

Index of Records					
Minimum Net Density Ordinance 25-045 (ECAF 2025-1987)					
Hearing Date: Wednesday, August 13, 2025 @ 10:30 a.m.					
Council Staff: Ryan Hembree		PDS Staff: Shanan Bird		DPA: Elie Steinberg	
Click on exhibit number to view document					
EXHIBIT	RECORD TYPE	DATE	RECEIVED FROM	EXHIBIT DESCRIPTION	# OF PAGES
2.0 Planning Commission					
2.0003	Staff Report	03/07/25	Shanan Bird, PDS Staff	Briefing to Planning Commission: Draft Code Amendments Related to Minimum Net Density	10
2.0012	Letter	04/30/25	Planning Commission	Planning Commission Recommendation	1
3.1 ECAF and Materials					
3.1.001	ECAF	07/07/25	Executive/PDS	Transmitting Executive initiated Ordinance	2
3.1.002	Ordinance	07/07/25	Executive/PDS	Introduced Ordinance	14
3.1.003	Letter	04/21/25	Executive/PDS	Additional Code Section Amendments Memo	2
3.1.004	Introduction	07/07/25	Councilmember Nate Nehring	Introduction Slip	1
3.2 Council Planning Committee Materials					
3.2.001	Staff Report	07/15/25	Ryan Hembree, Council Staff	Council Staff Report	1
3.2.002	Video	07/15/25	Council Staff	Link to Video of Planning Committee Meeting 07/15/25	1
3.2.002a	Agenda	07/15/25	Council Staff	Planning Committee Agenda 07/15/25	4
3.2.002b	Minutes	07/15/25	Council Staff	Planning Committee Minutes 07/15/25	4
3.3 Correspondence, Comments, Testimony					

3.4 Staff Reports and Submissions					
3.5 Public Participation					
3.6 Council Deliberations					

Index of Records					
Project Name		Minimum Net Density			
Part 1 - DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES					
Exhibit #	Record Type	Date	Received From	Exhibit Description	# of Pages
1.0001				Parties of Record	1
1.0002	Public Comment	2/7/2025	Natalie Reber	Public Comment Email	4
1.0003	Public Comment	4/24/2025	Jeff Aken	Public Comment Email	3
1.0004	SEPA Documents	4/8/2025	Commerce	Signed DNS and Checklist	22
1.0005	SEPA Documents	4/8/2025	Commerce	DNS Postcard	1
1.0006	SEPA Documents	4/8/2025	Commerce	Commerce Receipt Letter	1
1.0007	Public Comment	2/9/2025	Ryan Barnes	Public Comment Email	3
*Contact the Clerk of the Council for copies of Part 1 Exhibits - 425-388-3494 or contact.council@snoco.org					

Index of Records					
Project Name		Minimum Net Density			
Part 2 - PLANNING COMMISSION					
Exhibit #	Record Type	Date	Received From	Exhibit Description	# of Pages
2.0001	Public Outreach	3/11/2025	Planning Commission	Planning Commission Agenda (Briefing)	4
2.0002	Public Outreach	4/17/2025	The Herald	Affidavit of Agenda publication in The Herald (Briefing)	3
2.0003	Legislative Documents	3/11/2025	PDS Staff	Staff Report (Briefing)	10
2.0004	Public Outreach	3/19/2025	PDS Staff	Presentation (Briefing)	7
2.0005	Public Outreach	4/22/2025	Planning Commission	Planning Commission Written Meeting Minutes (Briefing)	6
2.0006	Public Outreach	3/26/2025	Planning Commission	Planning Commission Recording of Meeting (Briefing)	NA
2.0007	Public Outreach	4/8/2025	Planning Commission	Planning Commission Agenda (Hearing)	3
2.0008	Public Outreach	4/29/2025	The Herald	Affidavit of Agenda publication in The Herald (Hearing)	3
2.0009	Legislative Documents	4/21/2025	PDS Staff	Staff Report (Hearing)	2
2.0010	Public Outreach	5/28/2025	Planning Commission	Planning Commission Written Meeting Minutes (Hearing)	5
2.0011	Public Outreach	4/23/2025	Planning Commission	Planning Commission Meeting Recording (Hearing)	NA
2.0012	Public Outreach	5/21/2025	Planning Commission	Recommendation Letter to County Council	1
*Contact the Clerk of the Council for copies of Part 2 Exhibits - 425-388-3494 or contact.council@snoco.org					



Snohomish County

Planning and Development Services

3000 Rockefeller Ave., M/S 604

Everett, WA 98201-4046

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MEMORANDUM

TO: Snohomish County Planning Commission

FROM: Shanan Bird, PDS

SUBJECT: Draft Code Amendments Related to Minimum Net Density

DATE: March 7, 2025

INTRODUCTION

The purpose of this staff report is to provide information for a non-project proposal to amend Snohomish County Code (SCC) [30.23.020\(1\)](#) relating to minimum net density. The draft code amendment is proposed to change the minimum net density from 4 dwelling units per acre to 6 dwelling units per acre for residential development within urban growth areas (UGAs). The aim of this code project is to achieve consistency with language in Land Use Policy 2.A.1 of the recently adopted 2024 Snohomish County Comprehensive Plan.

PROPOSAL BACKGROUND

Snohomish County adopted the [2024 Comprehensive Plan](#) in December 2024. The Plan update included an amendment to [Land Use Policy 2.A.1](#) that changes the minimum net density from 4 dwelling units per acre to 6. Minimum net density provisions are located within SCC 30.23.020, and this code project is proposed to ensure that the code better aligns with this newly amended policy. It also supports Growth Management Act [goals 1 and 2](#):

- (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

As well as the Multicounty planning policy goal [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.

And County wide planning policy goal [HO-4](#):

- The county and cities should implement policies that allow for the development of moderate density housing to help meet future housing needs, diversify the housing stock, and provide more

affordable home ownership and rental opportunities. This approach should include code updates to ensure that zoning designations and allowed densities, housing capacity, and other restrictions do not preclude development of moderate density housing.

Increasing the minimum net density within UGA boundaries supports these policies by increasing density within urban areas and optimizing urban land for housing and population growth. The minimum net density section of the Snohomish County Code was added in the adopted Unified Code by the County Council on December 9, 2002. This section was last updated on June 12, 2022, which clarified site specific exemptions to achieved minimum net density.

PROPOSED CODE AMENDMENTS

Table 1 outlines the proposed code amendments, as well as the findings in support of the proposed code amendments by subsection. The proposed code amendments will incorporate the amendment to Land Use Policy 2.A.1 of the 2024 Comprehensive Plan.

