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MEMORANDUM

TO: Snohomish County Planning Commission

FROM: Hilary McGowan, Planner

SUBJECT: Proposed Code Amendments Relating to
Flood Hazard Areas Code Correction

DATE: May 31, 2022

Dave Somers
County Executive

INTRODUCTION

The purpose of this memo is to provide information on a draft non-project proposal to re-insert code related to flood hazard areas that was stricken in error in 2020 via Ordinance No. 20-029. The stricken code allowed single-family residences located within floodways to do repairs or improvements that did not increase the ground floor area and were not substantial improvements. Since this code was removed, residential homeowners are unable to do necessary home repairs and reconstruction when their homes are located within floodways, which is beyond the intent of the Ordinance No. 20-029. The proposed code amendment would re-insert the stricken code while maintaining the intent of Ordinance No. 20-029 within Title 30 chapters and complying with the National Flood Insurance Program (NFIP).

BACKGROUND

In 2020, Ordinance No. 20-029 adopted flood insurance rate maps and updated special flood hazard regulations in Chapters 30.43C and 30.65 of the Snohomish County Code (SCC). Some of the proposed changes were required for compliance with the NFIP, and others added policies to aid in code clarity. As a part of this ordinance, a general subsection regarding development standards in the floodway was added to SCC 30.65.220, and the provisions related to repair of substantially damaged residences in the floodway was revised within SCC 30.65.220(8). These amendments updated regulations related to the repair or reconstruction of non-farmhouse residences that are substantially damaged during a flood event. The changes were necessary to ensure the County's regulations were consistent with state and federal regulations.

The 2020 changes to SCC 30.65.220 were more specifically a result of the NFIP Flood Damage Prevention Ordinance Washington Model Section 5.4-2 'Residential Construction in Floodways' and RCW 86.16.041. RCW 86.16.041 addresses floodplain management ordinances and amendments for the repair or replacement of existing residential structures (Attachment A). The intent of the NFIP Washington Model 5.4-2 is to prohibit construction or reconstruction of residential structures within designated floodways, except for repairs, reconstruction, or improvements to a residential structure that do not increase the ground floor area. This provision in section 5.4-2 was implemented through the addition of SCC 30.65.220(8), that specifies "Repairs, replacement, or relocation of substantially damaged residences in the floodway, other than farmhouses" can be permitted in floodways when certain criteria are met. SCC 30.65.220(8) includes regulations that specify conditions for repair, replacement, or relocation, but lacks

language that allows for residential improvements for residential structures that are not impacted by flood damage.

This is a problem because as a part of the SCC 30.65.220(8) addition, SCC 30.65.220(9) was removed. Prior to adoption of Ordinance 20-029, the former SCC 30.65.220(9) stated that the following use was allowed in the floodway when permitted by the applicable zone under chapter 30.22 SCC:

“Repair, reconstruction, or improvement of residential structures, where repair, reconstruction, or improvement of a structure does not increase the ground floor area, and is not a substantial improvement.”

The likely justification for the removal was that the newly added SCC 30.65.220(8) covered repair and reconstruction and could replace SCC 30.65.220(9). The intent was not to reduce the ability of homeowners to perform repairs when the damage is not due to floods, although that is the impact. There are currently 6,392 homes within the floodway in Unincorporated Snohomish County that are subject to these codes, and potentially negatively impacted by the 2020 changes. PDS staff have reported that applicants are finding this restriction on doing home repairs, such as replacing a roof, to be an issue that could lead to residential homes being unable to make necessary maintenance and improvement to preserve existing housing.

This proposed code amendment seeks to re-insert the language of SCC 30.65.220(9) that was mistakenly removed in Ordinance No. 20-029. Its removal is currently restricting improvement of homes within the floodway. Re-inserting the code provision would not increase development within the floodway, as the provision only applies to existing residential structures, and residential structures in the floodways are still held to the standards in SCC 30.65.220(8) when substantially damaged. Re-inserting the pre-2020 language of SCC 30.65.220(9) allows for residential structures that are not substantially damaged to once again be maintained in a way that does not increase overall ground floor area and is in line with state regulations.

PROPOSED CODE AMENDMENTS

TABLE 1: SUMMARY OF PROPOSED CODE CHANGES	
Proposed Language	Finding
<p>SCC 30.65.220 Floodways: permitted uses.</p> <p>The following uses are allowed in the floodway when permitted by the applicable zone under chapter 30.22 SCC, provided the use is in compliance with the applicable general and specific floodproofing standards of SCC 30.65.110 and 30.65.120, and other applicable provisions of this chapter:</p> <ul style="list-style-type: none"> (1) Agriculture; (2) Forestry, including processing of forest products with portable equipment; (3) Preserves and reservations; (4) Park and recreational activities; 	<p>This amendment would re-insert the original language of SCC 30.65.220(9), which was removed via Ordinance 20-209. The removal of SCC 30.65.220(9) was an error, as it inadvertently prevents repair and reconstruction of residential structures in the floodway that were not damaged by flood. The intent was for the new language within SCC 30.65.220(8) to replace SCC 30.65.220(9), although this does not cover repairs, reconstruction, or improvement of residential structures in cases</p>

<p>(5) Removal of rock, sand and gravel, when the applicant can provide clear and convincing evidence that such uses will not divert flood flows causing channel shift or erosion, accelerate or amplify the flooding of downstream flood hazard areas, increase the flooding threat to upstream flood hazard areas, or in any other way threaten public or private properties. When allowed, such removal shall comply with the provisions of chapter 30.32C SCC and the county shoreline management program;</p> <p>(6) Utility transmission lines when allowed in underlying zones unless otherwise prohibited by this chapter. When the primary purpose of such a transmission line is to transfer bulk products or energy through a floodway en route to another destination, as opposed to serving customers within a floodway, such transmission lines shall conform to the following:</p> <p>(a) All utility transmission lines shall cross floodways by the most direct route feasible as opposed to paralleling floodways;</p> <p>(b) Electric transmission lines shall span the floodway with support towers located in flood fringe areas or beyond. Where floodway areas cannot be spanned due to excessive width, support towers shall be located to avoid high flood water velocity and/or depth areas, and shall be adequately floodproofed;</p> <p>(c) Buried utility transmission lines transporting hazardous materials, including but not limited to crude and refined petroleum products and natural gas, shall be buried a minimum of four feet below the maximum established scour of the waterway, as calculated on the basis of hydrologic analyses. Such burial depth shall be maintained horizontally within the hydraulic floodway to the maximum extent of potential channel migration as determined by hydrologic analyses. In the event potential channel migration extends beyond the hydraulic floodway, conditions imposed upon floodway fringe and special flood hazard areas shall also govern placement. All hydrologic analyses are subject to acceptance by the county, shall assume the conditions of a 100-year frequency flood as verified by the U.S. Army Corps of Engineers, and shall include on-site investigations and consideration of historical meander characteristics in addition to other pertinent facts and data. The use of riprap as a meander containment mechanism within the hydraulic floodway shall be consistent with the county shoreline management program;</p>	<p>where they were not impacted by substantial flood damage.</p> <p>The proposed re-inserted SCC 30.65.220(9) would allow the over 6,000 homes within the floodway in Unincorporated Snohomish County to allow homeowners to do home repairs. Under current code, homeowners are restricted from doing home repairs. The re-insertion of this language is consistent with state and federal regulations.</p>
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(d) Buried utility transmission lines transporting non-hazardous materials including water and sewage shall be buried a minimum of four feet below the maximum established scour of the waterway as calculated on the basis of hydrologic analyses. Such burial depth shall be maintained horizontally within the hydraulic floodway to the maximum extent of potential channel migration as determined by hydrologic analyses. All hydrologic analyses shall conform to requirements in subsection (6)(c) of this section. The use of riprap as a meander containment mechanism within the hydraulic floodway shall be consistent with the county shoreline management program;

(e) Beyond the maximum extent of potential channel migration, utility transmission lines transporting hazardous and non-hazardous materials shall be buried below existing natural and artificial drainage features. Burial depth in all agricultural areas requiring or potentially requiring subsurface drainage shall be a minimum of six feet as measured from ground surface to the top of the transmission line, or at other such depth as deemed necessary by on-site investigations performed by a qualified soils expert familiar with county soils. Burial depth in all other agricultural and non-agricultural floodway areas shall be determined on the basis of accepted engineering practice and in consideration of soil conditions and the need to avoid conflict with agricultural tillage;

(f) All buried utility transmission lines shall achieve sufficient negative buoyancy so that any potential for flotation or upward migration is eliminated;

(g) Above ground utility transmission lines, not including electric transmission lines, shall only be allowed for the transportation of non-hazardous materials where an existing or new bridge or other structure is available and capable of supporting the line. When located on existing or new bridges or other structures with elevations below the level of the 100-year flood, the transmission line shall be placed on the down-stream side and protected from flood debris. In such instances, site specific conditions and flood damage potential shall dictate placement, design and protection throughout the floodway. Applicants must demonstrate that such above ground lines will have no appreciable effect upon flood depth, velocity or passage, and shall be adequately protected from flood damage. If the transmission line is to be buried except at

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the waterway crossing, burial specifications shall be determined as in subsection (6)(d) of this section;

(h) All floodway crossings by utility transmission lines transporting hazardous materials shall be equipped with valves capable of blocking flow within the pipeline in the event of leakage or rupture. All floodway crossings shall have valves unless otherwise indicated by standard engineering review of the site and type of transmission line as acceptable to the county with locations determined by other provisions of this chapter;

(i) Above ground utility transmission line appurtenant structures including valves, pumping stations, or other control facilities shall not be permitted in the floodway; and

(j) Where a floodway has not been determined by preliminary Corps of Engineers' investigations or official designation, a floodway shall be defined by qualified engineering work by the applicant on the basis of a verified 100-year flood event.

(7) Repairs, reconstruction, replacement, or improvements to existing farmhouse structures which are located on lands designated as agricultural lands of long-term commercial significance under RCW 36.70A.170, subject to the following:

(a) The new farmhouse is a replacement for an existing farmhouse on the same farm site;

(b) There is no potential building site for a replacement farmhouse on the same farm outside the designated floodway;

(c) The farmhouse being replaced shall be removed, in its entirety, including foundation, from the floodway within 90 days after occupancy of the new farmhouse;

(d) For substantial improvements, and replacement farmhouses, the elevation of the lowest floor of the improvement and farmhouse respectively, including basement, is one foot higher than the base flood elevation;

(e) New and replacement water supply systems, are designed to eliminate or minimize infiltration of flood waters into the system;

(f) New and replacement sanitary sewerage systems are designed and located to eliminate or minimize

<p>infiltration of flood waters into the system and discharge from the system into the flood waters;</p> <p>(g) All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage;</p> <p>(h) The replacement farmhouse shall not exceed the total square footage of encroachment of the structure which it is replacing; and</p> <p>(i) Repairs, reconstruction, or improvements to a farmhouse shall not increase the total square footage of encroachment of the existing farmhouse.</p> <p>(8) Repairs, replacement, or relocation of substantially damaged residences in the floodway, other than farmhouses, are subject to the following:</p> <p>(a) When residences other than farmhouses are substantially damaged in the floodway, the floodplain administrator may make a written request to the Department of Ecology under RCW 86.16.041(4) to assess the risk of harm to life and property posed by the specific conditions of the floodway. Based on analysis of depth, velocity, flood-related erosion, channel migration, debris load potential, and flood warning capability, the Department of Ecology may exercise best professional judgment in recommending to the floodplain administrator authority to permit repair, replacement, or relocation of the substantially damaged structure. The property owner shall submit any information necessary to complete the assessment to the county and the Department of Ecology. Without a favorable recommendation from the Department of Ecology for the repair or replacement of a substantially damaged residential structure located in the regulatory floodway, no repair or replacement is allowed under WAC 173-158-076(1).</p> <p>(b) Before the repair, replacement, or relocation is started, all applicable requirements of the National Flood Insurance Program, chapter 86.16 RCW, chapter 30.43C SCC, and this chapter must be satisfied. In addition, the following conditions must be met:</p> <p>(i) There is no potential building location for the replacement residential structure on the same property outside the regulatory floodway;</p>	
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- (ii) The replacement residential structure is equivalent in use and size to the substantially damaged residential structure;
- (iii) The structure being repaired, replaced, or reconstructed was legally constructed;
- (iv) Repairs, reconstruction, or replacement do not result in an increase of the total square footage of floodway encroachment;
- (v) The elevation of the lowest floor of the substantially damaged or replacement residential structure is a minimum of one foot higher than the base flood elevation;
- (vi) New and replacement water supply systems are designed to eliminate or minimize infiltration of floodwater into the system;
- (vii) New and replacement sanitary sewerage systems are designed and located to eliminate or minimize infiltration of floodwater into the system and discharge from the system into the floodwaters; and
- (viii) All other utilities and connections to public utilities are elevated a minimum of one foot above the base flood elevation and are designed, constructed, and located to eliminate or minimize flood damage.

