

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 February 26, 2026, 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. 26-002, titled: RELATING TO GROWTH MANAGEMENT; CONCERNING THE REGULATION OF USES IN COMMERCIAL AND INDUSTRIAL ZONES; AMENDING CHAPTERS 30.31A AND 30.31B AND SECTIONS 30.21.025, 30.22.100, 30.23.010, 30.70.025, 30.70.050, 30.70.140, 30.70.300, AND 30.86.200 OF THE SNOHOMISH COUNTY CODE.

**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 amends the “business performance zones,” in subtitle 30.3 of the Snohomish County Code (SCC) to streamline permitting processes and eliminate outdated procedural requirements in the commercial and industrial zones. Relevant cross-references will be updated in chapters 30.21, 30.22, 30.23, 30.70, and 30.86 SCC. A summary of the proposed ordinance is as follows:

Sections 1 – 3. Adopts recitals, findings of fact, conclusions, and states that the County Council bases its findings and conclusions on the entire record.

Section 4. Amends a cross-reference for the general commercial zone from chapter 30.31B to 30.31A SCC in SCC 30.21.025(1)(c)(iv).

Section 5. Amends the Urban Zone Categories Use Matrix in SCC 30.22.100 to allow non-accessory storage structures that are 2,401 sq ft and greater as a permitted use rather than a conditional use in the general commercial zone.

Section 6. Amends the Bulk matrices footnotes to clarify zoning classifications of hybrid zones in SCC 30.23.010 for the purpose of determining setbacks.

Section 7. Amends SCC 30.31A.010, the purpose and applicability section, to include the general commercial zone.

Section 8. Repeals SCC 30.31A.020, which contains minimum zoning criteria.

Section 9. Amends SCC 30.31A.100 to include the general commercial zone in general performance standards, and replaces the requirement for a preliminary and final site plan with an official site plan.

Section 10. Amends the BP zone performance standards in SCC 30.31A.120 to clarify the prohibition on outside storage applies to both covered and uncovered storage.

Section 11. Amends SCC 30.31A.140 to replace the requirement for a preliminary and final site plan with an official site plan.

Section 12. Adds a new section SCC 30.31A.150 to provide performance standards for the general commercial zone for screening and signing.

Section 13. Amends SCC 30.31A.200 to provide that rezone applications for the PCB, BP, GC, and IP zones are subject to chapter 30.42A SCC and eliminates requirements for site plan approval.

Section 14. Amends SCC 30.31A.210 to replace the requirement for a preliminary site plan with an official site plan and adds information that must be contained in graphic material.

Section 15. Amends SCC 30.31A.220 to allow division of land by a binding site plan in the general commercial and neighborhood business zones, and replaces the requirement for a final site plan with an official site plan.

Section 16. Repeals SCC 30.31A.300 related to requirements for a final site plan. The preliminary/final plan process is being replaced with an official site plan process.

Section 17. Repeals SCC 30.31A.310 related to approval of a final site plan. The preliminary/final plan process is being replaced with an official site plan process.

Section 18. Repeals SCC 30.31A.400 related to final plan disputes. The preliminary/final plan process is being replaced with an official site plan process.

Section 19. Repeals chapter 30.31B SCC containing regulations for the General Commercial zone. The GC zone regulations have been transferred to chapter 30.31A SCC.

Section 20. Amends SCC 30.70.025 to remove the preliminary site plan and minimum zoning language for business performance zones from the permit type classification table.

Section 21. Amends SCC 30.70.050 to remove the preliminary site plan from the notice of application regulations.

Section 22. Amends SCC 30.70.140 to remove reference to chapter 30.31B SCC and add reference to chapter 30.31G SCC.

Section 23. Amends SCC 30.70.300 to remove reference to chapter 30.31B SCC and add reference to chapter 30.31G SCC.

Section 24. Amends SCC 30.86.200 to remove reference of final site plan fees, and other redundant and obsolete language in the plan fee table.

Section 25. Provides a standard severability and savings clause.

The Council may also consider other amendments.

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**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 July 1, 2025. 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 Hickey at (425) 388-3494, 1(800) 562-4367 X3494, or TDD #1-800-877-8339, or by e-mailing [lisa.hickey@snoco.org](mailto:lisa.hickey@snoco.org).

QUESTIONS: For additional information or specific questions on the proposed ordinance please call Michael Saponaro in the Department of Planning and Development Services at 425-262-2779.

DATED this 6<sup>th</sup> day of February 2026.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

/s/Megan Dunn  
Council Chair

ATTEST:

/s/Lisa Hickey  
Asst. Clerk of the Council

PUBLISH: February 11, 2026

Send Affidavit to: County Council  
Send Invoice to: Planning #107010