TABLE 1: SUMMARY OF PROPOSED CODE CHANGES AND FINDINGS	
Proposed Change	Finding
<p>30.23.020 Minimum net density for residential development in UGAs.</p> <p>(1) Except as provided in subsection (2) of this section, a minimum net density of ((four)) <u>six</u> dwelling units per acre shall be required in all UGAs for:</p> <ul style="list-style-type: none"> (a) New subdivisions, short subdivisions, PRDs, townhouse and mixed townhouse developments, and mobile home parks; and (b) New residential development in the LDMR, MR, and Townhouse zones. <p>(2) A minimum net density of 15 dwelling units per acre shall be required for new residential development in the MR, NB, PCB, CB and GC zones in the Southwest UGA where any portion of the site is within 2,000 feet of the western edge of the right-of-way of State Route 99 or within 800 feet of the eastern edge of the right-of-way of State Route 99; and the site is east of State Route 525. For sites that are one acre or less in size, the director may administratively approve a reduction in the minimum net density, provided that the applicant demonstrates one or more of the following:</p> <ul style="list-style-type: none"> (a) The site is constrained due to its unusual shape, topography, easements, or critical areas and the minimum net density cannot be achieved; (b) The required setbacks do not allow the minimum net density to be achieved; or (c) The project contains both residential and non-residential uses. <p>(3) Minimum net density is the density of development excluding roads, drainage detention/retention areas, biofiltration swales, areas required for public use, and critical areas and their required buffers pursuant to chapters 30.62A and 30.62B SCC.</p>	<p>Proposed increase of the urban minimum net density from four dwelling units per acre to six dwelling units per acre. This is in line with the newly adopted language in the Snohomish County Comprehensive Plan Land Use Element policy 2.A.1.</p> <p>This amendment to increase the minimum net density could encourage infill and redevelopment within UGAs to increase densities in areas with existing urban infrastructure.</p> <p>Data on all preliminarily approved land use proposals from 2018 through 2023, and all finalized projects from 1998 through 2017 within unincorporated Snohomish County, show that the majority of all projects had an approved minimum net density of six dwelling units per acre or higher. Between 2018 and 2023, between 66 and 93 percent of all projects had an approved minimum net density of 6 dwelling units per net acre or higher. The average approved net density for projects between 2018 and 2023 is over 11 dwelling units per net acre. This implies that this code change will not require drastic changes within new urban development, although it could help ensure that areas annexed by cities retain the capacity necessary to meet urban growth targets.</p>

TABLE 1: SUMMARY OF PROPOSED CODE CHANGES AND FINDINGS	
Proposed Change	Finding
<p>(4) Minimum net density is determined by rounding up to the next whole unit or lot when a fraction of a unit or lot is 0.5 or greater.</p> <p>(5) For new subdivisions and short subdivisions, the minimum lot size of the underlying zone may be reduced as necessary to allow a lot yield that meets the minimum density requirement. Each lot shall be at least 6,000 square feet, except as otherwise allowed by this title.</p> <p>(6) The minimum net density requirement of this section shall not apply:</p> <p>(a) In the Darrington, Index, and Gold Bar UGAs; and</p> <p>(b) Where sewerage regulations, SCC 30.29.100, require a lesser density.</p>	

The following analysis provides a summary of the proposed code amendments' compliance with state law, as well as regional, countywide, and county Comprehensive Plan policies.

Compliance with State Law

The GMA planning goals adopted in RCW 36.70A.020 guide the development and adoption of comprehensive plans and development regulations. The goals are not priority-listed. In particular, the GMA goals guide the policies in the Snohomish County's GMA Comprehensive Plan (GMACP) and require consistency between the GMACP and implementing development regulations. Table 2 identifies the reasonably related GMA planning goals listed in RCW 36.70A.020 and describes how the proposed code amendments are consistent with and advance those goals.

Table 2 Compliance with GMA Planning Goals

GMA Planning Goal	Finding
GMA Goal 1 Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.	The proposed amendment encourages higher densities within urban growth boundaries where existing services and facilities exist currently to accommodate higher levels of growth
GMA Goal 2 Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.	The proposed amendment provides greater opportunities for infill development within urban areas to concentrate growth within the UGA, reducing urban sprawl outside of the UGA

Compliance with the Multi-County Planning Policies

Multi-County Planning Policies (MPPs) within Vision 2050 "provide for coordination and consistency among the metropolitan counties sharing common borders and related regional issues as required by RCW 36.70A.100, and, in order to ensure consistency, the directive policies of the MPPs need to have a binding effect." (Summit-Waller Community Association, et al, v Pierce County). Table 3 identifies the reasonably related MPPs within Vision 2050 and describes how the proposed code amendments are consistent with and advance those goals.

Table 3 Compliance with MPPs

MPP	Finding
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.	The proposed amendment encourages increased housing densities within the UGA and opportunity for infill development. This ensures land is used efficiently by allowing for higher densities of housing units.

Compliance with the Countywide Planning Policies

Countywide Planning Policies (CPPs) establish a countywide framework for developing and adopting county, city, and town comprehensive plans. The role of the CPPs is to coordinate comprehensive plans of jurisdictions in the same county in regard to regional issues and issues affecting common borders (RCW 36.70A.100). Table 4 identifies the reasonably related CPPs and describes how the proposed code amendments are consistent with and advance those goals.

Table 4 Compliance with CPPs

CPP	Finding
HO-4. The county and cities should implement policies that allow for the development of moderate density housing to help meet future housing needs, diversify the housing stock, and provide more affordable home ownership and rental opportunities. This approach should include code updates to ensure that zoning designations and allowed densities, housing capacity, and other restrictions do not preclude development of moderate density housing.	The proposed amendment raises the minimum net density which allows for moderate densities in urban zones. Higher densities and varieties of housing stock help accommodate future housing needs and availability of affordable home ownership and rental opportunities.

Compliance with the Snohomish County Comprehensive Plan

The proposed code amendments will better achieve, comply with, and implement the policies identified in Table 5 contained in the County's GMACP.

Table 5 Compliance with the Comprehensive Plan

GMACP Policy	Finding
Policy 2.A.1 Maintain development regulations that will require that new residential subdivisions achieve a minimum net density of 6 dwelling units per acre in all unincorporated UGAs, except (1) in the UGAs of Darrington, Index, and Gold Bar as long as those cities do not have sanitary sewer systems and (2) in areas without sanitary sewers which the sewer purveyor with jurisdiction, or in nearest reasonable servicing proximity will certify are either an unsewered	The proposed amendment requires new subdivisions achieve a minimum net density of 6 units per acre within the UGA. This increased minimum net density for new subdivisions encourages infill and redevelopment at higher densities within underutilized lands within the UGA.

GMACP Policy	Finding
urban enclave or are not capable of being connected to public sewers via annexation within the next six years or by the improvements provided pursuant to its adopted six year capital facilities plan, or (3) where a lower density is necessary because of the existence of critical areas that are large in scope, with a high rank order value, and are complex in structure and function. Lot size averaging, planned residential developments, sewerage regulations and other techniques may be used to maintain minimum density or to ensure later development at minimum densities is not inhibited when sanitary sewers become available.	
Policy 2.A.5 The county shall encourage urban residential infill and redevelopment in underutilized lands, centers, and other appropriate areas within UGAs	

Public Participation

The GMA requires early and continuous public participation (GOAL 11). Public participation on the proposed code amendments has been provided to date through:

- A 21-day public comment period on the preliminary draft amendments from January 22, 2025 to February 12, 2025 and
- Email distributions to key parties about the comment period and updates to the code development webpage on the PDS website.

The county received a few questions from the public about what this code project meant, and one email in support of the county's efforts. No amendments to the proposed code amendments were necessary based on public comment.

Environmental Review

A State Environmental Policy Act (SEPA) Determination is required for the proposed code amendments. A SEPA Determination of Non-Significance will be accomplished in the coming months.

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 the coming months.

