



Planning and Community Development

Ryan Countryman

Council Initiated:

☒ Yes

☐ No

ECAF: 2024-1390

Ord.: 24-057

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

☒ **TBD**

Approved as to

Form:

☐ Yes

☐ No

☒ **N/A**

Subject: Warehouse as a permitted use in Planned Community Business (PCB) zoning.

Scope: Ordinance 24-057 would adopt code amendments in Section 30.22.100 SCC and 30.22.130 SCC related to Warehouse as a permitted use in PCB zoning as part of the 2024 Comprehensive Plan Update.

Duration: N/A

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

Authority Granted: None

Background: The Growth Management Act (GMA) requires that Snohomish County update its comprehensive plan by December 31, 2024. The County Council has been receiving input on aspects of the comprehensive plan update during various committee meetings throughout 2024 and anticipates beginning hearings on the plan update on August 19, 2024. On June 4, 2024, the Council received public comment requesting that Warehouse become a permitted use in the PCB zone within the Maltby Urban Growth Area (UGA). The comments also described a large parcel with zoning split between PCB, General Commercial (GC), and Industrial Park (IP). The commentator requested that a warehouse in PCB zoning be subject to the bulk regulations of the GC zone.¹

The growth targets recommended by the County Executive for the Maltby UGA include a housing target of 286 units in 2044, which would be an increase of 226 units above the current 60 units that exist in that UGA. However, there are two pending development proposals that combined would produce 281 new units, or 55 more than the recommended growth target.

Townhomes and multifamily dwellings are both permitted uses in the PCB zone.

Councilmember Sam Low is sponsoring Ordinance 24-057 to help ensure that future development in the Maltby UGA is compatible with surrounding industrial uses. This change may also reduce the degree to which housing unit production will overshoot the recommended growth targets for the Maltby UGA.

Appendix A provides analysis of the proposed ordinance. Appendix B provides a map of the part of the Maltby UGA that has PCB zoning. Appendix C includes a map of a recent boundary line adjustment involving the parcel that was the subject of public comment.

Request: Continue Ordinance 24-057 in Planning and Community Development Committee, adding it to the list of other Ordinances for consideration as part of the 2024 Comprehensive Plan Update.

¹ Warehouse is already a permitted use in GC and IP zoning, see Figure 1 next page. Only a small part of the parcel has IP zoning. The IP zoned part is likely to be involved in a separate road realignment project, so there is little need to coordinate bulk regulations with the part that has IP zoning.

Appendix A: Section-By-Section Analysis

Sections 1 to 3 of the proposed ordinance provide findings and conclusions to support the substantive changes in later sections.

Section 4 amends SCC 30.22.100 to make Warehouse a permitted use in the PCB zone, subject to a new Reference Note 139.

TYPE OF USE	R- 9,600 88	R- 8,400 88	R- 7,200 88	T	LDM R	M R	NB	PC B	CB ¹² 8	GC ¹² 8	IP ⁷ 6	BP	LI ⁵ 5. 76	HI ⁵ 5	MHP ¹ 14	UC ¹² 2
Veterinary Clinic					C	C	P	P	p ⁸⁶	P	P	P	P	P		P
Warehouse								P ¹³⁹		P	P	P	P	P		p ¹²³
Wholesale Establishment								P	p ⁸⁶	P	P	P	P	P		p ¹²³

Figure 1 – SCC Table 30.22.100 (Relevant Part)

Section 5 amends SCC 30.22.130 to add a new Reference Note 139 which would read:

(139) Warehouses shall only be permitted in the PCB zone within the Maltby Urban Growth Areas and subject to the bulk regulations in SCC 30.23.030 for the General Commercial zone.

Section 6 is a standard severability and savings clause.

Appendix B: Zoning Map

The Maltby UGA has PCB zoning in two locations, north of Maltby Road and north of Paradise Lake Road. See Figure 2 below.

