. The amendments will increase the demand for capital facilities and utilities. County and external
6 service providers maintain long-range plans and financing strategies to meet projected service
7 demands that will not be impacted by these amendments.
8

9 17. The amendments will impact housing and job creation in the County by encouraging multifamily
10 development and promoting growth targets presented in the GMACP.
11

12 Section 2. The County Council makes the following conclusions:
13

- 14 A. The amendments proposed by this ordinance are consistent with the GMA.
15
16 B. The amendments proposed by this ordinance are consistent with the Snohomish County GMACP.
17
18 C. The County has complied with all SEPA requirements with respect to this non-project action.
19
20 D. The public participation process used in the adoption of this ordinance complies with all applicable
21 requirements of the GMA and title 30 SCC.
22
23 E. The amendments proposed by this ordinance do not result in an unconstitutional taking of private
24 property for a public purpose.
25

26 Section 3. The Snohomish County Council bases its findings and conclusions on the entire record
27 of the County Council, including all testimony and exhibits. Any finding, which should be
28 deemed a conclusion, and any conclusion which should be deemed a finding, is hereby adopted
29 as such.
30

31 Section 4. Snohomish County Code Section 30.22.100, last amended by Ordinance No. 25-016
32 on March 19, 2025, is amended to read:
33

34 **30.22.100 Urban Zone Categories Use Matrix.**
35
36

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
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
Antique Shop							P	P	P	P			P	P		P
Art Gallery ⁴¹	C	C	C		C	C	P	P	P	P	P	P	P	P		P
Auto Repair, Major								P	p ⁸⁶	P	P	P	P	P		P
Auto Repair, Minor							P	P	p ⁸⁶	P	P	P	P	P		P
Auto Towing													P	P		
Automobile Wrecking and Junkyards													C ⁴⁴	p ⁴⁴		

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
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
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
Clubhouse	C	C	C		C	C	P	P	P	P	P	P	P	P	P	P
Commercial Vehicle Storage Facility										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
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
9 to 24 Resident Facility	S	S	S	S	S	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}	C	C	C		C	C	P	P	P	P	P	P	P	P	A	P
Distillation of Alcohol											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	P	P	P	P	P	P						p ⁵¹				
Dwelling, Cottage Housing ¹¹⁶	P	P	P	P	P							p ⁵¹				
Dwelling, Duplex	P	P	P	P	P	P						p ⁵¹				
Dwelling, Mobile Home	p ⁶	p ⁶	p ⁶	p ⁶	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
Dwelling, Multiple Family					P	P	P	P	P	P		p ⁵¹				P
Dwelling, Single Family	P	P	P	P	P	P						p ⁵¹			p ⁴	
Dwelling, Townhouse ⁵			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
Electric Vehicle Charging Station - Public, Level 1 and Level 2							P	P	P	P	P	P	P	P		P
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
Battery Exchange Stations	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	C ¹²⁰	P	P	P	P	P	P	P	P		P
Explosives, Storage											P			P		
Fairgrounds										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
Family Day Care Home ⁸	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
401 to 5,000 sq ft ⁹⁹																
Farmers Market ⁹³							P	P	P	P		P	P	P		P
Fish Farm											P	P	P	P		
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	

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
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		
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
Greenhouse, Lath House, & Nurseries							P	P	P	P	P	P	P	P		
Guest House ⁸⁵	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
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																
Level I	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
Level III						C	C	P	P	P	P		P	P	C	P
Home Occupation ¹¹	P	P	P	P	P	P	P		P	P					P	P
Hotel/Motel					C	C	P ¹³⁶	P	P	P			P ⁸⁹			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					

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
Laboratory							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
Lumber Mill											P	P	P	P		
Lumberyard										P	P	P	P	P		
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
Massage Parlor									P	P	P	P	P	P		P
Material Recovery Facility ¹³⁴											C		C	C		
Mini Self-Storage								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
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		
Museum 41	C	C	C		C	C	C	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
Office and Banking							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
Park-and-Pool Lot	C	C	C	C	C	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
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
Printing Plant								P		P	P	P	P	P		p ¹²³
Race Track 24, 41, 129										C	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
Railroad Right-of-way	C	C	C	C	C	C	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
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
Retail, General						A ¹³⁵	P	P	P	P		P ⁵³	P	P		P
Retirement Apartments				P	P	P	P	P	P	P					P	P
Retirement Housing				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