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: Ken Klein, Executive Director
Mike McCrary, PDS Director
David Killingstad, PDS Manager
Michael Dobesh, PDS Manager
Ryan Hembree, Legislative Analyst

Attachments

Attachment A: Draft Findings of Fact and Conclusions

Attachment A
Relating to Minimum Net Density Proposed Code Amendments
Findings of Fact and Conclusions

Section 1. Snohomish County Council adopts the following findings in support of this ordinance:

- A. The foregoing recitals are adopted as findings as if set forth in full herein.
- B. This ordinance will amend Title 30 SCC to increase the minimum net density within the UGA from 4 units per acre to 6 units per acre.
- C. In developing the code amendments, the County considered the goals of the GMA identified in RCW 36.70A.020, specifically those goals related to urban growth and reducing sprawl. The proposed regulations are reasonably related to, and necessary for, the advancement of the before mentioned GMA planning goals.
- D. The code amendments will allow Chapter 30.23.020(1) SCC to achieve, comply with, and implement the goals, objectives, and policies of the MPPs, CPPs, and GPP. In particular, the amendments will encourage growth and density within urban land.
- E. The proposed code amendments are consistent with the record:
SCC 30.23.020(1) is amended to increase the minimum net density within UGAs from 4 units per acre to 6 units per acre.
- F. The proposed code amendments are consistent with the record as set forth in the PDS Staff Report dated March 7, 2025.
- G. Procedural requirements:
 - 1. The proposal is a Type 3 legislative action under SCC 30.73.010 and 30.73.020.
 - 2. As required by RCW 30.70A.106(1), a notice of intent to adopt the proposed code amendments will be transmitted to the Washington State Department of Commerce for distribution to state agencies in the coming months.
 - 3. State Environmental Policy Act (SEPA), chapter 43.21C RCW, requirements with respect to this non-project action will be satisfied through the completion of an environmental checklist and the issuance of a determination of non-significance in the coming months.
 - 4. The public participation process used in the adoption of the proposed code amendments has complied with all applicable requirements of the GMA and SCC.
 - 5. As required by RCW 30.70A.370, the Washington State Attorney General last issued an advisory memorandum in September 2018 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 unconstitutional takings of private property. The process outlined in the State Attorney General's 2015 advisory memorandum was used by the County in objectively evaluating the regulatory changes in this ordinance.

Section 2. The County Council makes the following conclusions:

- A. The proposal is consistent with Washington State law and Snohomish County Code.
- B. The proposal is consistent with the GMACP and with the goals, objectives, and policies of the GPP.
- C. The County has complied with all SEPA requirements with respect to this non-project action.
- D. The regulations proposed by this ordinance do not result in an unconstitutional taking of private property for a public purpose.
- E. The County complied with the state and local public participation requirements under the GMA and chapter 30.73 SCC.

Section 3. The 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.



SNOHOMISH COUNTY PLANNING COMMISSION

April 30, 2025

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

SUBJECT: Planning Commission recommendation on proposed code amendments to
Minimum net density.

Dear Snohomish County Council:

On behalf of the Snohomish County Planning Commission, I am forwarding our recommendation to amend regulations related to minimum net density. The Planning Commission had a briefing on this topic on March 25, 2025 and conducted a public hearing on April 22, 2025.

The proposed code amendments would raise the minimum net density within the urban growth area from four units per acre to six units per acre.

There were no public comments received by the Planning Commission.

PLANNING COMMISSION RECOMMENDATION

At the April 22, 2025, Planning Commission meeting, Commissioner Campbell made a motion, seconded by Commissioner Ash, recommending **APPROVAL** of the proposed minimum net density amendments contained in the staff report and supplemental memo dated April 21, 2025.

Vote (Motion):

9 in favor (*Sheldon, Sievers, Niemela, Larson, James, Campbell, Busteed, Bush, Ash*)

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 March 7, 2025 staff report and supplemental memo dated April 22, 2025, with which the Commission concurred.

Respectfully submitted,

R W Larsen

[R W Larsen \(May 14, 2025 14:50 PDT\)](#)

SNOHOMISH COUNTY PLANNING COMMISSION
Robert Larsen, Chairman

cc: Dave Somers, Snohomish County Executive
Michael McCrary, Director, Planning and Development Services

Executive/Council Action Form (ECAF)

ITEM TITLE:

..Title

Ordinance 25-045, relating to Growth Management; increasing residential minimum net density in urban areas; amending sections 30.23.020, 30.21.025, 30.41B.120, and 30.41A.180 of the Snohomish County Code

..body

DEPARTMENT: Planning and Development Services

ORIGINATOR: Shanan Bird, Planner

EXECUTIVE RECOMMENDATION: Approved by Ken Klein 6/26/25

PURPOSE: The purpose of this ordinance is to amend the County’s Development Code to raise the minimum net density in urban areas.

BACKGROUND: This ordinance makes changes in the County’s Development Code to be consistent with minimum net density within the 2024 Comprehensive Plan land use section.

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 6/26/25

Adopted:

Effective:

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

ORDINANCE NO. 25-045

RELATING TO GROWTH MANAGEMENT; INCREASING RESIDENTIAL MINIMUM NET DENSITY IN URBAN AREAS; AMENDING SECTIONS 30.23.020, 30.21.025, 30.41B.120, and 30.41A.180 OF THE SNOHOMISH COUNTY CODE

WHEREAS, on December 4, 2024, the Snohomish County Council ("County Council") adopted Amended Ordinance No. 24-033 to update the policies of the County's Growth Management Act Comprehensive Plan (GMACP) as required in RCW 36.70A.130; and

WHEREAS, the adopted GMACP includes the Land Use Element with Land Use Goal 2 to "Establish development patterns that use urban land more efficiently"; and

WHEREAS, amended Land Use Policy 2.A.1 in the adopted GMACP requires that new subdivisions achieve a minimum net density of six units per acre within the Urban Growth Area (UGA) to encourage denser urban infill development; and

WHEREAS, the amendments in this ordinance ensure consistency between County Code and the GMACP by raising the minimum net density in Title 30 of the Snohomish County Code (SCC) to six units per acre up from four units per acre within the current code for many new urban residential developments; and

WHEREAS, on March 25, 2025, the Snohomish County Planning Commission ("Planning Commission") was briefed by Snohomish County Planning and Development Services (PDS) staff about the proposed code amendments contained in this ordinance; and

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

WHEREAS, at the conclusion of the Planning Commission's public hearing, the Planning Commission deliberated on the proposed amendments and voted to recommend approval of the amendments contained in this ordinance, as shown in its recommendation letter dated April 30, 2025; and

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

1 WHEREAS, following the public hearing, 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 adopts the following findings in support of this ordinance:

- 7
8 A. The foregoing recitals are adopted as findings as if set forth in full herein.
9
10 B. This ordinance amends SCC 30.21.025, 30.23.020, 30.41A.180, and 30.41B.120, by raising the
11 minimum net density from four units per acre to six units per acre for certain residential
12 developments to be consistent with the adopted 2024 amendments to Land Use Policy 2.A.1 within
13 the GMACP.
14
15 C. This ordinance provides consistency with the Snohomish County Comprehensive Plan.
16
17 D. In developing the proposed amendments, the County considered the Growth Management Act
18 (GMA) goals within RCW 36.70A.020 related to urban growth and reducing sprawl. In particular, the
19 proposed amendments are consistent with and promote:

20
21 GMA Goal 1 – “Urban growth. Encourage development in urban areas where adequate public
22 facilities and services exist or can be provided in an efficient manner.”