(9) Repair, reconstruction, or improvement of residential structures, where repair, reconstruction, or improvement of a structure does not increase the ground floor area, and is not a substantial improvement.

~~(9)~~(10) Water-dependent utilities and other installations which by their very nature must be in the floodway. Examples of such uses are: Dams for domestic/industrial water supply, flood control and/or hydroelectric production; water diversion structures and facilities for water supply, irrigation and/or fisheries enhancement; flood water and drainage pumping plants and facilities; hydroelectric generating facilities and appurtenant structures; structural and nonstructural flood damage reduction facilities, and stream bank stabilization structures and practices. The applicant shall supply convincing evidence that a floodway location is necessary in view of the objectives of the proposal and that the proposal is consistent with other provisions of this chapter and the county shoreline management program. In all instances of locating utilities and

<p>other installations in floodway locations, project design must incorporate floodproofing.</p> <p>(10)(11) Dikes, when the applicant can provide clear and convincing evidence that:</p> <ul style="list-style-type: none">(a) Adverse effects upon adjacent properties will not result relative to increased floodwater depths and velocities during the base flood or other more frequent flood occurrences;(b) Natural drainage ways are minimally affected in that their ability to adequately drain floodwaters after a flooding event is not impaired; and(c) The proposal has been coordinated through the appropriate diking district where applicable, and that potential adverse effects upon other affected diking districts have been documented. <p>(11)(12) Public works, limited to roads and bridges.</p>	
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ANALYSIS

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

Compliance with State Law

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

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

Analysis: The proposed amendments would support the housing goal, as it would allow homeowners to preserve their existing homes through repair and reconstruction. This permitted work would not negatively impact the environment because the home could not be substantially improved or expanded.

Compliance with the Multi-County Planning Policies

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

MPP-H-3 – Achieve and sustain – through preservation, rehabilitation, and new development – a sufficient supply of housing to meet the needs of low-income, moderate-income, middle-income, and special needs individuals and households that is equitably and rationally distributed throughout the region.

Analysis: The proposed changes would support the preservation and rehabilitation efforts of this housing goal. Existing residential housing in the floodway can be preserved with this code correction allowing for the current applicable housing supply to be maintained in these areas.

MPP-En-5 – Locate development in a manner that minimizes impacts to natural features. Promote the use of innovative environmentally sensitive development practices, including design, materials, construction, and on-going maintenance.

Analysis: The proposed changes would support development that minimizes impacts to natural features through restricting major improvements or ground floor area of on-going housing maintenance.

Compliance with the Countywide Planning Policies

The proposed amendments are consistent with the following countywide planning policy (CPP):

HO-6 The county and cities should implement policies and programs that encourage the rehabilitation and preservation of existing legally established, affordable housing for residents of all income levels, including but not limited to mobile/manufactured housing and single-room occupancy (SRO) housing.

Analysis: The proposed code amendment would encourage the rehabilitation and preservation of existing housing supply in the floodway. Existing housing in the floodway that is deemed affordable would further be preserved.

Compliance with the Snohomish County Comprehensive Plan

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

HO Policies 2.A.2 The county shall continue programs to repair and maintain existing housing in neighborhoods to reduce blight and deterioration and preserve and enhance the housing stock .

Analysis: The proposed changes would allow homeowners to maintain and repair their existing housing in floodways, with restrictions on not impacting the floodway through increased development footprints.

Environmental Review

Staff has completed a SEPA checklist for this proposed code amendment and will be issuing a Determination of Nonsignificance on June 8, 2022. The fourteen-day public comment period will conclude prior to the Planning Commission briefing on June 28, 2022.

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 2022.

Staff Recommendation:

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

Index # - File Name:

2.0003.pdf

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: David Killingstad, PDS Manager

Michael Dobesh, PDS Manager

ATTACHMENTS

ATTACHMENT A

Excerpt from: National Flood Insurance Program Flood Damage Prevention Ordinance Washington Model (Revised 12/09/2019)

5.4-2 Residential Construction in Floodways

Construction or reconstruction of residential structures is prohibited within designated floodways, except for (i) repairs, reconstruction, or improvements to a structure that do not increase the ground floor area; and (ii) repairs, reconstruction, or improvements to a structure, the cost of which does not exceed 50 percent of the market value of the structure either, (A) before the repair or reconstruction is started, or (B) if the structure has been damaged, and is being restored, before the damage occurred. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and that are the minimum necessary to assure safe living conditions, or to structures identified as historic places, may be excluded in the 50 percent.

- 1) Repairs, reconstruction, replacement, or improvements to existing farmhouse structures located in designated floodways and that are located on lands designated as agricultural lands of long-term commercial significance under RCW 36.70A.170 may be permitted subject to the following:
 - a) The new farmhouse is a replacement for an existing farmhouse on the same farm site;
 - b) There is no potential building site for a replacement farmhouse on the same farm outside the designated floodway;
 - c) Repairs, reconstruction, or improvements to a farmhouse shall not increase the total square footage of encroachment of the existing farmhouse;
 - d) A replacement farmhouse shall not exceed the total square footage of encroachment of the farmhouse it is replacing;
 - e) A farmhouse being replaced shall be removed, in its entirety, including foundation, from the floodway within ninety days after occupancy of a new farmhouse;
 - f) For substantial improvements and replacement farmhouses, the elevation of the lowest floor of the improvement and farmhouse respectively, including basement, is a minimum of one foot higher than the BFE;
 - g) New and replacement water supply systems are designed to eliminate or minimize infiltration of flood waters into the system;
 - h) New and replacement sanitary sewerage systems are designed and located to eliminate or minimize infiltration of flood water into the system and discharge from the system into the flood waters; and
 - i) All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage.

2) Substantially Damaged Residences in Floodway

- a) For all substantially damaged residential structures, other than farmhouses, located in a designated floodway, the Floodplain Administrator may make a written request that the Department of Ecology assess the risk of harm to life and property posed by the specific conditions of the floodway. Based on analysis of depth, velocity, flood-related erosion, channel migration, debris load potential, and flood warning capability, the Department of Ecology may exercise best professional judgment in recommending to the local permitting authority repair, replacement, or relocation of a substantially

Flood Hazard Improvements

Index # - File Name: 1.0006_WA Model Ordinance 2019_12092019.pdf

damaged structure consistent with WAC 173-158-076. The property owner shall be responsible for submitting to the local government and the Department of Ecology any information DFIRM Index # - File Name: 1.0006_WA Model Ordinance 2019_12092019.pdf necessary to complete the assessment. Without a favorable recommendation from the department for the repair or replacement of a substantially damaged residential structure located in the regulatory floodway, no repair or replacement is allowed per WAC 173-158- 070(1).

- b) Before the repair, replacement, or reconstruction is started, all requirements of the NFIP, the state requirements adopted pursuant to 86.16 RCW, and all applicable local regulations must be satisfied. In addition, the following conditions must be met:
 - i) There is no potential safe building location for the replacement residential structure on the same property outside the regulatory floodway.
 - ii) A replacement residential structure is a residential structure built as a substitute for a legally existing residential structure of equivalent use and size.
 - iii) Repairs, reconstruction, or replacement of a residential structure shall not increase the total square footage of floodway encroachment.
 - iv) The elevation of the lowest floor of the substantially damaged or replacement residential structure is a minimum of one foot higher than the BFE.
 - v) New and replacement water supply systems are designed to eliminate or minimize infiltration of flood water into the system.
 - vi) New and replacement sanitary sewerage systems are designed and located to eliminate or minimize infiltration of flood water into the system and discharge from the system into the flood waters.
 - vii) All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage.



SNOHOMISH COUNTY PLANNING COMMISSION

August 10, 2022

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
Flood Hazard Areas Code Correction

Dear Snohomish County Council:

On behalf of the Snohomish County Planning Commission, I am forwarding our recommendation to amend Snohomish County Code (SCC) 30.65.220 relating to flood hazard areas. The Planning Commission had a briefing on this topic on June 28, 2022 and conducted a public hearing on July 26, 2022.

The proposed code amendments would correct an error in a 2020 Ordinance, code that allowed single-family residences located within floodways to do repairs or improvements that did not increase the ground floor area and were not substantial improvements was stricken. Since this code was removed, residential homeowners are unable to do necessary home repairs and reconstruction when their homes are located within floodways. The proposed code amendment would re-insert the stricken code while maintaining the intent of Ordinance No. 20-029 within Title 30 chapters and complying with the National Flood Insurance Program (NFIP).

There were no written comments received by the Planning Commission from the public prior to the July 26th hearing, and no members of the public commented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

At the July 26, 2022 Planning Commission meeting, Commissioner Norcott made a motion, seconded by Commissioner Campbell, recommending APPROVAL of the proposed code amendments relating to Flood Hazard Areas Code Correction as submitted by staff.

Vote (Amendment):

10 in favor (*Ash, Brown, Campbell, Eck, Everett, James, Larsen, Norcott, Pederson, Sheldon*)

0 opposed

0 abstentions

Amendment 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 May 31, 2022 staff report, with which the Commission concurred.

During the deliberations, there were questions from the commissioners about defining substantial development, farmhouse exemptions, allowable improvements, and the level of impact due to the oversight in the 2020 Flood Maps ordinance.

Flood Hazard Improvements

Index # - File Name:

Planning Commission Recommendation Letter
Code Amendments to Chapter 30.65 SCC
August 5, 2022

Respectfully submitted,



[Robert Larsen \(Aug 11, 2022 10:08 PDT\)](#)

SNOHOMISH COUNTY PLANNING COMMISSION
Robert Larsen, Chairman

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

Executive/Council Action Form (ECAF)

ITEM TITLE:

..Title

Ordinance 22-065, relating to growth management; amending SCC 30.65.220 pertaining to permitted uses in floodways

..body

DEPARTMENT: Snohomish County Planning and Development Services

ORIGINATOR: Hilary McGowan

EXECUTIVE RECOMMENDATION: Approved by Ken Klein 11/01/22

PURPOSE: This ordinance adopts amendments to Snohomish County Code relating to flood hazard code correction.

BACKGROUND: This ordinance would amend SCC 30.65.220 to re-insert code related to the repair, reconstruction, and improvement of residential structures in flood hazard areas that was deleted in error by Ordinance No. 20-076.

