

AMENDMENT SHEET 1
SUBSTITUTE ORDINANCE NO. 24-021

Amendment Name: Additional Council Findings

Brief Description: This amendment would add additional findings regarding rural cluster subdivisions.

Affected Code Sections: Not applicable.

Existing Ordinance Recitals, Findings, Conclusions or Sections to Delete or Modify:

Page 8, Line 37. Insert a new Subsection 1.I as follows:

I. The County Council makes the following additional findings to supplement the record as set for in the PDS Staff Report dated October 10, 2022.

1. On May 3, 2023, the Washington State Legislature (the Legislature) enacted Engrossed Second Substitute House Bill 1181, which among other changes revised RCW 36.70A.070(1) to require counties to “reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools [including] adoption of portions or all of the wildland urban interface code adopted by the international code council”.
2. On March 5, 2024, the Legislature enacted Engrossed Senate Bill 6120 (ESB 6120) which among other changes, clarified and narrowed which portions of the wildland urban interface code would be applicable to counties planning under GMA.
3. As modified by ESB 6120, those portions of the wildland urban interface code applicable to Snohomish County will require different construction techniques and materials and greater availability of water for new homes in areas subject to the wildland urban interface code.
4. The wildland urban interface code will be applicable to much of rural Snohomish County, including both rural cluster and non-rural cluster development.
5. The County Council expects implementation of the wildland urban interface code to increase costs for building in non-urban areas.
6. The County Council anticipates that the increased cost of wildland urban interface code compliance to more than offset the cost savings for rural cluster development associated with this ordinance.
7. The County Council concludes that the likely net effect of the proposed changes for rural cluster development and the forthcoming implementation of the wildland urban interface code to be that development outside urban growth areas will be more expensive than today and that this increased cost will dampen future overall rural growth rates.

Council Disposition: _____ **Date:** _____