23
24 GMA Goal 2 – “Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into
25 sprawling, low-density development.”
26

27 The proposed amendments support urban growth by requiring that new residential development
28 achieve a higher net density of housing units within urban areas where facilities and services are
29 currently available. The updates will also help reduce sprawl by requiring higher densities of
30 development in urban areas.
31

- 32 E. The proposed amendments ensure consistency with the GMACP by requiring a minimum net density
33 of at least six units per acre within the UGA as stated in Land Use Policy 2.A.1:

34
35 “Maintain development regulations that will require that new residential subdivisions achieve a
36 minimum net density of 6 dwelling units per acre in all unincorporated UGAs...”
37

38 The proposed amendments align the County’s development regulations with Land Use Policy 2.A.1.
39

- 40 F. In developing the proposed amendments, the County considered the Multicounty Planning Policy
41 (MPP) goal related to utilizing the development of urban lands to increase density and reduce
42 sprawl:
43

1 MPP-RGS-6: "Encourage efficient use of urban land by optimizing the development potential of
2 existing urban lands and increasing density in the urban growth area in locations consistent with
3 the Regional Growth Strategy."
4

5 The proposed amendments adhere to the goals of the MPPs within the Regional Growth Strategy by
6 encouraging efficient use of land within UGAs.
7

8 G. The proposed amendments adhere to the Snohomish County Countywide Planning Goal HO-4:
9

10 "The county and cities should implement policies that allow for the development of moderate
11 density housing to help meet future housing needs, diversify the housing stock, and provide more
12 affordable home ownership and rental opportunities. This approach should include code updates
13 to ensure that zoning designations and allowed densities, housing capacity, and other restrictions
14 do not preclude development of moderate density housing."
15

16 The amendments are consistent with the Countywide Planning Policy (CPP) by allowing for a variety
17 of housing types to provide more home ownership and rental opportunities.
18

19 H. Procedural requirements.
20

- 21 1. Under Snohomish County Code, this ordinance is a Type 3 legislative action pursuant to SCC
22 30.73.010.
23
- 24 2. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was transmitted to
25 the Washington State Department of Commerce on April 8, 2025.
26
- 27 3. State Environmental Policy Act (SEPA), chapter 43.21C RCW, requirements with respect to this
28 non-project action have been satisfied through the completion of an environmental checklist
29 and issuance of a determination of non-significance on April 8, 2025.
30
- 31 4. The public participation process used in the adoption of this ordinance complies with all
32 applicable requirements of the GMA and the SCC, including but not limited to RCW 36.70A.035,
33 RCW 36.70A.140, and chapter 30.73 SCC.
34
- 35 5. The Washington State Attorney General last issued an advisory memorandum, as required by
36 RCW 36.70A.370, in October of 2024 entitled "Advisory Memorandum and Recommended
37 Process for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional
38 Takings of Private Property" to help local governments avoid the unconstitutional taking of
39 private property. The process outlined in the State Attorney General's 2024 advisory
40 memorandum was used by Snohomish County in objectively evaluating the regulatory changes
41 proposed by this ordinance.
42

43 I. This ordinance is consistent with the record:

1. SCC 30.21.025 is amended to be consistent with Land Use Policy 2.A.1 in the Land Use section of the Snohomish County Comprehensive Plan and to encourage development in urban areas, reducing sprawl.
2. SCC 30.23.020 is amended to be consistent with Land Use Policy 2.A.1 in the Land Use section of the Snohomish County Comprehensive Plan and to encourage development in urban areas, reducing sprawl.
3. SCC 30.41A.180 is amended to be consistent with Land Use Policy 2.A.1 in the Land Use section of the Snohomish County Comprehensive Plan and to encourage development in urban areas, reducing sprawl.
4. SCC 30.41B.120 is amended to be consistent with Land Use Policy 2.A.1 in the Land Use section of the Snohomish County Comprehensive Plan and to encourage development in urban areas, reducing sprawl.
5. The code amendments are consistent with the record as set for in the PDS Staff Report dated March 7, 2025, and memo dated April 21, 2025.

Section 2. The County Council makes the following conclusions:

- A. The amendments proposed by this ordinance are consistent with all applicable federal, state, and local laws and regulations.
- B. The amendments proposed by this ordinance are consistent with the goals, objectives, and policies of the MPPs, CPPs, and the Snohomish County GMACP.
- C. The County has complied with all SEPA requirements in respect to this non-project action.
- D. The public participation process used in the adoption of this ordinance complies with all applicable requirements of the GMA and title 30 SCC.
- E. The amendments proposed by this ordinance do not result in an unconstitutional taking of private property for a 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 30.21.025, last amended by Amended Ordinance No. 24-065 on December 4, 2024 , is amended to read:

30.21.025 Intent of zones.

This section describes the intent of each use zone. Snohomish County's use zones are categorized and implemented consistent with the comprehensive plan. The comprehensive plan establishes guidelines to determine compatibility and location of use zones. The intent of each zone is established pursuant to SCC Table 30.21.020 and is set forth below in subsections (1) through (4) of this section.

1
2 (1) *Urban Zones*. The urban zones category consists of residential, commercial, and industrial
3 zoning classifications in Urban Growth Areas (UGAs) located outside of cities in unincorporated
4 Snohomish County. These areas are either already characterized by, or are planned for, urban
5 growth consistent with the comprehensive plan.
6

7 (a) *Single Family Residential*. The intent and function of Single Family Residential zones
8 is to provide for predominantly single family residential development that achieves a
9 minimum net density of (~~four~~) six dwelling units per net acre. These zones may be
10 used as holding zones for properties that are designated Urban Medium-Density
11 Residential, Urban High-Density Residential, Urban Commercial, Urban Industrial,
12 Public/Institutional use (P/IU), or Other land uses in the comprehensive plan. The official
13 Snohomish County zoning maps prepared pursuant to SCC 30.21.030 shall use the suffix
14 "P/IU" to indicate all areas in which these zones implement the P/IU designation (e.g., R-
15 7,200-P/IU). Single family residential zones consist of the following:
16

17 (i) Residential 7,200 sq. ft. (R-7,200);

18 (ii) Residential 8,400 sq. ft. (R-8,400); and

19 (iii) Residential 9,600 sq. ft. (R-9,600).
20
21

22 (b) *Multiple Family Residential*. Multiple Family Residential zones provide for
23 predominantly apartment and townhouse development in designated medium- and
24 high-density residential locations. Multiple Family Residential zones consist of the
25 following:
26

27 (i) *Townhouse (T)*. The intent and function of the Townhouse zone is to:
28

29 (A) provide for single family dwellings, both attached and detached, or
30 different styles, sizes, and prices at urban densities greater than those
31 for strictly single family detached development, but less than
32 multifamily development;
33

34 (B) provide a flexible tool for development of physically suitable,
35 skipped-over or under-used lands in urban areas without adversely
36 affecting adjacent development; and
37

38 (C) provide design standards and reviews which recognize the special
39 characteristics of townhouses, to ensure the development of well-
40 planned communities, and ensure the compatibility of such housing
41 developments with adjacent, existing, and planned uses. Townhouses
42 are intended to serve the housing needs of a variety of housing
43 consumers and producers. Therefore, townhouses may be built for
44

1 renter occupancy of units on a site under single ownership, owner
2 agreements pursuant to chapters 64.32 or 64.34 RCW, or owner or
3 renter occupancy of separately conveyed units on individual lots
4 created through formal subdivision pursuant to chapter 58.17 RCW;
5