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
College ^{41, 68}	C	C	C		C	C	C ¹³⁶		P	P	P	P	P	P		P
Other ^{41, 68}					C	C	C ¹³⁶		P	P	P	P	P	P		P
Service Station ⁴¹							P	P	P ⁸⁶	P			P	P		P
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
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

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
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	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
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
Television/Radio Stations													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
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
Transit Center	C	C	C	C	C	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
Utility Facilities-All Other Structures ^{27, 41}	C	C	C	C	C	C	C	P	P ⁸⁶	P	P	P	P	P	C	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
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
Warehouse										P	P	P	P	P		p ¹²³
Wholesale Establishment								P	p ⁸⁶	P	P	P	P	P		p ¹²³
Woodwaste Recycling and Woodwaste Storage											A ⁶³		A ⁶³	A ⁶³		
All other uses not otherwise mentioned											P	P	P	P		

Section 5. Snohomish County Code Section 30.31A.115, last amended by Amended Ordinance No. 21-018 on June 9, 2021, is amended to read:

30.31A.115 Optional performance standards for properties designated Urban Village.

Properties designated Urban Village on the future land use map may develop under the underlying zoning or pursuant to the following performance standards. In choosing to submit a development application under this section, all of the requirements of this section shall be met including the requirements in SCC 30.31A.100 and 30.31A.110.

(1) The following uses shall not be allowed:

(a) Accessory dwelling unit;

(b) Dwelling attached, single-family;

- (c) Dwelling, duplex;
- (d) Dwelling, single-family;
- (e) Family daycare home;
- (f) Foster home;
- (g) Garage, detached; private accessory;
- (h) Garage, detached; private non-accessory;
- (i) Greenhouse, lath house, and nurseries, retail;
- (j) Greenhouse, lath house, and nurseries, wholesale;
- (k) Guest house;
- (l) Hazardous waste storage and treatment facilities, on-site;
- (m) Kennel;
- (n) Mini self-storage;
- (o) Stables; and
- (p) Wholesale establishment

(2) The maximum building height shall be 75 feet. The director may recommend a height increase in appropriate locations within the Urban Village of up to an additional 50 feet beyond that otherwise allowed when the applicant prepares an environmental impact statement pursuant to chapter 30.61 SCC and where such increased height in designated locations does not unreasonably interfere with the views from nearby residential structures.

(3) Front setbacks may be reduced to zero only if such reduction will not have a likely impact upon future right-of-way needs and/or right-of-way improvements as determined by the county engineer.

(4) Residential development shall maintain a minimum density of 12 dwelling units per acre and a maximum density of 44 dwelling units per acre.

(5) Open space shall comply with SCC 30.34A.070.

1
2 (6) Design standards shall comply with SCC 30.34A.100 through 30.34A.160.
3

4 (7) Development applications shall comply with the submittal checklist established by the
5 department pursuant to SCC 30.70.030.
6

7 ~~((8) A neighborhood meeting shall be held pursuant to SCC 30.34A.165.~~
8

9 ~~(9) Development applications shall be reviewed and approved pursuant to SCC 30.34A.180(2).~~
10 In addition, because the Urban Village at Point Wells is singularly unique due to its location,
11 geography, access points, and historical uses, the applicant for any Urban Village development
12 at Point Wells shall be subject to the following provisions:
13

14 ~~(a) The applicant shall successfully negotiate binding agreements for public services,~~
15 ~~utilities or infrastructure that are to be provided by entities other than the county prior to~~
16 ~~the county approving a development permit that necessitates the provision of public~~
17 ~~services, utilities or infrastructure;~~
18

19 ~~(b) Development applications may be planned and programmed in phases; and~~
20

21 ~~(c) The intensity of development shall be consistent with the level of service standards~~
22 ~~adopted by the entity identified as providing the public service, utility or infrastructure.))~~
23

