

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, February 4, 2026, at the hour of 10:30 a.m. and continuing thereafter as necessary, in the Henry M. Jackson 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. 25-078, titled: RELATING TO GROWTH MANAGEMENT; CONCERNING URBAN ZONE DEVELOPMENT REGULATIONS; AMENDING CHAPTERS 30.22, 30.31A, AND 30.34A OF THE SNOHOMISH COUNTY CODE. At the hearing, the Council may also consider alternatives and amendments to the proposed ordinance.

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: The ordinance aligns references in Title 30 of the Snohomish County Code (SCC) with the Urban Core Subarea Element adopted as part of the 2024 Growth Management Act Comprehensive Plan (GMACP) update. To advance the housing and development goals of the GMACP, the ordinance removes townhouses as a permitted use in the in the Urban Center Zone (UC zone) to promote higher density housing types and more efficient land use. The ordinance also eliminates the Urban Center Design Review Board (UCDRB) in response to recent changes in state law. This ordinance will make changes primarily to Chapter 30.34A SCC, though amendments for consistency are also proposed within Chapter 30.22 SCC and Chapter 30.31A SCC.

A summary of the proposed ordinance is as follows:

PROPOSED ORDINANCE NO. 25-078

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

Section 4. Amends SCC 30.22.100 to remove “townhouse” as a permitted use in the UC zone from the Urban Zone Categories Use Matrix.

Section 5. Amends SCC 30.31A.115 to remove subsections (8) and (9), which describe UCDRB procedures no longer applicable.

Section 6. Amends SCC 30.34A.025 to remove references to “topping” of hazardous trees.

Section 7. Amends SCC 30.34A.095 to add subsection (1), which requires new construction of above grade parking structures to be situated within, under, behind, or to the side of buildings. Subsection (2) is amended to ensure street level facades resemble commercial or residential facades rather than visible parking slabs. The amendment removes “louvers” and “decorative metal grills” as eligible street-level façade options. Additionally, the amendment removes references to individual and detached garages for townhouses.

Section 8. Amends SCC 30.34A.120 to replace “step back” with “setback” and “stepped back” with “set back”.

Section 9. Amends SCC 30.34A.140 to increase the required clear, transparent glass from 40% to 50% for street facing, ground-floor facades commercial and mixed-use buildings. The amendment also removes window height specifications and adds a standard for window transparency and display design.

Section 10. Amends SCC 30.34A.150 subsection (1) to add “awnings” and deletes the minimum width requirement for awnings and canopies. The amendment also adds subsection (2) which specifies where continuous overhead weather protection coverage is not required and subsection (3) which establishes new minimum width and depth standards for canopies and awnings.

Section 11. Repeals SCC 30.34A.163 which removes the mandatory pre-application meeting for development in the UC zone.

Section 12. Repeals SCC 30.34A.165 which eliminates the requirement for a public meeting before submittal to the UCDRB for UC zone applications.

Section 13. Amends SCC 30.34A.170 to repeal subsection (2) which removes the obligation to invite a city or town staff representative to the submittal meeting for UC zone development.

Section 14. Repeals SCC 30.34A.175 which eliminates the UCDRB.

Section 15. Amends SCC 30.34A.180 to delete all existing text describing review processes for UC zone development applications and replace it with a new provision that the review process for an urban center application subject to this chapter shall comply with the requirements of chapter 30.71 SCC.

Section 17. Repeals SCC 30.34A.200 which removes provisions granting priority permit processing for urban center development applications.

Section 18. Repeals SCC 30.34A.210 which removes provisions requiring city or town review of urban center development proposals.

Section 19. Provides a standard severability and savings clause.

The County Council also may consider the following amendments:

Amendment 1. Adopts amendments to this ordinance to ensure consistency within Chapter 30.34A SCC, clarify permit review procedures, and exempt minor development activities from urban center application requirements.

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State Environmental Policy Act: Requirements with respect to this non-project action have been satisfied through issuance of a Determination of Non-Significance (DNS) on March 11, 2025. Copies of all applicable SEPA documents are available at the office of the County Council.

Where to Get Copies of the Proposed Ordinance: Copies of the full ordinance and other documentation are available upon request by calling the County Council Office at (425) 388-3494, 1-(800) 562-4367x3494, TDD (425) 388-3700 or by e-mailing contact.council@snoco.org.

Website Access: This ordinance and other documents can be accessed through the Council websites at: <https://snohomish.legistar.com/Calendar.aspx> or <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 County 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-mailing 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 Lisa Hickey at (425) 388-3494, 1(800) 562-4367 X3494, or TDD #1-800-877-8339, or by e-mailing lisa.hickey@snoco.org.

QUESTIONS: For additional information or specific questions on the proposed ordinance please call Jennifer Cao in the Department of Planning and Development Services at 425-312-0878

DATED this 16th day of January 2026.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

/s/Megan Dunn
Council Chair

ATTEST:

/s/Lisa Hickey
Asst. Clerk of the Council

PUBLISH: January 21, 2026

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

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