6 (ii) *Low-Density Multiple Residential (LDMR)*. The intent and function of the
7 Low-Density Multiple Residential zone is to provide a variety of low-density,
8 multifamily housing including townhouses, multifamily structures, and attached
9 or detached homes on small lots;
10

11 (iii) *Multiple Residential (MR)*. The intent and function of the Multiple
12 Residential zone is to provide for high-density development, including
13 townhouses and multifamily structures generally near other high-intensity land
14 uses; and
15

16 (iv) *Mobile Home Park (MHP)*. The intent and function of the Mobile Home Park
17 zone is to provide and preserve high density, affordable residential
18 development consisting of mobile homes for existing mobile home parks as a
19 source of affordable detached single-family and senior housing. This zone is
20 assigned to existing mobile home parks which contain rental pads, as opposed
21 to fee simple owned lots, and as such are more susceptible to future
22 development.
23

24 (c) *Commercial*. The Commercial zones provide for neighborhood, community and
25 urban center commercial, and mixed use developments that offer a range of retail,
26 office, personal service and wholesale uses. Commercial zones consist of the following:
27

28 (i) *Neighborhood Business (NB)*. The intent and function of the Neighborhood
29 Business zone is to provide for local facilities that serve the everyday needs of
30 the surrounding neighborhood, rather than the larger surrounding community;
31

32 (ii) *Planned Community Business (PCB)*. The intent and function of the Planned
33 Community Business zone is to provide for community business enterprises in
34 areas desirable for business but having highly sensitive elements of vehicular
35 circulation, or natural site and environmental conditions while minimizing
36 impacts upon these elements through the establishment of performance
37 criteria. Performance criteria for this zone are intended to control external as
38 well as internal effects of commercial development. It is the goal of this zone to
39 discourage "piecemeal" and strip development by encouraging development
40 under unified control;
41

42 (iii) *Community Business (CB)*. The intent and function of the Community
43 Business zone is to provide for businesses and services designed to serve the
44 needs of several neighborhoods;

(iv) *General Commercial (GC)*. The intent and function of the General Commercial zone is to provide for a wide variety of retail and nonretail commercial and business uses. General commercial sites are auto-oriented as opposed to pedestrian or neighborhood oriented. Certain performance standards, subject to review and approval of an official site plan, are contained in chapter 30.31B SCC;

(v) *Business Park (BP)*. The intent and function of the Business Park zone is to provide for those business/industrial uses of a professional office, wholesale and manufacturing nature which are capable of being constructed, maintained, and operated in a manner uniquely designed to be compatible with adjoining residential, retail commercial, or other less intensive land uses, existing or planned. Strict zoning controls must be applied in conjunction with private covenants and unified control of land; many business/industrial uses otherwise provided for in the zoning code will not be suited to the BP zone due to an inability to comply with its provisions and achieve compatibility with surrounding uses. The BP zone, under limited circumstances, may also provide for residential development where sites are large and where compatibility can be assured for on-site mixed uses and uses on adjacent properties;

(vi) *Light Industrial (LI)*. The intent and function of the Light Industrial zone is to promote, protect, and provide for light industrial uses while also maintaining compatibility with adjacent nonindustrial areas;

(vii) *Heavy Industrial (HI)*. The intent and function of the Heavy Industrial zone is to promote, protect, and provide for heavy industrial uses while also maintaining compatibility with adjacent nonindustrial areas; and

(viii) *Industrial Park (IP/PIP)*. The intent and function of the Industrial Park and Planned Industrial Park zones is to provide for heavy and light industrial development under controls to protect the higher uses of land and to stabilize property values primarily in those areas in close proximity to residential or other less intensive development. The IP and remaining Planned Industrial Park (PIP) zones are designed to ensure compatibility between industrial uses in industrial centers and thereby maintain the attractiveness of such centers for both existing and potential users and the surrounding community. Vacant/undeveloped land which is currently zoned PIP shall be developed pursuant to industrial park zone regulations (chapter 30.31A SCC).

(d) *Industrial Zones*. The Industrial zones provide for a range of industrial and manufacturing uses and limited commercial and other nonindustrial uses necessary for the convenience of industrial activities. Industrial zones consist of the following:

1 (i) Business Park (BP). See description under subsection (1)(c)(v) of this section;

2
3 (ii) Light Industrial (LI). See description under subsection (1)(c)(vi) of this
4 section;

5
6 (iii) Heavy Industrial (HI). See description under subsection (1)(c)(vii) of this
7 section; and

8
9 (iv) Industrial Park (IP). See description under subsection (1)(c)(viii) of this
10 section.

11
12 (e) *Urban Center (UC)*. The intent and function of the Urban Center zone is to
13 implement the Urban Center designation on the future land use map by providing a
14 zone that allows a mix of high-density residential, office and retail uses with public and
15 community facilities and pedestrian connections located within one-half mile of existing
16 or planned stops or stations for high capacity transit routes such as light rail or
17 commuter rail lines, regional express bus routes, or transit corridors that contain
18 multiple bus routes or which otherwise provide access to such transportation.

19
20 (f) *Mixed Use Corridor (MUC)*. The intent and function of the Mixed Use Corridor zone is
21 to implement the Mixed Use Corridor designation on the future land use map by
22 providing a zone along state routes and county arterials in the Urban Core Subarea that
23 allows a mix of high-density residential, office, and commercial uses with public
24 and community facilities and pedestrian connections.

25
26 (2) *Rural Zones*. The Rural zones category consists of zoning classifications applied to lands
27 located outside UGAs that are not designated as agricultural or forest lands of long-term
28 commercial significance. These lands have existing or planned rural services and facilities, and
29 rural fire and police protection services. Rural zones may be used as holding zones for properties
30 that are primarily a transition area within UGAs on steep slopes adjacent to non-UGA lands
31 designated rural or agriculture by the comprehensive plan. Rural zones consist of the following:

32
33 (a) *Rural Diversification (RD)*. The intent and function of the Rural Diversification zone is
34 to provide for the orderly use and development of the most isolated, outlying rural
35 areas of the county and at the same time allow sufficient flexibility so that traditional
36 rural land uses and activities can continue. These areas characteristically have only
37 rudimentary public services and facilities, steep slopes and other natural conditions,
38 which discourage intense development, and a resident population, which forms an
39 extremely rural and undeveloped environment. The resident population of these areas
40 is small and highly dispersed. The zone is intended to protect, maintain, and encourage
41 traditional and appropriate rural land uses, particularly those which allow residents to
42 earn a satisfactory living on their own land. The following guidelines apply:

1 (i) a minimum of restrictions shall be placed on traditional and appropriate
2 rural land uses;

3
4 (ii) the rural character of these outlying areas will be protected by carefully
5 regulating the size, location, design, and timing of large-scale, intensive land use
6 development; and

7
8 (iii) large residential lots shall be required with the intent of preserving a
9 desirable rural lifestyle as well as preventing intensive urban- and suburban-
10 density development, while also protecting the quality of ground and surface
11 water supplies and other natural resources;

12
13 (b) *Rural Resource Transition - 10 Acre (RRT-10)*. The intent and function of the Rural
14 Resource Transition - 10 Acre zone is to implement the Rural Residential-10 (resource
15 transition) designation and policies in the comprehensive plan, which identify and
16 designate rural lands with forestry resource values as a transition between designated
17 forest lands and rural lands;

18
19 (c) *Rural-5 Acre (R-5)*. The intent and function of the Rural-5 Acre zone is to maintain
20 rural character in areas that lack urban services;