24 Section 6. Snohomish County Code Section 30.34A.025, last amended by Amended Ordinance
25 No. 13-007 on September 11, 2013, is amended to read:
26

27 **30.34A.025 Minor development activities.**
28

29 (1) Minor development activities include:
30

31 (a) Interior alterations to an existing structure including, but not limited to, alterations
32 needed to repair damage.
33

34 (b) Exterior alterations to an existing structure including, but not limited to, alterations
35 needed to repair damage.
36

37 (c) Normal or routine structure and site maintenance or repair, including repaving and
38 striping parking lots.
39

40 (d) Reconstruction of a structure within the same building footprint if the structure is
41 accidentally destroyed.
42

1 (e) Replacement, modification, extension, installation and construction of utility facilities,
2 transmission wires, pipes and supports permitted in the UC zone.

3
4 (f) Construction of the following temporary or seasonal uses or structures:

5
6 (i) Temporary dwelling during construction;

7
8 (ii) Temporary residential sales coach;

9
10 (iii) Temporary dwelling for a relative;

11
12 (iv) Farm stands, when in operation for less than nine months annually;

13
14 (v) Christmas tree sales lots; and

15
16 (vi) Firework stands.

17
18 (g) Construction of public parks or regional trails.

19
20 (h) Home occupations that comply with SCC 30.28.050.

21
22 (i) Felling ~~((or topping))~~ of hazardous trees based on review by a qualified arborist.

23
24 (j) Minor replacement, modification or installation of drainage, water quality or habitat
25 enhancement projects.

26
27 (k) Sign permits.

28
29 (2) Minor development activities shall meet the following requirements:

30
31 (a) The UC zone bulk regulations in chapter 30.23 SCC; and

32
33 (b) Any other applicable regulation in this title.

34
35 (3) Minor development activities shall not be subject to the floor area ratios in SCC 30.34A.030.

36
37 (4) Minor development activities identified in subsection (1) of this section that require a permit or
38 land use approval application shall be processed pursuant to SCC 30.34A.180(1).

39
40 Section 7. 30.34A.095, last amended by Amended Ordinance No. 13-007 on September 11,
41 2013, is amended to read:

42
43 **30.34A.095 Design standard – above grade parking structures.**

(1) New construction of above grade parking structures shall be situated within, under, behind, or to the side of commercial and residential buildings. In addition to the requirements in this chapter, developments in the UC zone shall also comply with SCC 30.26.032.

(2) Exterior architectural treatments for above grade parking structures and garage buildings(~~, including individual and detached garages for townhouses,~~) shall complement or be integrated with the architecture of the building. The street-level facades shall be designed to resemble commercial or residential facades rather than visible parking slabs revealing cars and ceiling lights. At least two of the following design elements shall be included in the street-level facades:

~~((1))~~(a) Window openings;

~~((2))~~(b) Plantings designed to grow on the facade;

~~((3) Louvers;)~~

~~((4))~~(c) Expanded metal panels;

~~((5) Decorative metal grills;)~~

~~((6))~~(d) Spandrel (opaque) glass; or

~~((7))~~(e) Any other architectural detail that mitigates the presence of above ground parking structures, garage buildings or garage entrances.

Section 8. Snohomish County Code Section 30.34A.120, last amended by Amended Ordinance No. 09-079 on May 12, 2010, is amended to read:

30.34A.120 Design standard – ~~((step-back))~~ setback and roof edge.

(1) Any parts of the building facade over 60 feet high facing a public right-of-way and those portions of buildings facing R-9600, R-8400, R-7200, T or LDMR zoning must be ~~((stepped-back))~~ set back at least 10 feet from the first floor facade.

(2) Facades of floors that are ~~((stepped-back))~~ set back must be distinguished by a change in elements such as window design, railings, trellises, details, materials and/or color so that the result is a rich and organized combination of features that face the street. Balconies may extend into the ~~((step-back))~~ setback areas.

(3) Buildings with pitched roofs must have a minimum slope of 4:12.