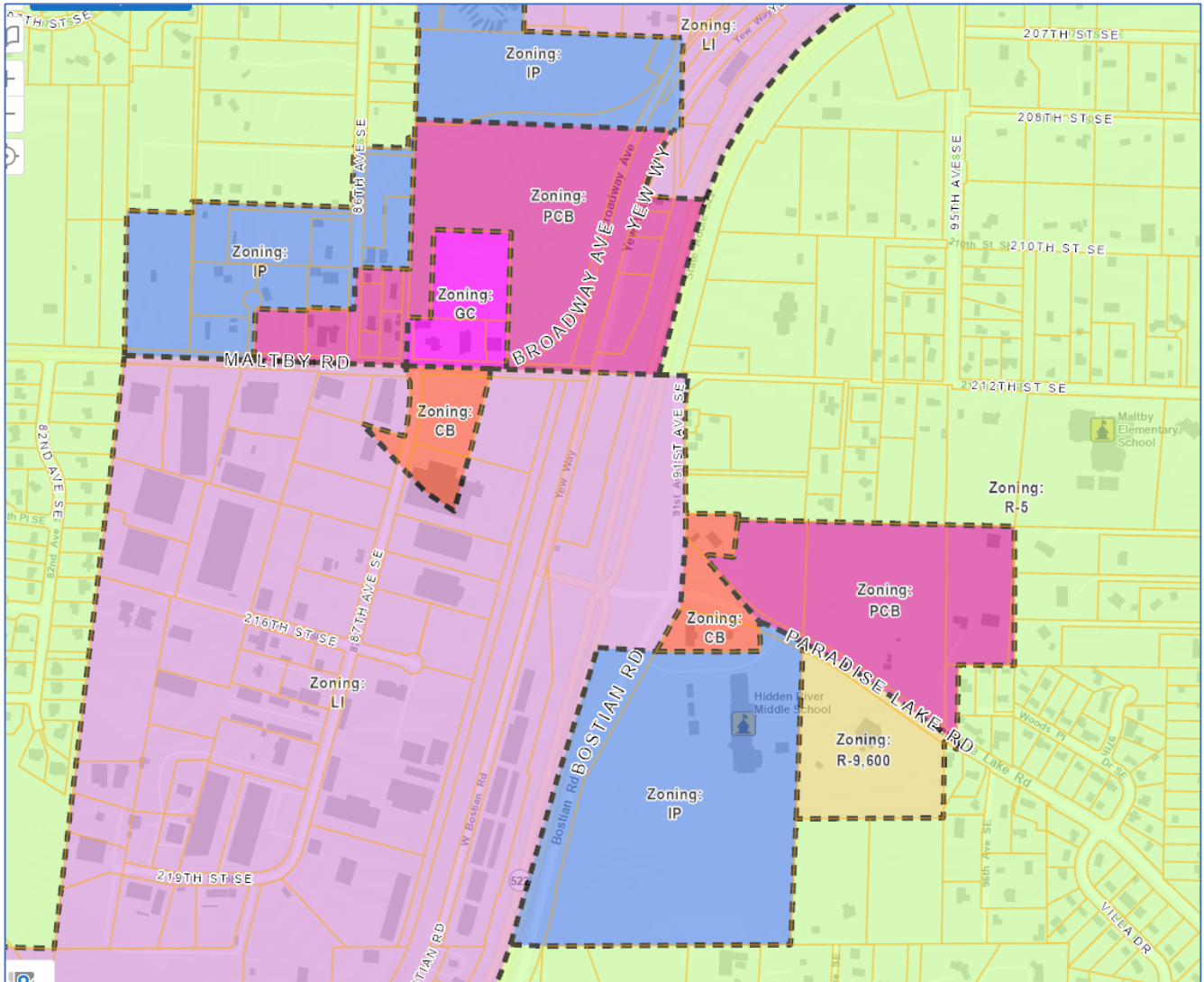


Figure 2 – Portion of Maltby UGA with PCB Zoning

Appendix C: Boundary Line Adjustment AFN 202404110068

The map below shows the current parcel lines of the split-zoned parcel as of April 11, 2024. The lines changed by Boundary Line Adjustment (BLA) permit file number 23-113707 BLA which recorded as Auditor File Number 202404110068. The commentor was discussing Lot A of this BLA. Lot B also now has split zoning; however, Lot B was reconfigured to accommodate an 85-unit townhouse project under permit file number 21-111696 SPA. These new lot lines do not appear in Figure 2 on the previous page because it typically takes the Assessor's office a few months to update the parcel data that Figure 2 relied on.