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: Approved as to form by DPA Kasting.
 Reviewed/approved by Finance – Nathan Kennedy 11/01/22

1 Adopted:
2 Effective:

3
4 SNOHOMISH COUNTY COUNCIL
5 Snohomish County, Washington

6
7 ORDINANCE NO. 22-065

8
9 RELATING TO GROWTH MANAGEMENT; AMENDING SCC 30.65.220 PERTAINING TO PERMITTED USES IN
10 FLOODWAYS

11
12 WHEREAS, counties and cities that are required to plan under the Growth Management Act
13 (GMA), chapter 36.70A RCW, must ensure their comprehensive plans and development regulations plan
14 for and accommodate affordable housing, while protecting both the environment and property rights;
15 and

16
17 WHEREAS, the Snohomish County (“County”) GMA Comprehensive Plan (GMACP) – General
18 Policy Plan (GPP) has an objective to balance the protection of the natural environment with economic
19 growth, housing needs, and the protection of property rights; and

20
21 WHEREAS, the Snohomish County Council (“County Council”) adopted Ordinance No. 20-076 on
22 November 4, 2020, to permanently adopt the Flood Insurance Study (FIS) for Snohomish County
23 required by the Department of Homeland Security’s Federal Emergency Management Agency for
24 compliance with the National Flood Insurance Program (NFIP) as well as to add clarity to the County’s
25 flood regulations; and

26
27 WHEREAS, Ordinance No. 20-076 also adopted the federal Flood Insurance Rate Maps and
28 updated County special flood hazard regulations under chapters 30.43C and 30.65 and title 30.9 of the
29 Snohomish County Code (SCC); and

30
31 WHEREAS, Ordinance No. 20-076 amended SCC 30.65.220(8) addressing the repair,
32 replacement, and improvement of substantially damaged residences in the floodway for consistency
33 with state and federal regulations; and

34
35 WHEREAS, changes to SCC 30.65.220(8) were a result of the NFIP Flood Damage Prevention
36 Ordinance Washington Model, Revised December 9, 2019, (“Model Ordinance”) Section 5.4-2 titled:
37 “Residential Construction in Floodways” and RCW 86.16.041 which addresses rules for the repair or
38 replacement of existing residential structures; and

39
40 WHEREAS, the intent of Model Ordinance Section 5.4-2 is to prohibit construction or
41 reconstruction of residential structures in floodways, except for repairs, reconstruction, or
42 improvements to a residential structure that are not substantial improvements and that do not increase
43 the ground floor area; and

44
45 WHEREAS, Model Ordinance Section 5.4-2 was implemented through the addition of SCC
46 30.65.220(8) recognizing that repairs, replacement, or relocation of substantially damaged residences in
47 the floodway, other than farmhouses can be permitted in floodways when certain criteria are met; and

1
2 WHEREAS, Ordinance No. 20-076 unintentionally deleted SCC 30.65.220(9) which stated
3 “Repair, reconstruction, or improvement of residential structures, where repair, reconstruction, or
4 improvement of a structure does not increase the ground floor area, and is not a substantial
5 improvement” when permitted by the applicable zone under chapter 30.22 SCC; and
6

7 WHEREAS, the unintentional deletion of SCC 30.65.220(9) by Ordinance No. 20-076 resulted in
8 the prohibition of repairs, reconstruction, or improvements to residential structures in the floodway
9 that have not been substantially damaged; and
10

11 WHEREAS, due to the deletion of SCC 30.65.220(9) and the lack of other code provisions
12 allowing for repairs, reconstruction, or improvements to residential structures in the floodway,
13 homeowners cannot currently perform repairs, reconstruction, or improvements even when such work
14 does not increase ground floor area and is not a substantial improvement, despite such work being
15 contemplated and allowed by the Model Ordinance Section 5.4-2; and
16

17 WHEREAS, as of May 31, 2022, there are over 6,000 homes within the floodway in
18 unincorporated Snohomish County subject to these codes and potentially impacted by the unintentional
19 prohibition of repairs, reconstruction, and improvement of these homes due to amendments found in
20 Ordinance No. 20-076; and
21

22 WHEREAS, this ordinance will re-adopt the language of SCC 30.65.220(9) exactly as it existed
23 prior to the adoption of Ordinance No. 20-076 to again allow the repair, reconstruction, and
24 improvement of residences located in the floodway, making the code consistent with Model Ordinance
25 Section 5.4-2; and
26

27 WHEREAS, on June 28, 2022, the Snohomish County Planning Commission (the “Planning
28 Commission”) was briefed by Snohomish County Planning and Development Services (PDS) staff about
29 the proposed code amendments contained in this ordinance; and
30

31 WHEREAS, the Planning Commission held a public hearing on July 26, 2022, to receive public
32 testimony concerning the proposed code amendments contained in this ordinance; and
33

34 WHEREAS, at the conclusion of the Planning Commission’s public hearing, the Planning
35 Commission deliberated on the proposed code amendments and voted to recommend approval of code
36 amendments relating to flood hazard areas code correction as shown in its approval letter dated August
37 10, 2022; and
38

39 WHEREAS, on _____, 2022, the County Council held a public hearing after proper
40 notice, and considered public comment and the entire record related to the code amendments
41 contained in this ordinance; and
42

43 WHEREAS, following the public hearing, the County Council deliberated on the code
44 amendments contained in this ordinance;
45

46 NOW, THEREFORE, BE IT ORDAINED:
47

1 Section 1. The County Council adopts the following findings in support of this ordinance:
2

- 3 A. The foregoing recitals are adopted as findings as if set forth in full herein.
4
5 B. This ordinance amends SCC 30.65.220 to re-adopt the former SCC 30.65.220(9) allowing the repair,
6 reconstruction, and improvement of residential structures located within the floodway so long as
7 the repairs, reconstruction, and improvements do not increase ground floor area and are not
8 substantial improvements.
9
10 C. This ordinance ensures consistency with state and federal flood regulations and re-adopts a code
11 provision that was unintentionally deleted by Ordinance No. 20-076.
12

- 13 D. Model Ordinance Section 5.4-2 provides in part:

14
15 Construction or reconstruction of residential structures is prohibited within designated
16 floodways, except for (i) repairs, reconstruction, or improvements to a structure that do not
17 increase the ground floor area; and (ii) repairs, reconstruction, or improvements to a structure,
18 the cost of which does not exceed 50 percent of the market value of the structure either, (A)
19 before the repair or reconstruction is started, or (B) if the structure has been damaged, and is
20 being restored, before the damage occurred. Any project for improvement of a structure to
21 correct existing violations of state or local health, sanitary, or safety code specifications that
22 have been identified by the local code enforcement official and that are the minimum necessary
23 to assure safe living conditions, or to structures identified as historic places, may be excluded in
24 the 50 percent.
25

- 26 E. In developing the proposed amendment, the County considered the GMA goals identified in RCW
27 36.70A.020. In particular, the proposed amendment is consistent with and promotes:

28
29 GMA Goal 4 – “Housing. Plan for and accommodate housing affordable to all economic
30 segments of the population of this state, promote a variety of residential densities and housing
31 types, and encourage preservation of existing housing stock.”
32

33 GMA Goal 10 – “Environment. Protect the environment and enhance the state's high quality of
34 life, including air and water quality, and the availability of water.”
35

36 The proposed amendment supports the housing and environmental goals because it will allow
37 homeowners to preserve their existing homes through repair, reconstruction, and improvement.
38 This permitted work would not negatively impact the environment because the home could not be
39 substantially improved and the footprint could not be expanded.
40

- 41 F. The proposed amendment maintains consistency with the following Multicounty Planning Policy
42 (MPP) from the Puget Sound Regional Council VISION 2050:
43

44 MPP-H-3 – Achieve and sustain – through preservation, rehabilitation, and new development – a
45 sufficient supply of housing to meet the needs of low-income, moderate-income, middle-
46 income, and special needs individuals and households that is equitably and rationally distributed
47 throughout the region.

1
2 The proposed changes would support the preservation and rehabilitation efforts of this housing
3 goal. Existing residential housing in the floodway can be preserved with this code correction which
4 allows existing housing supply to be maintained.
5

- 6 G. The proposed amendment maintains consistency with the following MPP from the Puget Sound
7 Regional Council VISION 2050:

8
9 MPP-En-5 – Locate development in a manner that minimizes impacts to natural features.
10 Promote the use of innovative environmentally sensitive development practices, including
11 design, materials, construction, and on-going maintenance.
12

13 The proposed amendment supports this MPP by minimizing new impacts to natural features
14 through restricting major improvements and ground floor area expansion of existing homes located
15 in the floodway.
16

- 17 H. The proposed amendment is consistent with Countywide Planning Policy (CPP) HO-6 that provides:

18
19 The county and cities should implement policies and programs that encourage the rehabilitation
20 and preservation of existing legally established, affordable housing for residents of all income
21 levels, including but not limited to mobile/manufactured housing and single-room occupancy
22 (SRO) housing.

23 The proposed code amendment encourages the rehabilitation and preservation of existing housing
24 supply in the floodway. Affordable existing housing in the floodway will further be preserved.
25

- 26 I. The proposed amendment maintains consistency with the GPP Housing Chapter, including HO Policy
27 2.A.2, which provides:

28
29 The county shall continue programs to repair and maintain existing housing in neighborhoods to
30 reduce blight and deterioration and preserve and enhance the housing stock.
31

- 32 J. Procedural requirements.

- 33
34 1. This is a Type 3 legislative action under SCC 30.73.010.
35
36 2. As required by RCW 30.70A.106(1), a notice of intent to adopt the proposed code amendments
37 was transmitted to the Washington State Department of Commerce for distribution to state
38 agencies on June 8, 2022.
39
40 3. State Environmental Policy Act (SEPA), chapter 43.21C RCW, requirements with respect to this
41 non-project action have been satisfied through the completion of an environmental checklist
42 and the issuance of a determination of non-significance on June 8, 2022.
43
44 4. The public participation process used in the adoption of this ordinance complies with all
45 applicable requirements of the GMA and the SCC, including but not limited to, RCW 36.70A.035,
46 RCW 36.70A.140, and chapter 30.73 SCC.

- 1
2 5. The Planning Commission was briefed on the proposed amendments at its June 28, 2022,
3 meeting and conducted a public hearing on the proposed amendments at its July 26, 2022,
4 meeting resulting in its letter of August 10, 2022, recommending approval of the code
5 amendments contained in this ordinance.
6
7 6. The Washington State Attorney General last issued an advisory memorandum, as required by
8 RCW 36.70A.370, in September of 2018 entitled “Advisory Memorandum and Recommended
9 Process for Evaluating Proposed Regulatory and Administrative Actions to Avoid
10 Unconstitutional Takings of Private Property” to help local governments avoid the
11 unconstitutional taking of private property. The process outlined in the State Attorney
12 General’s 2018 advisory memorandum was used by Snohomish County in objectively evaluating
13 the regulatory changes proposed by this ordinance.
14
15 K. This ordinance is consistent with the record.
16
17 1. Due to Ordinance No. 20-076, homeowners are restricted from repairing, reconstructing, or
18 improving their homes located in the floodways when no substantial flood damage has
19 occurred. The proposed code amendments reinstate the ability of homeowners to repair,
20 reconstruct, or improve their homes to make necessary maintenance and preserve existing
21 housing.
22
23 2. The Model Ordinance allows for repair, reconstruction, and improvement of homes in the
24 floodways that have not been substantially damaged and when such repair, reconstruction, or
25 improvement will not increase the ground floor area.
26
27 3. The code amendments proposed by this ordinance will correct an unintentional deletion and re-
28 insert code that existed prior to 2020.
29

30 Section 2. The County Council makes the following conclusions:

- 31
32 A. The amendments proposed by this ordinance comply and are consistent with the GMA.
33
34 B. The amendments proposed by this ordinance comply and are consistent with the GMACP.
35
36 C. The County has complied with all SEPA requirements with respect to this non-project action.
37
38 D. The public participation process used in the adoption of this ordinance complies with all applicable
39 requirements of the GMA and title 30 SCC.
40
41 E. The amendments proposed by this ordinance does not result in an unconstitutional taking of private
42 property for a public purpose.
43

44 Section 3. The Snohomish County Council bases its findings and conclusions on the entire record
45 of the County Council, including all testimony and exhibits. Any finding, which should be deemed a
46 conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.
47

1 Section 4. Snohomish County Code Section 30.65.220, last amended by Amended Ordinance No.
2 21-060 on October 6, 2021, is amended to read:

3
4 SCC 30.65.220 Floodways: permitted uses.