1 (4) An alternative ((~~step-back~~) setback) may be approved under SCC 30.34A.180 provided the
2 effect is that the upper floor(s) appears to recede from view.
3

4 Section 9. Snohomish County Code Section 30.34A.140, last amended by Amended Ordinance
5 No. 13-007 on September 11, 2013, is amended to read:
6

7 **30.34A.140 Design standard – ground level detail and transparency.**
8

9 (1) Facades of buildings that are oriented towards and within 15 feet from a public or private road
10 must be designed to be pedestrian-friendly through the inclusion of at least three of the following
11 elements:
12

13 (a) kickplates for storefront windows;
14

15 (b) projecting window sills;
16

17 (c) pedestrian scale signs;
18

19 (d) plinth;
20

21 (e) containers for seasonal plantings;
22

23 (f) ornamental tilework;
24

25 (g) pilasters;
26

27 (h) cornice;
28

29 (i) medallions;
30

31 (j) porches or stoops with a minimum of six feet in depth;
32

33 (k) decorative or textual building materials, including decorative masonry, shingle, brick, or
34 stone;
35

36 (l) lighting or hanging baskets supported by ornamental brackets; or
37

38 (m) an element not listed above that is approved by the director, if it reinforces the character
39 of the streetscape and encourages active and engaging design of the pedestrian edge of the
40 streetscape.
41

42 (2) Street-facing, ground-floor facades commercial and mixed-use buildings must incorporate
43 glass in storefront-like windows in sufficient type and quantity to produce the following quality

1 and dimensions: ~~((clear))~~ (a) Clear, transparent glass must be incorporated in at least ~~((40))~~ 50
2 percent of the ground level facade length; and ~~((the bottom of such glass must be located no~~
3 ~~higher than two feet above grade and top of such glass must be located up to at least 10 feet~~
4 ~~above grade.))~~

5
6 (b) Windows must allow views into the interior space or be storefront display windows that are
7 set into the wall. Windows may not be spandrel (opaque) glass.
8

9 Section 10. Snohomish County Code Section 30.34A.150, last amended by Amended Ordinance
10 No. 13-007 on September 11, 2013, is amended to read:

11
12 **30.34A.150 Design standard – weather protection.**
13

14 (1) Overhead weather protection elements such as canopies or awnings must be installed on the
15 full length of street-facing facades adjacent to public sidewalks on county arterials and road network
16 elements intended for pedestrian activity and connectivity within the urban center. ~~((Canopies or~~
17 ~~awnings must be a minimum of five feet in width.))~~

18
19 (2) Overhead weather protection elements must be continuous, except along sections of the
20 structure facade that are:
21

22 (a) situated more than five (5) feet from the street property line;

23
24 (b) adjacent to an open space amenity feature that was not required or that resulted from a
25 density bonus;

26
27 (c) separated from the street property line or widened sidewalk on private property by a
28 landscaped area at least two (2) feet in width; or

29
30 (d) driveways into structures or loading docks.
31

32 (3) Where overhead weather protection is required, it must be a minimum of five (5) feet in width
33 and six (6) feet in depth, where width is the horizontal distance of the front of the weather
34 protection and depth is the distance from the building facade extending outwards.
35

36 ~~(((2)))~~(4) Canopies or awnings must be at least 10 feet, but not more than 13 feet, above the public
37 sidewalk.
38

39 Section 11. Snohomish County Code Section 30.34A.163, last amended by Amended Ordinance
40 No. 13-007 on September 11, 2013, is repealed.

41
42 Section 12. Snohomish County Code Section 30.34A.165, last amended by Amended Ordinance
43 No. 13-007 on September 11, 2013, is repealed.

Section 13. Snohomish County Code Section 30.34A.170, last amended by Amended Ordinance No. 16-004 on March 16, 2016, is amended to read:

30.34A.170 Submittal requirements.

(1) All applications in the UC zone shall comply with the Urban Center development submittal checklist established by the department pursuant to SCC 30.70.030.

~~((The department shall invite a staff representative from any city or town in whose urban growth area, municipal urban growth area or potential annexation area the proposed development will be located to attend the application submittal meeting.~~

~~((3)))~~ A complete application shall vest pursuant to SCC 30.70.300.