21
22 (d) *Rural Business (RB)*. The intent and function of the Rural Business zone is to permit
23 the location of small-scale commercial retail businesses and personal services which
24 serve a limited service area and rural population outside established UGAs. This zone is
25 to be implemented as a "floating zone" and will be located where consistent with
26 specific locational criteria. The Rural Business zone permits small-scale retail sales and
27 services located along county roads on small parcels that serve the immediate rural
28 residential population, and for a new rural business, are located two and one-half miles
29 from an existing rural business, rural freeway service zone, or commercial designation in
30 the rural area. Rural businesses, which serve the immediate rural population, may be
31 located at crossroads of county roads, state routes, and major arterials;

32
33 (e) *Clearview Rural Commercial (CRC)*. The intent and function of the CRC zone is to
34 permit the location of commercial businesses and services that primarily serve the rural
35 population within the defined boundary established by the CRC land use designation.
36 Uses and development are limited to those compatible with existing rural uses that do
37 not require urban utilities and services;

38
39 (f) *Rural Freeway Service (RFS)*. The intent and function of the Rural Freeway Service
40 zone is to permit the location of small-scale, freeway-oriented commercial services in
41 the vicinity of on/off ramp frontages and access roads of interstate highways in areas
42 outside a designated UGA boundary and within rural areas of the county. Permitted
43 uses are limited to commercial establishments dependent upon highway users; and
44

(g) *Rural Industrial (RI)*. The intent and function of the Rural Industrial zone is to provide for small-scale light industrial, light manufacturing, recycling, mineral processing, and resource-based goods production uses that are compatible with rural character and do not require an urban level of utilities and services.

(3) *Resource Zones*. The Resource zones category consists of zoning classifications that conserve and protect lands useful for agriculture, forestry, or mineral extraction or lands which have long-term commercial significance for these uses. Resource zones consist of the following:

(a) *Forestry (F)*. The intent and function of the Forestry zone is to conserve and protect forest lands for long-term forestry and related uses. Forest lands are normally large tracts under one ownership and located in areas outside UGAs and away from residential and intense recreational use;

(b) *Forestry and Recreation (F&R)*. The intent and function of the Forestry and Recreation zone is to provide for the development and use of forest land for the production of forest products as well as certain other compatible uses such as recreation, including recreation uses where remote locations may be required, and to protect publicly-owned parks in UGAs;

(c) *Agriculture-10 Acre (A-10)*. The intent and function of the Agricultural-10 Acre zone is:

(i) To implement the goals and objectives of the County GMA Comprehensive Plan, which include the goals of protecting agricultural lands and promoting agriculture as a component of the County economy;

(ii) To protect and promote the continuation of farming in areas where it is already established and in locations where farming has traditionally been a viable component of the local economy; and

(iii) To permit in agricultural lands, with limited exceptions, only agricultural land uses and activities and farm-related uses that provide a support infrastructure for farming, or that support, promote or sustain agricultural operations and production including compatible accessory commercial or retail uses on designated agricultural lands.

(iv) Allowed uses include, but are not limited to:

(A) Storage and refrigeration of regional agricultural products;

(B) Production, sales and marketing of value-added agricultural products derived from regional sources;

1 (C) Supplemental sources of on-farm income that support and sustain
2 on-farm agricultural operations and production;

3
4 (D) Support services that facilitate the production, marketing and
5 distribution of agricultural products;

6
7 (E) Off-farm and on-farm sales and marketing of predominately
8 regional agricultural products from one or more producers,
9 agriculturally related experiences, products derived from regional
10 agricultural production, products including locally made arts and crafts,
11 and ancillary sales or service activities; and
12

13 (F) Accessory commercial or retail uses which shall be accessory to the
14 growing of crops or raising of animals and which shall sell products
15 predominately produced on-site, agricultural experiences, or products,
16 including arts and crafts, produced on-site. Accessory commercial or
17 retail sales shall offer for sale a significant amount of products or
18 services produced on-site.
19

20 (v) Allowed uses shall comply with all of the following standards:

21
22 (A) The uses shall be compatible with resource land service standards.

23
24 (B) The allowed uses shall be located, designed and operated so as not
25 to interfere with normal agricultural practices.
26

27 (C) The uses may operate out of existing or new buildings with parking
28 and other supportive uses consistent with the size and scale of
29 agricultural buildings but shall not otherwise convert agricultural land to
30 non-agricultural uses.
31

32 (d) Repealed by Amended Ord. 21-060.

33 (Repealed by Amended ord. 21 060, Oct 6, 2021, Eff date Oct. 22, 2021)
34

35 (4) *Other Zones.* The Other zones category consists of existing zoning classifications that are no
36 longer primary implementing zones but may be used in special circumstances due to
37 topography, natural features, or the presence of extensive critical areas. Other zones consist of
38 the following:
39

40 (a) Suburban Agriculture-1 Acre (SA-1);

41
42 (b) Rural Conservation (RC);

43
44 (c) Rural Use (RU);

(d) Residential 20,000 sq. ft. (R-20,000);

(e) Residential 12,500 sq. ft. (R-12,500); and

(f) Waterfront beach (WFB).

Section 5. Snohomish County Code Section 30.23.020, last amended by Ordinance No. 22-020 on June 1, 2022, is amended to read:

30.23.020 Minimum net density for residential development in UGAs.

(1) Except as provided in subsection (2) of this section, a minimum net density of ~~((four))~~ six dwelling units per acre shall be required in all UGAs for:

(a) New subdivisions, short subdivisions, PRDs, townhouse and mixed townhouse developments, and mobile home parks; and

(b) New residential development in the LDMR, MR, and Townhouse zones.

(2) A minimum net density of 15 dwelling units per acre shall be required for new residential development in the MR, NB, PCB, CB and GC zones in the Southwest UGA where any portion of the site is within 2,000 feet of the western edge of the right-of-way of State Route 99 or within 800 feet of the eastern edge of the right-of-way of State Route 99; and the site is east of State Route 525. For sites that are one acre or less in size, the director may administratively approve a reduction in the minimum net density, provided that the applicant demonstrates one or more of the following:

(a) The site is constrained due to its unusual shape, topography, easements, or critical areas and the minimum net density cannot be achieved;

(b) The required setbacks do not allow the minimum net density to be achieved; or

(c) The project contains both residential and non-residential uses.

(3) Minimum net density is the density of development excluding roads, drainage detention/retention areas, biofiltration swales, areas required for public use, and critical areas and their required buffers pursuant to chapters 30.62A and 30.62B SCC.

(4) Minimum net density is determined by rounding up to the next whole unit or lot when a fraction of a unit or lot is 0.5 or greater.

(5) For new subdivisions and short subdivisions, the minimum lot size of the underlying zone may be reduced as necessary to allow a lot yield that meets the minimum density requirement. Each lot shall be at least 6,000 square feet, except as otherwise allowed by this title.

(6) The minimum net density requirement of this section shall not apply:

(a) In the Darrington, Index, and Gold Bar UGAs; and

(b) Where sewerage regulations, SCC 30.29.100, require a lesser density.

Section 6. Snohomish County Code Section 30.41A.180, adopted by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.41A.180 Decision criteria – minimum net density in urban growth areas.

All residential subdivisions located in an urban growth area designated in the comprehensive plan shall maintain a minimum density of ~~((four))~~ six dwelling units per net acre consistent with the minimum net density provisions of SCC 30.23.020.