5
6 The following uses are allowed in the floodway when permitted by the applicable zone under chapter
7 30.22 SCC, provided the use is in compliance with the applicable general and specific floodproofing
8 standards of SCC 30.65.110 and 30.65.120, and other applicable provisions of this chapter:

9
10 (1) Agriculture;

11
12 (2) Forestry, including processing of forest products with portable equipment;

13
14 (3) Preserves and reservations;

15
16 (4) Park and recreational activities;

17
18 (5) Removal of rock, sand and gravel, when the applicant can provide clear and convincing evidence
19 that such uses will not divert flood flows causing channel shift or erosion, accelerate or amplify the
20 flooding of downstream flood hazard areas, increase the flooding threat to upstream flood hazard areas,
21 or in any other way threaten public or private properties. When allowed, such removal shall comply with
22 the provisions of chapter 30.32C SCC and the county shoreline management program;

23
24 (6) Utility transmission lines when allowed in underlying zones unless otherwise prohibited by this
25 chapter. When the primary purpose of such a transmission line is to transfer bulk products or energy
26 through a floodway en route to another destination, as opposed to serving customers within a
27 floodway, such transmission lines shall conform to the following:

28
29 (a) All utility transmission lines shall cross floodways by the most direct route feasible as
30 opposed to paralleling floodways;

31
32 (b) Electric transmission lines shall span the floodway with support towers located in flood
33 fringe areas or beyond. Where floodway areas cannot be spanned due to excessive width,
34 support towers shall be located to avoid high flood water velocity and/or depth areas, and shall
35 be adequately floodproofed;

36
37 (c) Buried utility transmission lines transporting hazardous materials, including but not limited
38 to crude and refined petroleum products and natural gas, shall be buried a minimum of four
39 feet below the maximum established scour of the waterway, as calculated on the basis of
40 hydrologic analyses. Such burial depth shall be maintained horizontally within the hydraulic
41 floodway to the maximum extent of potential channel migration as determined by hydrologic
42 analyses. In the event potential channel migration extends beyond the hydraulic floodway,
43 conditions imposed upon floodway fringe and special flood hazard areas shall also govern
44 placement. All hydrologic analyses are subject to acceptance by the county, shall assume the
45 conditions of a 100-year frequency flood as verified by the U.S. Army Corps of Engineers, and
46 shall include on-site investigations and consideration of historical meander characteristics in
47 addition to other pertinent facts and data. The use of riprap as a meander containment

1 mechanism within the hydraulic floodway shall be consistent with the county shoreline
2 management program;

3
4 (d) Buried utility transmission lines transporting non-hazardous materials including water and
5 sewage shall be buried a minimum of four feet below the maximum established scour of the
6 waterway as calculated on the basis of hydrologic analyses. Such burial depth shall be
7 maintained horizontally within the hydraulic floodway to the maximum extent of potential
8 channel migration as determined by hydrologic analyses. All hydrologic analyses shall conform
9 to requirements in subsection (6)(c) of this section. The use of riprap as a meander containment
10 mechanism within the hydraulic floodway shall be consistent with the county shoreline
11 management program;

12
13 (e) Beyond the maximum extent of potential channel migration, utility transmission lines
14 transporting hazardous and non-hazardous materials shall be buried below existing natural and
15 artificial drainage features. Burial depth in all agricultural areas requiring or potentially requiring
16 subsurface drainage shall be a minimum of six feet as measured from ground surface to the top
17 of the transmission line, or at other such depth as deemed necessary by on-site investigations
18 performed by a qualified soils expert familiar with county soils. Burial depth in all other
19 agricultural and non-agricultural floodway areas shall be determined on the basis of accepted
20 engineering practice and in consideration of soil conditions and the need to avoid conflict with
21 agricultural tillage;

22
23 (f) All buried utility transmission lines shall achieve sufficient negative buoyancy so that any
24 potential for flotation or upward migration is eliminated;

25
26 (g) Above ground utility transmission lines, not including electric transmission lines, shall only
27 be allowed for the transportation of non-hazardous materials where an existing or new bridge
28 or other structure is available and capable of supporting the line. When located on existing or
29 new bridges or other structures with elevations below the level of the 100-year flood, the
30 transmission line shall be placed on the down-stream side and protected from flood debris. In
31 such instances, site specific conditions and flood damage potential shall dictate placement,
32 design and protection throughout the floodway. Applicants must demonstrate that such above
33 ground lines will have no appreciable effect upon flood depth, velocity or passage, and shall be
34 adequately protected from flood damage. If the transmission line is to be buried except at the
35 waterway crossing, burial specifications shall be determined as in subsection (6)(d) of this
36 section;

37
38 (h) All floodway crossings by utility transmission lines transporting hazardous materials shall be
39 equipped with valves capable of blocking flow within the pipeline in the event of leakage or
40 rupture. All floodway crossings shall have valves unless otherwise indicated by standard
41 engineering review of the site and type of transmission line as acceptable to the county with
42 locations determined by other provisions of this chapter;

43
44 (i) Above ground utility transmission line appurtenant structures including valves, pumping
45 stations, or other control facilities shall not be permitted in the floodway; and
46

1 (j) Where a floodway has not been determined by preliminary Corps of Engineers'
2 investigations or official designation, a floodway shall be defined by qualified engineering work
3 by the applicant on the basis of a verified 100-year flood event.
4

5 (7) Repairs, reconstruction, replacement, or improvements to existing farmhouse structures which are
6 located on lands designated as agricultural lands of long-term commercial significance under RCW
7 36.70A.170, subject to the following:
8

9 (a) The new farmhouse is a replacement for an existing farmhouse on the same farm site;

10
11 (b) There is no potential building site for a replacement farmhouse on the same farm outside
12 the designated floodway;

13
14 (c) The farmhouse being replaced shall be removed, in its entirety, including foundation, from
15 the floodway within 90 days after occupancy of the new farmhouse;

16
17 (d) For substantial improvements, and replacement farmhouses, the elevation of the lowest
18 floor of the improvement and farmhouse respectively, including basement, is one foot higher
19 than the base flood elevation;

20
21 (e) New and replacement water supply systems, are designed to eliminate or minimize
22 infiltration of flood waters into the system;

23 (f) New and replacement sanitary sewerage systems are designed and located to eliminate or
24 minimize infiltration of flood waters into the system and discharge from the system into the
25 flood waters;

26
27 (g) All other utilities and connections to public utilities are designed, constructed, and located
28 to eliminate or minimize flood damage;

29
30 (h) The replacement farmhouse shall not exceed the total square footage of encroachment of
31 the structure which it is replacing; and

32
33 (i) Repairs, reconstruction, or improvements to a farmhouse shall not increase the total square
34 footage of encroachment of the existing farmhouse.
35

36 (8) Repairs, replacement, or relocation of substantially damaged residences in the floodway, other than
37 farmhouses, are subject to the following:
38

39 (a) When residences other than farmhouses are substantially damaged in the floodway, the
40 floodplain administrator may make a written request to the Department of Ecology under RCW
41 86.16.041(4) to assess the risk of harm to life and property posed by the specific conditions of
42 the floodway. Based on analysis of depth, velocity, flood-related erosion, channel migration,
43 debris load potential, and flood warning capability, the Department of Ecology may exercise
44 best professional judgment in recommending to the floodplain administrator authority to
45 permit repair, replacement, or relocation of the substantially damaged structure. The property
46 owner shall submit any information necessary to complete the assessment to the county and
47 the Department of Ecology. Without a favorable recommendation from the Department of

1 Ecology for the repair or replacement of a substantially damaged residential structure located in
2 the regulatory floodway, no repair or replacement is allowed under WAC 173-158-076(1).

3
4 (b) Before the repair, replacement, or relocation is started, all applicable requirements of the
5 National Flood Insurance Program, chapter 86.16 RCW, chapter 30.43C SCC, and this chapter
6 must be satisfied. In addition, the following conditions must be met:

7
8 (i) There is no potential building location for the replacement residential structure on
9 the same property outside the regulatory floodway;

10
11 (ii) The replacement residential structure is equivalent in use and size to the
12 substantially damaged residential structure;

13 (iii) The structure being repaired, replaced, or reconstructed was legally constructed;

14
15 (iv) Repairs, reconstruction, or replacement do not result in an increase of the total
16 square footage of floodway encroachment;

17
18 (v) The elevation of the lowest floor of the substantially damaged or replacement
19 residential structure is a minimum of one foot higher than the base flood elevation;

20
21 (vi) New and replacement water supply systems are designed to eliminate or minimize
22 infiltration of floodwater into the system;

23
24 (vii) New and replacement sanitary sewerage systems are designed and located to
25 eliminate or minimize infiltration of floodwater into the system and discharge from the
26 system into the floodwaters; and

27
28 (viii) All other utilities and connections to public utilities are elevated a minimum of one
29 foot above the base flood elevation and are designed, constructed, and located to
30 eliminate or minimize flood damage.

31
32 (9) Repair, reconstruction, or improvement of residential structures, where repair, reconstruction, or
33 improvement of a structure does not increase the ground floor area, and is not a substantial
34 improvement.

35
36 ~~((9))~~ (10) Water-dependent utilities and other installations which by their very nature must be in the
37 floodway. Examples of such uses are: Dams for domestic/industrial water supply, flood control and/or
38 hydroelectric production; water diversion structures and facilities for water supply, irrigation and/or
39 fisheries enhancement; flood water and drainage pumping plants and facilities; hydroelectric generating
40 facilities and appurtenant structures; structural and nonstructural flood damage reduction facilities, and
41 stream bank stabilization structures and practices. The applicant shall supply convincing evidence that a
42 floodway location is necessary in view of the objectives of the proposal and that the proposal is
43 consistent with other provisions of this chapter and the county shoreline management program. In all
44 instances of locating utilities and other installations in floodway locations, project design must
45 incorporate floodproofing.

1 ((10)) (11) Dikes, when the applicant can provide clear and convincing evidence that:

2
3 (a) Adverse effects upon adjacent properties will not result relative to increased floodwater
4 depths and velocities during the base flood or other more frequent flood occurrences;

5
6 (b) Natural drainage ways are minimally affected in that their ability to adequately drain
7 floodwaters after a flooding event is not impaired; and

8
9 (c) The proposal has been coordinated through the appropriate diking district where applicable,
10 and that potential adverse effects upon other affected diking districts have been documented.

11
12 ((11)) (12) Public works, limited to roads and bridges.

13
14 Section 5. Severability and Savings. If any section, sentence, clause or phrase of this ordinance
15 shall be held to be invalid by the Growth Management Hearings Board ("Board"), or unconstitutional by
16 a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or
17 constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided, however,
18 that if any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional
19 by the Board or court of competent jurisdiction, then the section, sentence, clause or phrase in effect
20 prior to the effective date of this ordinance shall be in full force and effect for that individual section,
21 sentence, clause or phrase as if this ordinance had never been adopted.

22
23 PASSED this _____ day of _____, 20__.

24
25 SNOHOMISH COUNCIL
26 Snohomish, Washington

27
28 _____
29 Council Chairperson

30 ATTEST:

31
32 _____
33 Clerk of the Council

34
35 () APPROVED

36
37 () EMERGENCY

38
39 () VETOED

40 DATE: _____

41
42 _____
43 County Executive

44
45 ATTEST:

1 Approved as to form only:

2  10/19/22

3 _____
4 Deputy Prosecuting Attorney

5
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ANALYSIS OF BUILDING AND LAND USE REGULATION EFFECTS ON HOUSING AND JOBS

Title Ordinance No. 22-065, RELATING TO THE GROWTH MANAGEMENT; AMENDING SCC 30.65.220 PERTAINING TO PERMITTED USES IN FLOODWAYS.

