

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

NOTICE OF INTRODUCTION OF ORDINANCE
AND
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Snohomish County Council will hold a public hearing on Wednesday, August 14, 2024, at the hour of 10:30 a.m., and continuing thereafter as necessary, in the Henry M. Jackson Board Room, 8th Floor, Robert J. Drewel Building, 3000 Rockefeller, Everett, Washington, in conjunction with a remote meeting platform via the following Zoom link to consider proposed Ordinance No. 24-061, titled:

RELATING TO GROWTH MANAGEMENT; FACILITATING ATTACHED SINGLE-FAMILY HOUSING; ADDING A NEW SECTION 30.23.270 TO AND AMENDING SECTIONS 30.41A.240, 30.41B.200 AND 30.91D.515 OF THE SNOHOMISH COUNTY CODE

Zoom Webinar Information:

Join online at <https://zoom.us/j/94846850772>
or by telephone call 1-253-215-8782 or 1-301-715-8592

Background: This ordinance would make several changes to allow development of attached single family dwellings (subdivided duplexes) at the same densities as allowed for duplexes that are not subdivided.

A summary of the proposed ordinance is as follows:

PROPOSED ORDINANCE NO. 24-061

Sections 1 – 3. Adopts recitals, findings of fact, and conclusions, and states that the Council bases its findings and conclusions on the entire record of Snohomish County Planning Commission and the County Council.

Section 4. Adds a new section SCC 30.23.270 that would provide many of the requirements for attached single family dwellings. These include adding a building site yield calculation allowing the number of lots to match the number of units proposed. Requirements also address minimum lot size, maximum lot coverage, minimum lot width, and setbacks. Other provisions would match requirements for duplexes built

using lot size averaging provisions (except that each attached single family dwelling could have its own lot).

Section 5. Amends SCC 30.41A.240 which lists reductions to minimum lot area requirements in subdivisions to include a reference to SCC 30.23.270.

Section 6. Amends SCC 40.41B.200, addressing design standards for short subdivisions, to include attached single family dwelling provisions as a method to reduce minimum lot size.

Section 7. Amends SCC 30.91D.515 which defines dwelling, attached single family to replace the word “developed” with “configured” to clarify that existing duplexes may be short platted to become attached single family dwellings.

Section 8. Provides a standard severability and savings clause.

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Where to Get Copies of the Proposed Ordinance: Copies of the full ordinance and other documentation are available upon request by calling the Snohomish County Council Office at (425) 388-3494, 1-(800) 562-4367x3494, TDD (425) 877-8339 or by emailing contact.council@snoco.org.

Website Access: The ordinance can be accessed through the Council website at: <http://www.snohomishcountywa.gov/2134/County-Hearings-Calendar>.

Range of Possible Actions the County Council May Take on This Proposal: At the conclusion of its public hearing(s), the County Council may make one of the following decisions regarding the proposed actions: (1) adopt the proposed ordinance; (2) adopt an amended version of the proposed ordinance; (3) decline to adopt the proposed ordinance; (4) adopt such other proposals or modification of such proposals as were considered by the council at its own hearing; or (5) take any other action permitted by law.

Public Testimony: Anyone interested may testify concerning the above described matter at the time and place indicated above or by remote participation in the meeting. The County Council may continue the hearing to another date to allow additional public testimony thereafter, if deemed necessary. Written testimony is encouraged and may be sent to the office of the Snohomish County Council at 3000 Rockefeller Ave M/S 609, Everett, WA 98201; faxed to (425) 388-3496 or e-mailed to Contact.Council@snoco.org. Submitting public comments 24 hours prior to the hearing will ensure that comments are provided to the Council and appropriate staff in advance of the hearing.

Party of Record: You may become a party of record on this matter by sending a written request to the Clerk of the County Council at the above address, testifying at the public hearing, or entering your name and address on a register provided for that purpose at the public hearing.

Americans with Disabilities Act Notice: Accommodations for persons with disabilities will be provided upon request. Please make arrangements one week prior to the hearing by calling Debbie Eco at 425-388-3494, 1-800-562-4367 x3494, or TDD #1-800-877-8339.

QUESTIONS: For additional information or specific questions on the proposed ordinance, please call Ryan Countryman, county council staff, at 425-309-6164 or ryan.countryman@snoco.org.

DATED this 26th day of July 2024.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

/s/Jared Mead
Council Chair

ATTEST:

/s/Lisa Hickey
Asst. Clerk of the Council

PUBLISH: Wednesday, July 31, 2024

Send Affidavit to: Council
Send Invoice to: Planning #107010