Section 7. Snohomish County Code Section 30.41B.120, adopted by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.41B.120 Decision Criteria: minimum net density.

All residential short subdivisions located in an urban growth area as designated on the comprehensive plan shall maintain a minimum net density of ~~((four))~~ six dwelling units per net acre consistent with the minimum net density provisions of SCC 30.23.020.

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

PASSED this _____ day of _____, 20__.

SNOHOMISH COUNCIL
Snohomish, Washington

Council Chair

ATTEST:

Asst. Clerk of the Council

() APPROVED
() EMERGENCY
() VETOED

DATE:

County Executive

ATTEST:

Approved as to form only:

Elic Steinberg
Deputy Prosecuting Attorney



Snohomish County

Planning and Development Services

MEMORANDUM

TO: Snohomish County Planning Commission

FROM: Shanan Bird, PDS

SUBJECT: Additional Code Section Amendments Related to Minimum Net Density

DATE: April 21, 2025

INTRODUCTION

The purpose of this memo is to provide information on code amendments related to minimum net density in addition to SCC 30.23.020(1) that were missed by staff during initial review. These changes address other sections in the code that mention four units per acre minimum net density and are proposed to be changed to six units per acre.

PROPOSAL BACKGROUND

The Snohomish County Planning Commission was briefed on 3/25/2025 on proposed code amendments to SCC 30.23.020(1) which changes the minimum net density within urban growth areas from four units per acre to six units per acre. This memo details additional sections of the Snohomish County Code that reference four units per acre minimum net density that also need to be amended to six units per acre.

Additional sections containing proposed amendments:

30.21.025(1)(a) Intent of zones

- *Single Family Residential.* The intent and function of Single Family Residential zones is to provide for predominantly single family residential development that achieves a minimum net density of ~~((four))~~ **six** dwelling units per net acre. These zones may be used as holding zones for properties that are designated Urban Medium-Density Residential, Urban High-Density Residential, Urban Commercial, Urban Industrial, Public/Institutional use (P/IU), or Other land uses in the comprehensive plan. The official Snohomish County zoning maps prepared pursuant to SCC 30.21.030 shall use the suffix "P/IU" to indicate all areas in which these zones implement the P/IU designation (e.g., R-7,200-P/IU). Single family residential zones consist of the following

30.41B.120 Decision criteria: minimum net density

- All residential short subdivisions located in an urban growth area as designated on the comprehensive plan shall maintain a minimum net density of ~~((four))~~ **six** dwelling units per net acre consistent with the minimum net density provisions of SCC 30.23.020.

30.41A.180 Decision Criteria – minimum net density in urban growth areas.

- All residential subdivisions located in an urban growth area designated in the comprehensive plan shall maintain a minimum density of ~~((four))~~ **six** dwelling units per net acre consistent with the minimum net density provisions of SCC 30.23.020.

30.42E.100(1) Design Standards – mobile home parks

- (1) Minimum site size shall be five acres and density shall be a minimum of ~~((four))~~ **six** dwelling units per net acre pursuant to SCC 30.23.020 and a maximum of eight dwelling units per gross acre;

Please consider these amendments in addition to the amendment detailed in the staff report dated [March 7th, 2025](#) for the Planning Commission hearing on April 22, 2025.

If you have any questions or concerns reach out to:

Shanan Bird, Planner
Shanan.bird@snoco.org
425-262-2010

EXHIBIT # 3.1.004

FILE ORD 25-045

ECAF:

RECEIVED:

**ORDINANCE
INTRODUCTION SLIP**

TO: Clerk of the Council

TITLE OF PROPOSED ORDINANCE:

Introduced By:

N Neh
Councilmember

Date

Clerk's Action:

Proposed Ordinance No. _____

Assigned to: _____ Date: _____

STANDING COMMITTEE RECOMMENDATION FORM

On _____, the Committee considered the Ordinance by ____ Consensus /
____ Yeas and ____ Nays and made the following recommendation:

____ Move to Council to schedule public hearing on: _____

____ Other _____

Regular Agenda _____ Administrative Matters _____

Public Hearing Date _____ at _____

N Neh
Committee Chair



Planning and Community Development

Ryan Hembree

Council Initiated:

☐ Yes

☒ No

SNOHOMISH COUNTY COUNCIL

ECAF: 2025-1987

Ordinance: 25-045

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

EXHIBIT # 3.2.001

FILE ORD 25-045

Subject: Title 30 SCC code amendments and updates

Scope: Ordinance 25-045 relates to growth management; increasing residential minimum net density in urban areas; amending sections 30.23.020, 30.21.025, 30.41B.120, and 30.41A.180 of the Snohomish County Code.

Duration: N/A

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

Authority Granted:

Authorizes the County Executive to execute amendments to the County's Development Code to raise the minimum net density in urban areas.

Background:

This ordinance makes changes in the County's Development Code to be consistent with minimum net density within the 2024 Comprehensive Plan land use section.

Land Use Policy 2.A.1 in the newly adopted Comprehensive Plan requires that new subdivisions achieve a minimum net density of six units per acre within the Urban Growth Area (UGA) to encourage denser urban infill development.

The ordinance amends SCC 30.21.025, 30.23.020, 30.41A.180, and 30.41B.120, by raising the minimum net density from four units per acre to six units per acre for certain residential developments to be consistent with the adopted 2024 amendments to Land Use Policy 2.A.1 within the Counties Comprehensive Plan.

Under Snohomish County Code, this ordinance is a Type 3 legislative action pursuant to SCC 22 30.73.010.

Request: Move Ordinance 25-045 to GLS on July 23rd to set a time and date for consideration.

EXHIBIT 3.2.002

Planning and Community Development Committee – 07/15/25

[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, July 15, 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 25-038, finalizing a system of assessment for the Diking [2025-2057](#)
District 2 pursuant to Chapter 85.38 RCW

Proposed Action: Move to General Legislative Session on July 23rd to set time and date for a public hearing.

2. Ordinance 25-039, finalizing a system of assessment for Drainage and Diking Improvement District No. 7 pursuant to Chapter 85.38 RCW [2025-2059](#)

Proposed Action: Move to General Legislative Session on July 23rd to set time and date for a public hearing.

3. Ordinance 25-040, finalizing a system of assessment for French Slough Flood Control District pursuant to Chapter 85.38 RCW [2025-2061](#)

Proposed Action: Move to General Legislative Session on July 23rd to set time and date for a public hearing.

4. Ordinance 25-041, finalizing a system of assessment for the Marshland Flood Control District pursuant to Chapter 85.38 RCW [2025-2063](#)

Proposed Action: Move to General Legislative Session on July 23rd to set time and date for a public hearing.

5. Ordinance 25-042, finalizing a system of assessment for robe Valley Flood Control District pursuant to Chapter 85.38 RCW [2025-2068](#)

Proposed Action: Move to General Legislative Session on July 23rd to set time and date for a public hearing.

6. Ordinance 25-043, finalizing a system of assessment for Stillaguamish Flood Control District pursuant to Chapter 85.38 RCW [2025-2069](#)

Proposed Action: Move to General Legislative Session on July 23rd to set time and date for a public hearing.

7. Motion 25-310, approving the agreement re-assignment from Neste Event Marketing LLC to the Fran Romeo Agency for grandstand entertainment consultant services at the Snohomish County Evergreen State Fair [2025-1966](#)

Proposed Action: Move to General Legislative Session July 16th for consideration.