Description Proposed Ordinance 22-065 would re-insert code related to flood hazard areas that was stricken in error in 2020 via Ordinance No. 20-076. The stricken code allowed single-family residences located with floodways to do repairs or improvements that did not increase the ground floor area and were not substantial improvements. Re-inserting the code maintains the intent of Ordinance No. 20-076 within Title 30 chapters and complies with the National Flood Insurance Program.

Date: December 15, 2022

Staff Contact: Hilary McGowan, Planner, hilary.mcgowan@snoco.org

	Place an "X" in the appropriate box				Comments
	Increase	Decrease	Neutral	Uncertain	
Housing					
Capacity/Targets			x		
Cost of Housing Development:					The cost of housing is not impacted by this code amendment, however the re-inserted code would allow for housing repairs and improvements in the floodway.
• Infrastructure			x		
• Site			x		
• Building const.			x		
• Fees			x		
• Yield			x		
Timing			x		
Jobs					
Capacity/Targets			x		
Cost of Commercial or Industrial Development:			x		
• Infrastructure			x		
• Site			x		

This form is intended to provide a summary analysis of the impact changes to development regulation may have on Residential, Commercial or Industrial Development.

• Building const.			x		
• Fees			x		
• Yield			x		
Time to Create Jobs			x		
# Family Wage Jobs			x		

This form is intended to provide a summary analysis of the impact changes to development regulation may have on Residential, Commercial or Industrial Development.

ANALYSIS OF BUILDING AND LAND USE REGULATION EFFECTS ON CAPITAL FACILITIES AND UTILITIES

Title Ordinance No. 22-065, RELATING TO THE GROWTH MANAGEMENT; AMENDING SCC 30.65.220 PERTAINING TO PERMITTED USES IN FLOODWAYS.

Description Proposed Ordinance 22-065 would re-insert code related to flood hazard areas that was stricken in error in 2020 via Ordinance No. 20-076. The stricken code allowed single-family residences located with floodways to do repairs or improvements that did not increase the ground floor area and were not substantial improvements. Re-inserting the code maintains the intent of Ordinance No. 20-076 within Title 30 chapters and complies with the National Flood Insurance Program.

Date: December 15, 2022

Staff Contact: Hilary McGowan, Planner, hilary.mcgowan@snoco.org

	Place an "X" in the appropriate box			Comments
	Increase	Decrease	Neutral	
County Provided				
• Airport			x	
• General Government			x	
• Law and Justice			x	
• Parks			x	
• Roads			x	
• Solid Waste			x	
• Surface Water			x	The proposed only allow for repairs and improvements that do not increase the ground floor area and are not substantial improvements.
Non-County Provided				
• Electric Power			x	
• Fire Suppression			x	
• Public Water Supply			x	
• Sanitary Sewer			x	
• Telecommunications			x	

This form is intended to provide a summary analysis of the impact changes to development regulation may have on county and non-county provided capital facilities and utilities.

ANALYSIS OF BUILDING AND LAND USE REGULATION EFFECTS ON LOW IMPACT DEVELOPMENT

Title Ordinance No. 22-065, RELATING TO THE GROWTH MANAGEMENT; AMENDING SCC 30.65.220 PERTAINING TO PERMITTED USES IN FLOODWAYS.

Description Proposed Ordinance 22-065 would re-insert code related to flood hazard areas that was stricken in error in 2020 via Ordinance No. 20-076. The stricken code allowed single-family residences located with floodways to do repairs or improvements that did not increase the ground floor area and were not substantial improvements. Re-inserting the code maintains the intent of Ordinance No. 20-076 within Title 30 chapters and complies with the National Flood Insurance Program.

Date: December 15, 2022

Staff Contact: Hilary McGowan, Planner, hilary.mcgowan@snoco.org

LID Evaluation:

Does the new policy or regulation support Low Impact Development	Place an "X" in the appropriate box			If "yes" or "no", explain...
	Increase	Decrease	Neutral	
Retention of native vegetation			X	
Minimal disruption of native soils			X	
Preservation of natural drainage			X	
Minimization of impervious surface area			X	
Use of LID facilities			X	
Better site design – using LID principles			X	
Adherence to SWPPP and drainage plan requirements			X	
Provisions for long term maintenance			X	
Retention of native vegetation			X	

Minimal disruption of native soils			X	
Preservation of natural drainage			X	
Minimization of impervious surface area			X	

ECAF NO.:
ECAF RECEIVED:

SNOHOMISH COUNTY COUNCIL

**ORDINANCE
INTRODUCTION SLIP**

EXHIBIT # 3.1.006

FILE ORD 22-065

TO: Clerk of the Council

TITLE OF PROPOSED ORDINANCE:

~~~~~

N. Nehring  
Councilmember Date

~~~~~

Clerk's Action: Proposed Ordinance No. _____

Assigned to: _____ Date: _____

~~~~~

**STANDING COMMITTEE RECOMMENDATION FORM**

On \_\_\_\_\_, the Committee considered the item and by \_\_\_\_ Consensus /  
\_\_\_\_ Yeas and \_\_\_\_ Nays, made the following recommendation:

\_\_\_\_\_ Move to Council to schedule public hearing \_\_\_\_\_

**Public Hearing Date** \_\_\_\_\_ **at** \_\_\_\_\_

\_\_\_\_\_ Move to Council as amended to schedule public hearing

\_\_\_\_\_ Move to Council with no recommendation

**This item \_\_\_\_ should/ \_\_\_\_ should not be placed on the Consent Agenda.**

(Consent agenda may be used for routine items that do not require public hearing and do not need discussion at General Legislative Session)

**This item \_\_\_\_ should/ \_\_\_\_ should not be placed on the Administrative Matters Agenda**

(Administrative Matters agenda may be used for routine action to set time and date for public hearings)

N. Nehring  
Committee Chair



**Snohomish County Council**

**Committee:** Planning & Community Development      **Analyst:** Ryan Countryman  
**ECAF:** 2022-1149  
**Proposal:** Ordinance 22-065      **Date:** December 6, 2022

**Consideration**

Proposed Ordinance 22-065 would amend Snohomish County Code (SCC) 30.65.220 pertaining to permitted uses in floodways.

**Background and Analysis**

SCC 30.65.220 includes provisions for uses allowed in floodways known as special flood hazard areas. County code limits uses in these areas for the purpose of protecting “public health, safety and welfare in those areas subject to periodic inundation due to flooding, and to minimize losses due to flood conditions”.<sup>1</sup>

In 2020, amendments to SCC 30.65.220 in Ordinance 20-076 unintentionally deleted a provision allowed for

Repair, reconstruction, or improvement of residential structures, where repair, reconstruction, or improvement of a structure does not increase the ground floor area, and is not a substantial improvement.

Deletion of the above language potentially affects over 6,000 homes in the floodway, creating an unintentional prohibition of repairs, reconstruction, and other improvements.

Ordinance 22-065 would re-adopt the provision that Ordinance 20-076 unintentionally deleted. This would allow the repair, reconstruction, and improvement of existing homes in the floodway, provided that such work does not meet the definition of a substantial improvement.<sup>2</sup>

---

<sup>1</sup> SCC 30.65.010.

<sup>2</sup> SCC 30.91S.750 defines substantial improvement and includes several qualifications. The important part here is the opening. This provides for “any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the structure’s market value before the ‘start of construction.’”

**Current Proposal**

*Summary:* Ordinance 22-065 would re-adopt an unintentionally deleted provision in SCC 30.65.220.

*Fiscal Implications:* None

**Handling:** NORMAL

**Finance:** APPROVE

**Executive Recommendation:** APPROVE

**Request:** Move to General Legislative Session on December 14 to set time and date for a public hearing.

# Proposed Code Amendments Relating to Flood Hazard Areas Code Correction

Snohomish County Council: Planning Committee

December 5, 2022

Hilary McGowan, Planner



# Summary of Proposed Changes

- Re-insert code that was mistakenly removed in 2020 in SCC 30.65.220
- Re-inserted code would allow single-family residences within floodways to do repairs or improvements that do not increase ground floor area and are not substantial improvements

SCC Section  
Headings

SCC 30.65  
Special Flood Hazard  
Areas

SCC 30.65.220  
Floodways: Permitted  
Uses



Snohomish County

# Proposed Code Amendment

Re-insert the language of SCC 30.65.220(9):

“Repair, reconstruction, or improvement of residential structures, where repair, reconstruction, or improvement of a structure does not increase the ground floor area, and is not a substantial improvement.”







Questions?

EXHIBIT 3.2.003

Planning and Community Development Committee Meeting Minutes –  
12/06/22

[Minutes](#) and [Video](#)

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, January 11, 2023, at the hour of 10:30 a.m. and continuing thereafter as necessary, in the Henry M. Jackson Room, 8<sup>th</sup> 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. 22-065, titled: RELATING TO GROWTH MANAGEMENT, AMENDING SCC 30.65.220 PERTAINING TO PERMITTED USES IN FLOODWAYS.

**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 adopts amendments to Snohomish County Code relating to flood hazard code correction.

**A summary of the proposed ordinance is as follows:**

PROPOSED ORDINANCE NO. 22-065

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 of the County Council and that any finding that should be a conclusion and any conclusion that should be a finding is adopted as such.

Section 4. Amends SCC 30.65.220 to re-insert code related to the repair, reconstruction, and improvement of residential structures in flood hazard areas that was deleted in error by Ordinance No. 20-076.

Section 5. Provides a standard severability and savings clause.

=====  
**State Environmental Policy Act:** Requirements with respect to this non-project action have been satisfied through the completion of an environmental checklist and the issuance of a determination of non-significance on June 8, 2022. 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](mailto: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](mailto: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 Campfield at (425) 388-3494, 1(800) 562-4367 X3494, or TDD #1-800-877-8339, or by e-mailing [lisa.campfield@snoco.org](mailto:lisa.campfield@snoco.org).

QUESTIONS: For additional information or specific questions on the proposed ordinance please call Hilary McGowan in the Department of Planning and Development Services at 425-388-5377 or email at [Hilary.McGowan@snoco.org](mailto:Hilary.McGowan@snoco.org).

DATED this 13<sup>th</sup> day of December 2022.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

  
\_\_\_\_\_  
Council Chair

ATTEST:

*Lisa Campfield*  
Asst. Clerk of the Council

PUBLISH: December 21, 2022  
Send Affidavit to: County Council  
Send Invoice to: Planning #107010

# Everett Daily Herald

## Affidavit of Publication

State of Washington }

County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH968702 ORDINANCE NO. 22-065 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 12/21/2022 and ending on 12/21/2022 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$130.50.

*[Handwritten signature]*



Subscribed and sworn before me on this

23<sup>rd</sup> day of December,  
2022.

*[Handwritten signature of Linda Phillips]*

Notary Public in and for the State of Washington.

RECEIVED

JAN 13 2023

Snohomish County Council

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, January 11, 2023, 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. 22-065, titled: RELATING TO GROWTH MANAGEMENT, AMENDING SCC 30.65.220 PERTAINING TO PERMITTED USES IN FLOODWAYS.

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 adopts amendments to Snohomish County Code relating to flood hazard code correction.

A summary of the proposed ordinance is as follows:

PROPOSED ORDINANCE NO. 22-065

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 of the County Council and that any finding that should be a conclusion and any conclusion that should be a finding is adopted as such.

Section 4: Amends SCC 30.65.220 to re-insert code related to the repair, reconstruction, and improvement of residential structures in flood hazard areas that was deleted in error by Ordinance No. 20-076.

Section 5: Provides a standard severability and savings clause.

State Environmental Policy Act: Requirements with respect to this non-project action have been satisfied through the completion of an environmental checklist and the issuance of a determination of non-significance on June 8, 2022. 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](mailto: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](mailto: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 Campfield at (425) 388-3494, 1(800) 562-4367 X3494, or TDD #1-800-877-8339, or by e-mailing [lisa.campfield@snoco.org](mailto:lisa.campfield@snoco.org).  
QUESTIONS: For additional information or specific questions on the proposed ordinance please call Hilary McGowan in the Department of Planning and Development Services at 425-388-5377 or email at [Hilary.McGowan@snoco.org](mailto:Hilary.McGowan@snoco.org).

DATED this 13th day of December 2022.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington  
/s/Megan Dunn  
Council Chair

ATTEST: /s/Lisa Campfield  
Asst. Clerk of the Council  
107010  
Published: December 21, 2022.

EDH068702

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

NOTICE OF ENACTMENT

NOTICE IS HEREBY GIVEN, that on January 11, 2023, the Snohomish County Council adopted Ordinance No. 22-065, which shall be effective January 22, 2023.

A summary of the ordinance is as follows:

ORDINANCE NO. 22-065

RELATING TO GROWTH MANAGEMENT, AMENDING SCC 30.65.220 PERTAINING TO PERMITTED USES IN FLOODWAYS

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 of the County Council and that any finding that should be a conclusion and any conclusion that should be a finding is adopted as such.

Section 4. Amends SCC 30.65.220 to re-insert code related to the repair, reconstruction, and improvement of residential structures in flood hazard areas that was deleted in error by Ordinance No. 20-076.

Section 5. Provides a standard severability and savings clause.

=====

**State Environmental Policy Act:** Requirements with respect to this non-project action have been satisfied through the completion of an environmental checklist and the issuance of a determination of non-significance on June 8, 2022. Copies of all applicable SEPA documents are available at the office of the County Council.

**Where to Get Copies of the 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](mailto: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>.

DATED this 18<sup>th</sup> day of January 2023.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

/s/Lisa Campfield  
Asst. Clerk of the Council

PUBLISH: January 20, 2023  
Send Affidavit to: County Council  
Send Invoice to: Planning #107010



SNOHOMISH COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON

EXHIBIT # 3.5.004

FILE ORD 22-065

**NOTICE OF ACTION**

NOTICE IS HEREBY GIVEN under the Growth Management Act, RCW 36.70A.290 that the Snohomish County Council took the action described in (1) below on January 11, 2023.

1. Description of agency action: Approval of Ordinance No. 22-065.
2. Description of proposal: RELATING TO GROWTH MANAGEMENT; AMENDING SCC 30.65.220 PERTAINING TO PERMITTED USES IN FLOODWAYS
3. Documentation is available electronically upon request by calling the Snohomish County Council Office at (425) 388-3494, 1-800-562-4367 x3494, TDD 1-800-877-8339 or e-mailing to [Contact.Council@snoco.org](mailto:Contact.Council@snoco.org).
4. Name of agency giving notice: Snohomish County Council
5. This notice is filed by: Lisa Campfield  
Asst. Clerk of the Council

Date: January 18, 2023



# Department of Commerce

Innovation is in our nature.

SNOHOMISH COUNTY COUNCIL

## Notice of Adopted Amendment

EXHIBIT # 3.5.005

FILE ORD 22-065

Indicate one (or both, if applicable):

- Comprehensive Plan Amendment
- Development Regulation Amendment

Pursuant to RCW 36.70A.106, the following jurisdiction provides notice of an adopted comprehensive plan amendment and/or development regulation amendment.

*(If needed, you may expand this form and the fields below, but please try to keep the entire form under two pages in length.)*

|                                                                                                                     |                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <b>Jurisdiction:</b>                                                                                                | Snohomish County                                                                                                          |
| <b>Mailing Address:</b>                                                                                             | 3000 Rockefeller Avenue, MS 609, Everett, WA 98201                                                                        |
| <b>Date:</b>                                                                                                        | January 18, 2023                                                                                                          |
| <b>Contact Name:</b>                                                                                                | Lisa Campfield                                                                                                            |
| <b>Title/Position:</b>                                                                                              | Asst. Clerk of the Council                                                                                                |
| <b>Phone Number:</b>                                                                                                | 425-388-3901                                                                                                              |
| <b>E-mail Address:</b>                                                                                              | <a href="mailto:lisa.campfield@snoco.org">lisa.campfield@snoco.org</a>                                                    |
| <b>Brief Description of the Adopted Amendment:</b><br><i>(40 words or less)</i>                                     | ORDINANCE 22-065<br>RELATING TO GROWTH MANAGEMENT,<br>AMENDING SCC 30.65.220 PERTAINING TO<br>PERMITTED USES IN FLOODWAYS |
| <b>Was this action submitted to Commerce for 60-day notice of intent to adopt (or to request expedited review)?</b> | YES<br>Material ID# 2022-S-4027                                                                                           |
| <b>Public Hearing Date:</b>                                                                                         | Planning Commission: July 26, 2023<br>Council/County Commission: January 11, 2023                                         |
| <b>Date Adopted:</b>                                                                                                | January 11, 2023                                                                                                          |

**REQUIRED:** Attach or include a copy the adopted ordinance (signed and dated) and the final amendment text.

1 Adopted: 1/11/2023  
2 Effective: 1/22/2023

3  
4 SNOHOMISH COUNTY COUNCIL  
5 Snohomish County, Washington

6  
7 ORDINANCE NO. 22-065

8  
9 RELATING TO GROWTH MANAGEMENT; AMENDING SCC 30.65.220 PERTAINING TO PERMITTED USES IN  
10 FLOODWAYS

11  
12 WHEREAS, counties and cities that are required to plan under the Growth Management Act  
13 (GMA), chapter 36.70A RCW, must ensure their comprehensive plans and development regulations plan  
14 for and accommodate affordable housing, while protecting both the environment and property rights;  
15 and

16  
17 WHEREAS, the Snohomish County (“County”) GMA Comprehensive Plan (GMA CP) – General  
18 Policy Plan (GPP) has an objective to balance the protection of the natural environment with economic  
19 growth, housing needs, and the protection of property rights; and

20  
21 WHEREAS, the Snohomish County Council (“County Council”) adopted Ordinance No. 20-076 on  
22 November 4, 2020, to permanently adopt the Flood Insurance Study (FIS) for Snohomish County  
23 required by the Department of Homeland Security’s Federal Emergency Management Agency for  
24 compliance with the National Flood Insurance Program (NFIP) as well as to add clarity to the County’s  
25 flood regulations; and

26  
27 WHEREAS, Ordinance No. 20-076 also adopted the federal Flood Insurance Rate Maps and  
28 updated County special flood hazard regulations under chapters 30.43C and 30.65 and title 30.9 of the  
29 Snohomish County Code (SCC); and

30  
31 WHEREAS, Ordinance No. 20-076 amended SCC 30.65.220(8) addressing the repair,  
32 replacement, and improvement of substantially damaged residences in the floodway for consistency  
