



Planning and Community Development

Deb Bell

Council Initiated:

Yes

No

ECAF: 2026-1033
Ordinance: 26-020

Type:

- Contract
- Board Appt.
- Code Amendment
- Budget Action
- Other

Requested Handling:

- Normal
- Expedite
- Urgent

Fund Source:

- General Fund
- Other
- N/A

Executive Rec:

- Approve
- Do Not Approve
- N/A

Approved as to

Form:

- Yes
- No
- N/A

Subject: Snohomish County Code Amendments to Title 30.

Scope: The proposed code amendments are to update the setback tables from road network elements and covered parking structures and simplify regulations.

Code Section	Proposed Change
30.23.041 - 30.23.048	Covered parking structure setbacks increased to 19 feet (was 18) to anticipate changes to parking stall size in SCC 30.26.065.
30.23.041 - 30.23.048	Simplify setback tables by combining columns and cutting redundancies.
30.23.048	New table summarizes covered parking structure setbacks.
30.23.049	Clarify public road language. Clarify private road language.
30.42B.145	Update garage/carport front setback from 18 to 19 feet.

Authority Granted: The proposed Ordinance would amend portions of Chapter 30 to standardize setback requirements. These updates conform with the 2024 Senate Bill 6015 and 2025 House Bill 5184, and with [RCW 36.70A.622](#).

Background: In October 2024, the Washington State Attorney General issued an advisory memorandum entitled “Advisory Memorandum and Recommended Process for Evaluating Proposed Regulatory or Administrative Actions to Avoid the Unconstitutional Taking of Private Property” to help local governments avoid the unconstitutional taking of private property. The process outlined in the memorandum was used by the County in objectively evaluating the regulatory changes proposed in this ordinance.

This is a Type 3 legislative action under SCC 30.73.010. The proposed code amendments were transmitted to the Washington State Department of Commerce for distribution to State agencies on July 1, 2025. SEPA was completed and the issuance of a determination of non-significance on July 1, 2025. The public participation process was used in compliance with the GMA, RCW 36.70A.035, RCW 36.70A.140 and SCC 30.73.

The Planning Commission was briefed on June 24, 2025, a public hearing conducted on July 22, 2025, and a letter recommending approval was sent on August 20, 2025.

Requested Action: For Council to move the ordinance to GLS on June 24th, 2026, to set time and date for public hearing, on July 22nd, 2026, at the hour of 10:30 am.