8. Motion 25-315, authorizing the County Executive to execute [2025-2085](#)
Amendment No. 1 to the Interlocal Agreement between Snohomish
County and Marshland Flood Control District for Flood Damage
Reduction

Proposed Action: Move to General Legislative Session July 23rd for consideration.

9. Ordinance 25-044, relating to Growth Management; updating [2025-1968](#)
references in Title 30 of the Snohomish County Code for uniformity
with the 2024 Comprehensive Plan Update; amending Sections
30.21.025, 30.27.051, 30.28.076, 30.31f.020, 30.32c.020,
30.42b.020, 30.42d.060, 30.62a.710, 30.66c.055, 30.91n.020, and
30.91r.280 of the Snohomish County Code

***Proposed Action: Move to General Legislative Session on July 23rd to set time and date
for a public hearing.***

10. Ordinance 25-045, relating to growth management; increasing [2025-1987](#)
residential minimum net density in urban areas; amending sections
30.23.020, 30.21.025, 30.41B.120, and 30.41A.180 of the
Snohomish County Code

***Proposed Action: Move to General Legislative Session on July 23rd to set time and date
for a public hearing.***

11. Motion 25-309, authorizing the Executive to execute a contract with [2025-1676](#)
Vector Airport Systems, LLC for an automated aircraft landing fee
billing and collections solution at Snohomish County Airport

Proposed Action: Move to General Legislative Session July 23rd for consideration.

12. Motion 25-314, authorizing the Snohomish County Executive to [2025-2055](#)
sign a contract with Aerosimple for software and support services
at the Snohomish County Airport at Paine Field

Proposed Action: Move to General Legislative Session July 16th for consideration.

13. Motion 25-334, concerning the County Council's Position on a [2025-2214](#)
Proposed Direct Petition Method Annexation to the City of
Lynnwood; BRB FILE NO. 2025-03 - Annexation of New Middle
School Site

**Pending assignment to Committee*

Proposed Action: Move to General Legislative Session July 16th for consideration.

14. Motion 25-336, referring a proposed expansion of the Maltby Urban [2025-2287](#)
Growth Area, including Future Land Use Map, Zoning Map, And
Policy Changes To The Snohomish County Planning Commission
and the Department of Planning and Development Services for
consideration during the 2025 Annual Amendments of the
Snohomish County Comprehensive Plan

**Pending assignment to Committee*

Proposed Action: Move to General Legislative Session July 16th for consideration.



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, July 15, 2025

11:00 AM

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

PRESENT:

Committee Chair Nehring
Committee Vice-Chair Peterson
Committee Member Low (*remote*)
Committee Member Dunn
Committee Member Mead (*remote*)
Ryan Hembree, Council Staff
Lisa Hickey, Assistant Clerk of the Council
**see names below for individuals who provided public comment*

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 all five members were present.

PUBLIC COMMENT

The following individuals provided public comment regarding Motion 25-336:

- Linda Gray, resident of Unincorporated Snohomish County
- Cat Gustafson, resident of Snohomish County

ACTION ITEMS

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

1. Ordinance 25-038, finalizing a system of assessment for the Diking District 2 pursuant to Chapter 85.38 RCW [2025-2057](#)

ACTION: Move to Administrative Matters, General Legislative Session July 23rd to set time and date for a public hearing.

2. Ordinance 25-039, finalizing a system of assessment for Drainage and Diking Improvement District No. 7 pursuant to Chapter 85.38 RCW [2025-2059](#)

ACTION: Move to Administrative Matters, General Legislative Session July 23rd to set time and date for a public hearing.

3. Ordinance 25-040, finalizing a system of assessment for French Slough Flood Control District pursuant to Chapter 85.38 RCW [2025-2061](#)

ACTION: Move to Administrative Matters, General Legislative Session July 23rd to set time and date for a public hearing.

4. Ordinance 25-041, finalizing a system of assessment for the Marshland Flood Control District pursuant to Chapter 85.38 RCW [2025-2063](#)

ACTION: Move to Administrative Matters, General Legislative Session July 23rd to set time and date for a public hearing.

5. Ordinance 25-042, finalizing a system of assessment for robe Valley Flood Control District pursuant to Chapter 85.38 RCW [2025-2068](#)

ACTION: Move to Administrative Matters, General Legislative Session July 23rd to set time and date for a public hearing.

6. Ordinance 25-043, finalizing a system of assessment for Stillaguamish Flood Control District pursuant to Chapter 85.38 RCW [2025-2069](#)

ACTION: Move to Administrative Matters, General Legislative Session July 23rd to set time and date for a public hearing.

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7. Motion 25-310, approving the agreement re-assignment from Neste Event Marketing LLC to the Fran Romeo Agency for grandstand entertainment consultant services at the Snohomish County Evergreen State Fair [2025-1966](#)

ACTION: Move to Consent Agenda, General Legislative Session July 16th for consideration.

8. Motion 25-315, authorizing the County Executive to execute Amendment No. 1 to the Interlocal Agreement between Snohomish County and Marshland Flood Control District for Flood Damage Reduction [2025-2085](#)

ACTION: Move to Consent Agenda, General Legislative Session July 23rd for consideration.

9. Ordinance 25-044, relating to Growth Management; updating references in Title 30 of the Snohomish County Code for uniformity with the 2024 Comprehensive Plan Update; amending Sections 30.21.025, 30.27.051, 30.28.076, 30.31f.020, 30.32c.020, 30.42b.020, 30.42d.060, 30.62a.710, 30.66c.055, 30.91n.020, and 30.91r.280 of the Snohomish County Code [2025-1968](#)

ACTION: Move to Administrative Matters, General Legislative Session July 23rd to set time and date for a public hearing.

10. Ordinance 25-045, relating to growth management; increasing residential minimum net density in urban areas; amending sections 30.23.020, 30.21.025, 30.41B.120, and 30.41A.180 of the Snohomish County Code [2025-1987](#)

ACTION: Move to Administrative Matters, General Legislative Session July 23rd to set time and date for a public hearing.

11. Motion 25-309, authorizing the Executive to execute a contract with Vector Airport Systems, LLC for an automated aircraft landing fee billing and collections solution at Snohomish County Airport [2025-1676](#)

ACTION: Move to Consent Agenda, General Legislative Session July 23rd for consideration.

12. Motion 25-314, authorizing the Snohomish County Executive to sign a contract with Aerosimple for software and support services at the Snohomish County Airport at Paine Field [2025-2055](#)

ACTION: Move to Consent Agenda, General Legislative Session July 16th for consideration.

13. Motion 25-334, concerning the County Council's Position on a Proposed Direct Petition Method Annexation to the City of Lynnwood; BRB FILE NO. 2025-03 - Annexation of New Middle School Site [2025-2214](#)

ACTION: Move to Consent Agenda, General Legislative Session July 16th for consideration.

14. Motion 25-336, referring a proposed expansion of the Maltby Urban Growth Area, including Future Land Use Map, Zoning Map, and Policy Changes to the Snohomish County Planning Commission and the Department of Planning and Development Services for consideration during the 2025 Annual Amendments of the Snohomish County Comprehensive Plan [2025-2287](#)

Committee Member Low expressed his concerns and Committee discussion ensued.

ACTION: Move to Regular Agenda, General Legislative Session July 16th for consideration.

Meeting adjourned at 11:26 a.m.