~~((4)))~~(3) An application for urban center development shall expire pursuant to SCC 30.70.140.

Section 14. Snohomish County Code Section 30.34A.175, last amended by Amended Ordinance No. 09-079 on May 12, 2010, is repealed.

Section 15. Snohomish County Code Section 30.34A.180, last amended by Ordinance No. 24-055 on September 25, 2024, is amended to read:

30.34A.180 Review processes.

~~((This section establishes the review processes to be utilized for any development application subject to the requirements of this chapter. Applicants are encouraged to work cooperatively with the city and/or town in whose urban growth area or MUGA the proposed development will be located.~~

~~(1) The following applications shall be reviewed under chapter 30.71 SCC:~~

~~(a) Minor development activities under SCC 30.34A.025; and~~

~~(b) The expansion of an existing structure containing a permitted use under SCC 30.34A.026; and;~~

~~((c) Projects exempt from a design review board public meeting under SCC 30.34A.165(1)(c).))~~

~~(2) Development applications not meeting subsection (1) of this section shall be reviewed under chapter 30.72 SCC, except as follows:~~

1 ~~(a) Following the public comment period pursuant to SCC 30.70.060, at least one meeting~~
2 ~~shall be held to review comments on the development application. This meeting shall~~
3 ~~include the:~~

4
5 ~~(i) Department;~~

6
7 ~~(ii) Applicant; and~~

8
9 ~~(iii) City and/or town in whose urban growth area or MUGA the proposed~~
10 ~~development will be located and any city or town whose municipal boundaries border~~
11 ~~the proposed urban center development application.~~

12
13 ~~(b) The city and/or town and applicant may mutually agree in writing to waive the one~~
14 ~~meeting requirement in subsection (2)(a) of this section.~~

15
16 ~~(c) Any changes agreed to by the department, city and/or town and applicant shall be:~~

17
18 ~~(i) Consistent with county code;~~

19
20 ~~(ii) Incorporated into the design of the development; and~~

21
22 ~~(iii) Incorporated into the staff recommendation as conditions on the development.~~

23
24 ~~(d) All comments from the city and/or town shall be included in the staff report to the~~
25 ~~hearing examiner for a Type 2 application.~~

26
27 ~~(e) Applications that include low income housing shall be given priority for expedited plan~~
28 ~~review as authorized in SCC 30.76.020 and SCC 30.76.030.~~

29
30 ~~(3) Marijuana retail in the UC zone shall require a conditional use permit and shall be reviewed~~
31 ~~under chapter 30.72 SCC.))~~

32
33 The review process for an urban center application subject to this chapter shall comply with the
34 requirements of chapter 30.71 SCC.

35
36 Section 16. Snohomish County Code Section 30.34A.200 last amended by Amended Ordinance
37 No. 09-079 on May 12, 2010, is repealed.

38
39 Section 17. Snohomish County Code Section 30.34A.210 last amended by Amended Ordinance
40 No. 09-079 on May 12, 2010, is repealed.

41
42 Section 18. Severability and Savings. If any section, sentence, clause or phrase of this ordinance
43 shall be held to be invalid by the Growth Management Hearings Board (Board), or unconstitutional by a

1 court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or
2 constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided, however,
3 that if any section, sentence, clause or phrase of this ordinance is held to be invalid by the Board or
4 court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the
5 effective date of this ordinance shall be in full force and effect for that individual section, sentence,
6 clause or phrase as if this ordinance had never been adopted.

7
8 PASSED this _____ day of _____, 20__.

9
10 SNOHOMISH COUNCIL
11 Snohomish, Washington
12
13
14

15 _____
16 Council Chair

17 ATTEST:
18
19

20 _____
21 Asst. Clerk of the Council

22 () APPROVED
23 () EMERGENCY
24 () VETOED

25 DATE:
26
27

28 _____
29 County Executive

30 ATTEST:
31
32

33 Approved as to form only:

34 Christine Richmond 11/04/25
35
36 Deputy Prosecuting Attorney