33 with state and federal regulations; and

34  
35 WHEREAS, changes to SCC 30.65.220(8) were a result of the NFIP Flood Damage Prevention  
36 Ordinance Washington Model, Revised December 9, 2019, (“Model Ordinance”) Section 5.4-2 titled:  
37 “Residential Construction in Floodways” and RCW 86.16.041 which addresses rules for the repair or  
38 replacement of existing residential structures; and

39  
40 WHEREAS, the intent of Model Ordinance Section 5.4-2 is to prohibit construction or  
41 reconstruction of residential structures in floodways, except for repairs, reconstruction, or  
42 improvements to a residential structure that are not substantial improvements and that do not increase  
43 the ground floor area; and

44  
45 WHEREAS, Model Ordinance Section 5.4-2 was implemented through the addition of SCC  
46 30.65.220(8) recognizing that repairs, replacement, or relocation of substantially damaged residences in  
47 the floodway, other than farmhouses can be permitted in floodways when certain criteria are met; and

1           WHEREAS, Ordinance No. 20-076 unintentionally deleted SCC 30.65.220(9) which stated  
2 “Repair, reconstruction, or improvement of residential structures, where repair, reconstruction, or  
3 improvement of a structure does not increase the ground floor area, and is not a substantial  
4 improvement” when permitted by the applicable zone under chapter 30.22 SCC; and  
5

6           WHEREAS, the unintentional deletion of SCC 30.65.220(9) by Ordinance No. 20-076 resulted in  
7 the prohibition of repairs, reconstruction, or improvements to residential structures in the floodway  
8 that have not been substantially damaged; and  
9

10           WHEREAS, due to the deletion of SCC 30.65.220(9) and the lack of other code provisions  
11 allowing for repairs, reconstruction, or improvements to residential structures in the floodway,  
12 homeowners cannot currently perform repairs, reconstruction, or improvements even when such work  
13 does not increase ground floor area and is not a substantial improvement, despite such work being  
14 contemplated and allowed by the Model Ordinance Section 5.4-2; and  
15

16           WHEREAS, as of May 31, 2022, there are over 6,000 homes within the floodway in  
17 unincorporated Snohomish County subject to these codes and potentially impacted by the unintentional  
18 prohibition of repairs, reconstruction, and improvement of these homes due to amendments found in  
19 Ordinance No. 20-076; and  
20

21           WHEREAS, this ordinance will re-adopt the language of SCC 30.65.220(9) exactly as it existed  
22 prior to the adoption of Ordinance No. 20-076 to again allow the repair, reconstruction, and  
23 improvement of residences located in the floodway, making the code consistent with Model Ordinance  
24 Section 5.4-2; and  
25

26           WHEREAS, on June 28, 2022, the Snohomish County Planning Commission (the “Planning  
27 Commission”) was briefed by Snohomish County Planning and Development Services (PDS) staff about  
28 the proposed code amendments contained in this ordinance; and  
29

30           WHEREAS, the Planning Commission held a public hearing on July 26, 2022, to receive public  
31 testimony concerning the proposed code amendments contained in this ordinance; and  
32

33           WHEREAS, at the conclusion of the Planning Commission’s public hearing, the Planning  
34 Commission deliberated on the proposed code amendments and voted to recommend approval of code  
35 amendments relating to flood hazard areas code correction as shown in its approval letter dated August  
36 10, 2022; and  
37

38           WHEREAS, on January 11, 2023, the County Council held a public hearing after proper notice,  
39 and considered public comment and the entire record related to the code amendments contained in  
40 this ordinance; and  
41

42           WHEREAS, following the public hearing, the County Council deliberated on the code  
43 amendments contained in this ordinance;  
44

45           NOW, THEREFORE, BE IT ORDAINED:  
46

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

- 1 A. The foregoing recitals are adopted as findings as if set forth in full herein.  
2  
3 B. This ordinance amends SCC 30.65.220 to re-adopt the former SCC 30.65.220(9) allowing the repair,  
4 reconstruction, and improvement of residential structures located within the floodway so long as  
5 the repairs, reconstruction, and improvements do not increase ground floor area and are not  
6 substantial improvements.  
7  
8 C. This ordinance ensures consistency with state and federal flood regulations and re-adopts a code  
9 provision that was unintentionally deleted by Ordinance No. 20-076.  
10  
11 D. Model Ordinance Section 5.4-2 provides in part:

12  
13 Construction or reconstruction of residential structures is prohibited within designated  
14 floodways, except for (i) repairs, reconstruction, or improvements to a structure that do not  
15 increase the ground floor area; and (ii) repairs, reconstruction, or improvements to a structure,  
16 the cost of which does not exceed 50 percent of the market value of the structure either, (A)  
17 before the repair or reconstruction is started, or (B) if the structure has been damaged, and is  
18 being restored, before the damage occurred. Any project for improvement of a structure to  
19 correct existing violations of state or local health, sanitary, or safety code specifications that  
20 have been identified by the local code enforcement official and that are the minimum necessary  
21 to assure safe living conditions, or to structures identified as historic places, may be excluded in  
22 the 50 percent.  
23

- 24 E. In developing the proposed amendment, the County considered the GMA goals identified in RCW  
25 36.70A.020. In particular, the proposed amendment is consistent with and promotes:

26  
27 GMA Goal 4 – “Housing. Plan for and accommodate housing affordable to all economic  
28 segments of the population of this state, promote a variety of residential densities and housing  
29 types, and encourage preservation of existing housing stock.”  
30

31 GMA Goal 10 – “Environment. Protect the environment and enhance the state's high quality of  
32 life, including air and water quality, and the availability of water.”  
33

34 The proposed amendment supports the housing and environmental goals because it will allow  
35 homeowners to preserve their existing homes through repair, reconstruction, and improvement.  
36 This permitted work would not negatively impact the environment because the home could not be  
37 substantially improved and the footprint could not be expanded.  
38

- 39 F. The proposed amendment maintains consistency with the following Multicounty Planning Policy  
40 (MPP) from the Puget Sound Regional Council VISION 2050:

41  
42 MPP-H-3 – Achieve and sustain – through preservation, rehabilitation, and new development – a  
43 sufficient supply of housing to meet the needs of low-income, moderate-income, middle-  
44 income, and special needs individuals and households that is equitably and rationally distributed  
45 throughout the region.  
46

1 The proposed changes would support the preservation and rehabilitation efforts of this housing  
2 goal. Existing residential housing in the floodway can be preserved with this code correction which  
3 allows existing housing supply to be maintained.  
4

- 5 G. The proposed amendment maintains consistency with the following MPP from the Puget Sound  
6 Regional Council VISION 2050:

7  
8 MPP-En-5 – Locate development in a manner that minimizes impacts to natural features.  
9 Promote the use of innovative environmentally sensitive development practices, including  
10 design, materials, construction, and on-going maintenance.  
11

12 The proposed amendment supports this MPP by minimizing new impacts to natural features  
13 through restricting major improvements and ground floor area expansion of existing homes located  
14 in the floodway.  
15

- 16 H. The proposed amendment is consistent with Countywide Planning Policy (CPP) HO-6 that provides:

17  
18 The county and cities should implement policies and programs that encourage the rehabilitation  
19 and preservation of existing legally established, affordable housing for residents of all income  
20 levels, including but not limited to mobile/manufactured housing and single-room occupancy  
21 (SRO) housing.

22 The proposed code amendment encourages the rehabilitation and preservation of existing housing  
23 supply in the floodway. Affordable existing housing in the floodway will further be preserved.  
24

- 25 I. The proposed amendment maintains consistency with the GPP Housing Chapter, including HO Policy  
26 2.A.2, which provides:

27  
28 The county shall continue programs to repair and maintain existing housing in neighborhoods to  
29 reduce blight and deterioration and preserve and enhance the housing stock.  
30

- 31 J. Procedural requirements.

- 32  
33 1. This is a Type 3 legislative action under SCC 30.73.010.  
34  
35 2. As required by RCW 30.70A.106(1), a notice of intent to adopt the proposed code amendments  
36 was transmitted to the Washington State Department of Commerce for distribution to state  
37 agencies on June 8, 2022.  
38  
39 3. State Environmental Policy Act (SEPA), chapter 43.21C RCW, requirements with respect to this  
40 non-project action have been satisfied through the completion of an environmental checklist  
41 and the issuance of a determination of non-significance on June 8, 2022.  
42  
43 4. The public participation process used in the adoption of this ordinance complies with all  
44 applicable requirements of the GMA and the SCC, including but not limited to, RCW 36.70A.035,  
45 RCW 36.70A.140, and chapter 30.73 SCC.  
46

- 1 5. The Planning Commission was briefed on the proposed amendments at its June 28, 2022,  
2 meeting and conducted a public hearing on the proposed amendments at its July 26, 2022,  
3 meeting resulting in its letter of August 10, 2022, recommending approval of the code  
4 amendments contained in this ordinance.  
5
- 6 6. The Washington State Attorney General last issued an advisory memorandum, as required by  
7 RCW 36.70A.370, in September of 2018 entitled “Advisory Memorandum and Recommended  
8 Process for Evaluating Proposed Regulatory and Administrative Actions to Avoid  
9 Unconstitutional Takings of Private Property” to help local governments avoid the  
10 unconstitutional taking of private property. The process outlined in the State Attorney  
11 General’s 2018 advisory memorandum was used by Snohomish County in objectively evaluating  
12 the regulatory changes proposed by this ordinance.  
13

14 K. This ordinance is consistent with the record.  
15

- 16 1. Due to Ordinance No. 20-076, homeowners are restricted from repairing, reconstructing, or  
17 improving their homes located in the floodways when no substantial flood damage has  
18 occurred. The proposed code amendments reinstate the ability of homeowners to repair,  
19 reconstruct, or improve their homes to make necessary maintenance and preserve existing  
20 housing.  
21
- 22 2. The Model Ordinance allows for repair, reconstruction, and improvement of homes in the  
23 floodways that have not been substantially damaged and when such repair, reconstruction, or  
24 improvement will not increase the ground floor area.  
25
- 26 3. The code amendments proposed by this ordinance will correct an unintentional deletion and re-  
27 insert code that existed prior to 2020.  
28

29 Section 2. The County Council makes the following conclusions:  
30

- 31 A. The amendments proposed by this ordinance comply and are consistent with the GMA.  
32
- 33 B. The amendments proposed by this ordinance comply and are consistent with the GMACP.  
34
- 35 C. The County has complied with all SEPA requirements with respect to this non-project action.  
36
- 37 D. The public participation process used in the adoption of this ordinance complies with all applicable  
38 requirements of the GMA and title 30 SCC.  
39
- 40 E. The amendments proposed by this ordinance does not result in an unconstitutional taking of private  
41 property for a public purpose.  
42

43 Section 3. The Snohomish County Council bases its findings and conclusions on the entire record  
44 of the County Council, including all testimony and exhibits. Any finding, which should be deemed a  
45 conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.  
46

1 Section 4. Snohomish County Code Section 30.65.220, last amended by Amended Ordinance No.  
2 21-060 on October 6, 2021, is amended to read:

3  
4 SCC 30.65.220 Floodways: permitted uses.

5  
6 The following uses are allowed in the floodway when permitted by the applicable zone under chapter  
7 30.22 SCC, provided the use is in compliance with the applicable general and specific floodproofing  
8 standards of SCC 30.65.110 and 30.65.120, and other applicable provisions of this chapter:

9  
10 (1) Agriculture;

11  
12 (2) Forestry, including processing of forest products with portable equipment;

13  
14 (3) Preserves and reservations;

15  
16 (4) Park and recreational activities;

17  
18 (5) Removal of rock, sand and gravel, when the applicant can provide clear and convincing evidence  
19 that such uses will not divert flood flows causing channel shift or erosion, accelerate or amplify the  
20 flooding of downstream flood hazard areas, increase the flooding threat to upstream flood hazard areas,  
21 or in any other way threaten public or private properties. When allowed, such removal shall comply with  
22 the provisions of chapter 30.32C SCC and the county shoreline management program;

23  
24 (6) Utility transmission lines when allowed in underlying zones unless otherwise prohibited by this  
25 chapter. When the primary purpose of such a transmission line is to transfer bulk products or energy  
26 through a floodway en route to another destination, as opposed to serving customers within a  
27 floodway, such transmission lines shall conform to the following:

28  
29 (a) All utility transmission lines shall cross floodways by the most direct route feasible as  
30 opposed to paralleling floodways;

31  
32 (b) Electric transmission lines shall span the floodway with support towers located in flood  
33 fringe areas or beyond. Where floodway areas cannot be spanned due to excessive width,  
34 support towers shall be located to avoid high flood water velocity and/or depth areas, and shall  
35 be adequately floodproofed;

36  
37 (c) Buried utility transmission lines transporting hazardous materials, including but not limited  
38 to crude and refined petroleum products and natural gas, shall be buried a minimum of four  
39 feet below the maximum established scour of the waterway, as calculated on the basis of  
40 hydrologic analyses. Such burial depth shall be maintained horizontally within the hydraulic  
41 floodway to the maximum extent of potential channel migration as determined by hydrologic  
42 analyses. In the event potential channel migration extends beyond the hydraulic floodway,  
43 conditions imposed upon floodway fringe and special flood hazard areas shall also govern  
44 placement. All hydrologic analyses are subject to acceptance by the county, shall assume the  
45 conditions of a 100-year frequency flood as verified by the U.S. Army Corps of Engineers, and  
46 shall include on-site investigations and consideration of historical meander characteristics in  
47 addition to other pertinent facts and data. The use of riprap as a meander containment



1 mechanism within the hydraulic floodway shall be consistent with the county shoreline  
2 management program;

3  
4 (d) Buried utility transmission lines transporting non-hazardous materials including water and  
5 sewage shall be buried a minimum of four feet below the maximum established scour of the  
6 waterway as calculated on the basis of hydrologic analyses. Such burial depth shall be  
7 maintained horizontally within the hydraulic floodway to the maximum extent of potential  
8 channel migration as determined by hydrologic analyses. All hydrologic analyses shall conform  
9 to requirements in subsection (6)(c) of this section. The use of riprap as a meander containment  
10 mechanism within the hydraulic floodway shall be consistent with the county shoreline  
11 management program;

12  
