



# Planning and Community Development

Deb Bell

Council Initiated:

Yes

No

**ECAF:** 2026-0173  
**Ordinance:** 26-002

**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:** Relating to Commercial and Industrial Zones, Snohomish County Code Chapters 30.31A and 30.31B.

**Scope:** The proposed amendment to Snohomish County Code would assist in streamlining the current permitting process and eliminate outdated procedural requirements in commercial and industrial zones. This includes updating reference chapters 30.21, 30.22, 30.23, 30.70 and clarifying 30.86 of Snohomish County Code.

**Duration:** NA

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

**Authority Granted:** The County Council adopts the recitals as findings of fact and conclusions as set forth in Ordinance 26-002, under Snohomish County Charter 2.110.

**Background:** Within SCC 30.31A, current regulation includes remnants of large business parks and corporate headquarters, common of the 1980's. Current commercial properties no longer require such intensive oversight, including a need for a preliminary site plan approval or a final site plan approval. By changing these requirements, the process can be streamlined.

Within SCC 30.31B, the Hearing Examiner's approval is required in all landscape screening decisions or the need for an administrative conditional use permit. These general commercial requirements are no longer necessary.

Further amendments update any cross-referenced material or code section, and assist in clarifying setback regulations, such as rural commercial zones and rural industrial zones.

**Action Requested:** For Council to move Ordinance 26-002 to GLS on Wednesday February 4, 2026, to set time and date for a Public Hearing, with the suggested date and time of February 25th, 2026, at 10:30 am.