

AMENDMENT NO. 1 TO ORDINANCE NO. 25-078
RELATING TO GROWTH MANAGEMENT; CONCERNING URBAN ZONE DEVELOPMENT
REGULATIONS; AMENDING CHAPTERS 30.22, 30.31A, AND 30.34A OF THE SNOHOMISH
COUNTY CODE

- Brief Title:** Executive recommended amendments for consistency and to exempt minor development activities
- Proposed by:** County Executive Dave Somers
- Brief Description:** These amendments increase consistency within chapter 30.34A SCC with the amendments proposed in the ordinance. The ordinance proposes deletion of the existing text in SCC 30.34A.180 addressing review processes, to be replaced with direction that urban center applications be processed as Type 1 decisions under ch. 30.71 SCC. The amendments in this amendment sheet amend provisions within ch. 30.34A SCC that reference or otherwise rely on the existing text of SCC 30.34A.180. In addition, the amendments in the amendment sheet further streamline urban center zone permitting by exempting minor development activities. The amendment sheet makes changes to SCC 30.34A.025(4), SCC 30.34A.170(1), and SCC 30.34A.180, and repeals SCC 30.34A.026. The amendment sheet also makes amendments to ordinance findings related to those sections.

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

Page 8, line 11, after “failure.” insert:

Additionally, SCC 30.34A.025(4) is amended to remain consistent with amendments to SCC 30.34A.180. Certain minor development activities may require other permits that do not fall under the Type 1 permit process. With the removal of 30.34A.180, minor development activities shall be exempt from this chapter.

Page 9, line 34, after “SCC 30.22.100.” insert:

A provision referencing consolidated permit review requirements in SCC 30.70.120 was added to this section to clarify that the consolidation provisions may result in some UC development applications being processed as Type 2 decisions.

Page 27, lines 37-38, delete:

(4) Minor development activities identified in subsection (1) of this section that require

a permit or land use approval application shall be processed pursuant to SCC 30.34A.180(1).

And replace with:

(4) Minor development activities identified in subsection (1) of this section (~~that require a permit or land use approval application shall be processed pursuant to SCC 30.34A.180(1).~~) are exempt from an urban center application.

Page 31, line 8, after "SCC 30.70.030" insert:

((-), except minor development activities under SCC 30.34A.025(1).

Page 32, lines 33-34, delete:

The review process for an urban center application subject to this chapter shall comply with the requirements of chapter 30.71 SCC.

And replace with:

(1) The review process for an urban center application subject to this chapter shall comply with the requirements of chapter 30.71 SCC, except minor development activities under SCC 30.34A.025(1).

(2) Consistent with SCC 30.70.120, the department shall consolidate permit review for all project permit applications for the same proposal when each application is subject to a predecision hearing and where all permit applications have been submitted concurrently. In such cases, an urban center application shall be processed as a Type 2 decision concurrent with the Type 2 decision with which it is consolidated.

New Ordinance Recitals, Findings, or Sections to Add:

Page 8, line 13, insert new finding I.4 as follows and re-number remaining findings:

4. SCC 30.34A.026 is deleted to remain consistent with amendments to SCC 30.34A.180.

Page 27, line 40, insert new section following Section 6 and re-number remaining sections of the ordinance:

Section 7. Snohomish County Code Section 30.34A.026, last amended by Amended Ordinance 19-021 on June 19, 2019, is repealed.

Council Disposition: CM Nehring – VC Low approved 4-0 Date: 2/4/26