13 (e) Beyond the maximum extent of potential channel migration, utility transmission lines  
14 transporting hazardous and non-hazardous materials shall be buried below existing natural and  
15 artificial drainage features. Burial depth in all agricultural areas requiring or potentially requiring  
16 subsurface drainage shall be a minimum of six feet as measured from ground surface to the top  
17 of the transmission line, or at other such depth as deemed necessary by on-site investigations  
18 performed by a qualified soils expert familiar with county soils. Burial depth in all other  
19 agricultural and non-agricultural floodway areas shall be determined on the basis of accepted  
20 engineering practice and in consideration of soil conditions and the need to avoid conflict with  
21 agricultural tillage;

22  
23 (f) All buried utility transmission lines shall achieve sufficient negative buoyancy so that any  
24 potential for flotation or upward migration is eliminated;

25  
26 (g) Above ground utility transmission lines, not including electric transmission lines, shall only  
27 be allowed for the transportation of non-hazardous materials where an existing or new bridge  
28 or other structure is available and capable of supporting the line. When located on existing or  
29 new bridges or other structures with elevations below the level of the 100-year flood, the  
30 transmission line shall be placed on the down-stream side and protected from flood debris. In  
31 such instances, site specific conditions and flood damage potential shall dictate placement,  
32 design and protection throughout the floodway. Applicants must demonstrate that such above  
33 ground lines will have no appreciable effect upon flood depth, velocity or passage, and shall be  
34 adequately protected from flood damage. If the transmission line is to be buried except at the  
35 waterway crossing, burial specifications shall be determined as in subsection (6)(d) of this  
36 section;

37  
38 (h) All floodway crossings by utility transmission lines transporting hazardous materials shall be  
39 equipped with valves capable of blocking flow within the pipeline in the event of leakage or  
40 rupture. All floodway crossings shall have valves unless otherwise indicated by standard  
41 engineering review of the site and type of transmission line as acceptable to the county with  
42 locations determined by other provisions of this chapter;

43  
44 (i) Above ground utility transmission line appurtenant structures including valves, pumping  
45 stations, or other control facilities shall not be permitted in the floodway; and  
46

1 (j) Where a floodway has not been determined by preliminary Corps of Engineers'  
2 investigations or official designation, a floodway shall be defined by qualified engineering work  
3 by the applicant on the basis of a verified 100-year flood event.  
4

5 (7) Repairs, reconstruction, replacement, or improvements to existing farmhouse structures which are  
6 located on lands designated as agricultural lands of long-term commercial significance under RCW  
7 36.70A.170, subject to the following:  
8

9 (a) The new farmhouse is a replacement for an existing farmhouse on the same farm site;

10  
11 (b) There is no potential building site for a replacement farmhouse on the same farm outside  
12 the designated floodway;

13  
14 (c) The farmhouse being replaced shall be removed, in its entirety, including foundation, from  
15 the floodway within 90 days after occupancy of the new farmhouse;

16  
17 (d) For substantial improvements, and replacement farmhouses, the elevation of the lowest  
18 floor of the improvement and farmhouse respectively, including basement, is one foot higher  
19 than the base flood elevation;

20  
21 (e) New and replacement water supply systems, are designed to eliminate or minimize  
22 infiltration of flood waters into the system;

23 (f) New and replacement sanitary sewerage systems are designed and located to eliminate or  
24 minimize infiltration of flood waters into the system and discharge from the system into the  
25 flood waters;

26  
27 (g) All other utilities and connections to public utilities are designed, constructed, and located  
28 to eliminate or minimize flood damage;

29  
30 (h) The replacement farmhouse shall not exceed the total square footage of encroachment of  
31 the structure which it is replacing; and

32  
33 (i) Repairs, reconstruction, or improvements to a farmhouse shall not increase the total square  
34 footage of encroachment of the existing farmhouse.  
35

36 (8) Repairs, replacement, or relocation of substantially damaged residences in the floodway, other than  
37 farmhouses, are subject to the following:  
38

39 (a) When residences other than farmhouses are substantially damaged in the floodway, the  
40 floodplain administrator may make a written request to the Department of Ecology under RCW  
41 86.16.041(4) to assess the risk of harm to life and property posed by the specific conditions of  
42 the floodway. Based on analysis of depth, velocity, flood-related erosion, channel migration,  
43 debris load potential, and flood warning capability, the Department of Ecology may exercise  
44 best professional judgment in recommending to the floodplain administrator authority to  
45 permit repair, replacement, or relocation of the substantially damaged structure. The property  
46 owner shall submit any information necessary to complete the assessment to the county and  
47 the Department of Ecology. Without a favorable recommendation from the Department of

1 Ecology for the repair or replacement of a substantially damaged residential structure located in  
2 the regulatory floodway, no repair or replacement is allowed under WAC 173-158-076(1).

3  
4 (b) Before the repair, replacement, or relocation is started, all applicable requirements of the  
5 National Flood Insurance Program, chapter 86.16 RCW, chapter 30.43C SCC, and this chapter  
6 must be satisfied. In addition, the following conditions must be met:

7  
8 (i) There is no potential building location for the replacement residential structure on  
9 the same property outside the regulatory floodway;

10  
11 (ii) The replacement residential structure is equivalent in use and size to the  
12 substantially damaged residential structure;

13 (iii) The structure being repaired, replaced, or reconstructed was legally constructed;

14  
15 (iv) Repairs, reconstruction, or replacement do not result in an increase of the total  
16 square footage of floodway encroachment;

17  
18 (v) The elevation of the lowest floor of the substantially damaged or replacement  
19 residential structure is a minimum of one foot higher than the base flood elevation;

20  
21 (vi) New and replacement water supply systems are designed to eliminate or minimize  
22 infiltration of floodwater into the system;

23  
24 (vii) New and replacement sanitary sewerage systems are designed and located to  
25 eliminate or minimize infiltration of floodwater into the system and discharge from the  
26 system into the floodwaters; and

27  
28 (viii) All other utilities and connections to public utilities are elevated a minimum of one  
29 foot above the base flood elevation and are designed, constructed, and located to  
30 eliminate or minimize flood damage.

31  
32 (9) Repair, reconstruction, or improvement of residential structures, where repair, reconstruction, or  
33 improvement of a structure does not increase the ground floor area, and is not a substantial  
34 improvement.

35  
36 ~~((9))~~ (10) Water-dependent utilities and other installations which by their very nature must be in the  
37 floodway. Examples of such uses are: Dams for domestic/industrial water supply, flood control and/or  
38 hydroelectric production; water diversion structures and facilities for water supply, irrigation and/or  
39 fisheries enhancement; flood water and drainage pumping plants and facilities; hydroelectric generating  
40 facilities and appurtenant structures; structural and nonstructural flood damage reduction facilities, and  
41 stream bank stabilization structures and practices. The applicant shall supply convincing evidence that a  
42 floodway location is necessary in view of the objectives of the proposal and that the proposal is  
43 consistent with other provisions of this chapter and the county shoreline management program. In all  
44 instances of locating utilities and other installations in floodway locations, project design must  
45 incorporate floodproofing.

1 ((10)) (11) Dikes, when the applicant can provide clear and convincing evidence that:

2  
3 (a) Adverse effects upon adjacent properties will not result relative to increased floodwater  
4 depths and velocities during the base flood or other more frequent flood occurrences;

5  
6 (b) Natural drainage ways are minimally affected in that their ability to adequately drain  
7 floodwaters after a flooding event is not impaired; and

8  
9 (c) The proposal has been coordinated through the appropriate diking district where applicable,  
10 and that potential adverse effects upon other affected diking districts have been documented.

11  
12 ((11)) (12) Public works, limited to roads and bridges.

13  
14 Section 5. Severability and Savings. If any section, sentence, clause or phrase of this ordinance  
15 shall be held to be invalid by the Growth Management Hearings Board ("Board"), or unconstitutional by  
16 a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or  
17 constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided, however,  
18 that if any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional  
19 by the Board or court of competent jurisdiction, then the section, sentence, clause or phrase in effect  
20 prior to the effective date of this ordinance shall be in full force and effect for that individual section,  
21 sentence, clause or phrase as if this ordinance had never been adopted.

22  
23 PASSED this 11<sup>th</sup> day of January 2023.

24  
25 SNOHOMISH COUNTY COUNCIL  
26 Snohomish County, Washington

27  
28   
29 Council Chairperson

30 ATTEST:


31  
32   
33 Asst. Clerk of the Council

34  
35  APPROVED

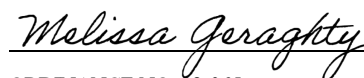
36  
37  EMERGENCY

38  
39  VETOED

40 DATE: January 12, 2023

41  
42   
43 County Executive

44  
45 ATTEST:

46  
47 

1 Approved as to form only:

2

3

4 \_\_\_\_\_  
Deputy Prosecuting Attorney

5

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# THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

## Submittal ID: 2023-S-4722

### Submittal Date Time: 01/18/2023

#### Submittal Information

|                       |                                  |                                        |
|-----------------------|----------------------------------|----------------------------------------|
| <b>Jurisdiction</b>   | Snohomish County                 |                                        |
| <b>Submittal Type</b> | Notice of Final Adoption         | <b>Draft Submittal ID:</b> 2022-S-4027 |
| <b>Amendment Type</b> | Development Regulation Amendment |                                        |

#### Amendment Information

**Brief Description**  
Adopted Ordinance No. 22-065 amending SCC 30.65.220 pertaining to permitted uses in floodways.

Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.

**Anticipated/Proposed Date of Adoption** 01/11/2023

#### Categories

|                           |
|---------------------------|
| <b>Submittal Category</b> |
| Development Regulations   |

#### Attachments

| Attachment Type                            | File Name                             | Upload Date         |
|--------------------------------------------|---------------------------------------|---------------------|
| Correspondence                             | Recently Enacted Legislation .msg     | 01/18/2023 12:38 PM |
| Development Regulation Amendment - Adopted | Commerce GMA Notice Adopted (003).pdf | 01/18/2023 12:38 PM |

#### Contact Information

|                   |                                |
|-------------------|--------------------------------|
| <b>Prefix</b>     | Ms.                            |
| <b>First Name</b> | Lisa                           |
| <b>Last Name</b>  | Campfield                      |
| <b>Title</b>      | Assistant Clerk of the Council |

**Work** (425) 388-3901  
**Cell**  
**Email** Lisa.Campfield@co.snohomish.wa.us

**Yes, I would like to be contacted for Technical Assistance.**

**Certification**

---

**Entered by Linda Weyl on 1/18/2023 12:39:31 PM**

**Intake Received Date** 01/18/2023  
**Full Name** Lisa Campfield  
**Email** Lisa.Campfield@co.snohomish.wa.us

# Everett Daily Herald

## Affidavit of Publication

State of Washington }  
County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH970123 ORDINANCE 22-065 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 01/20/2023 and ending on 01/20/2023 and that said newspaper was regularly distributed to its subscribers during all of said period.

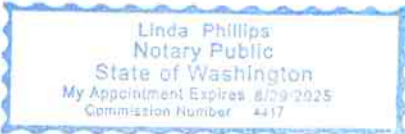
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JAN 31 2023

Snohomish County Council

*Electronic Copy Rec.  
1/26/23  
J*

The amount of the fee for such publication is \$59.45. *[Signature]*



Subscribed and sworn before me on this 24<sup>th</sup> day of January, 2023.

*[Signature: Linda Phillips]*

Notary Public in and for the State of Washington.



SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington  
NOTICE OF ENACTMENT

NOTICE IS HEREBY GIVEN that on January 11, 2023, the Snohomish County Council adopted Ordinance No. 22-065, which shall be effective January 22, 2023.

A summary of the ordinance is as follows:

ORDINANCE NO. 22-065

RELATING TO GROWTH MANAGEMENT, AMENDING SCC 30.65.220 PERTAINING TO PERMITTED USES IN FLOODWAYS 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 of the County Council and that any finding that should be a conclusion and any conclusion that should be a finding is adopted as such.

Section 4. Amends SCC 30.65.220 to re-insert code related to the repair, reconstruction, and improvement of residential structures in flood hazard areas that was deleted in error by Ordinance No. 20-076.

Section 5. Provides a standard severability and savings clause State Environmental Policy Act. Requirements with respect to this non-project action have been satisfied through the completion of an environmental checklist and the issuance of a determination of non-significance on June 8, 2022. Copies of all applicable SEPA documents are available at the office of the County Council. Where to Get Copies of the 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](mailto: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>.

DATED this 18th day of January 2023.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington  
/s/Lisa Campfield  
Asst. Clerk of the Council

107010

Published: January 20, 2023.

EDH970123

# Everett Daily Herald

## Affidavit of Publication

State of Washington }  
County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH970125 ORDINANCE 22-065 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 01/20/2023 and ending on 01/20/2023 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$30.45.

*[Handwritten Signature]*

Subscribed and sworn before me on this

24<sup>th</sup> day of January,  
2023.

*[Handwritten Signature]*

Notary Public in and for the State of Washington.

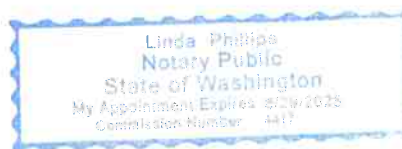
Snohomish County Planning | 14107010  
LISA CAMPFIELD

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JAN 31 2023

Snohomish County Council

*Electronic Copy Rec*  
*1/26/23*



SNOHOMISH COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON  
NOTICE OF ACTION

NOTICE IS HEREBY GIVEN under the Growth Management Act, RCW 36.70A.290 that the Snohomish County Council took the action described in (1) below on January 11, 2023.

1. Description of agency action: Approval of Ordinance No. 22-065.
2. Description of proposal: RELATING TO GROWTH MANAGEMENT; AMENDING SCC 30.65.220 PERTAINING TO PERMITTED USES IN FLOODWAYS
3. Documentation is available electronically upon request by calling the Snohomish County Council Office at (425) 388-3494, 1-800-562-4367 x3494, TDD 1-800-877-8339 or e-mailing to [ContactCouncil@snoco.org](mailto:ContactCouncil@snoco.org).
4. Name of agency giving notice: Snohomish County Council
5. This notice is filed by: Lisa Campfield  
Asst. Clerk of the Council

Date: January 18, 2023  
107010

Published: January 20, 2023.

EDH970125