



Planning and Community Development

Ryan Countryman

Council Initiated:

☒ Yes

☐ No

ECAF: 2024-1611

Motion: 24-

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: Motion 24- would refer a proposed ordinance to the Planning Commission for review and recommendation. The proposed ordinance would adopt code amendments in Section 30.22.100 SCC and 30.22.130 SCC, allowing Warehouse as a permitted use in PCB zoning.

Duration: Response requested by December 2, 2024.

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

Authority Granted: None

Background:

The County Council received a specific request to allow Warehouse as a permitted use in the PCB zone during comment on June 4, 2024. This comment was in the context of briefings on the Comprehensive Plan Update. Sponsored by Councilmember Sam Low, an ordinance was prepared for potential inclusion in the plan update.¹ Rather than move the ordinance to hearing as part of the plan update, the Council as a body instead directed staff to include the proposal in a motion to the Planning Commission to allow for a full public process.

In addition to making Warehouse a permitted use in the PCB zone, the original public comment suggesting restricting the application to PCB-zoned properties 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.²

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:

Consideration of Motion 24-299 during General Legislative Session on July 24, 2024.

¹ This was originally prepared as Ordinance 24-057/ECAF 24-1390. The ordinance attached to Motion 24-299/ECAF 24-1611 proposes the same substantive changes in code but has different findings related to procedural requirements. One of the code sections proposed for amendment reflects pending action on Ord 24-065, but there are at least two other ordinance that may potentially amend SCC 30.22.100 before this proposal returns to Council.

² 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	MUC ¹²²
Veterinary Clinic					C	C	P	P	p ⁸⁶	P	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.

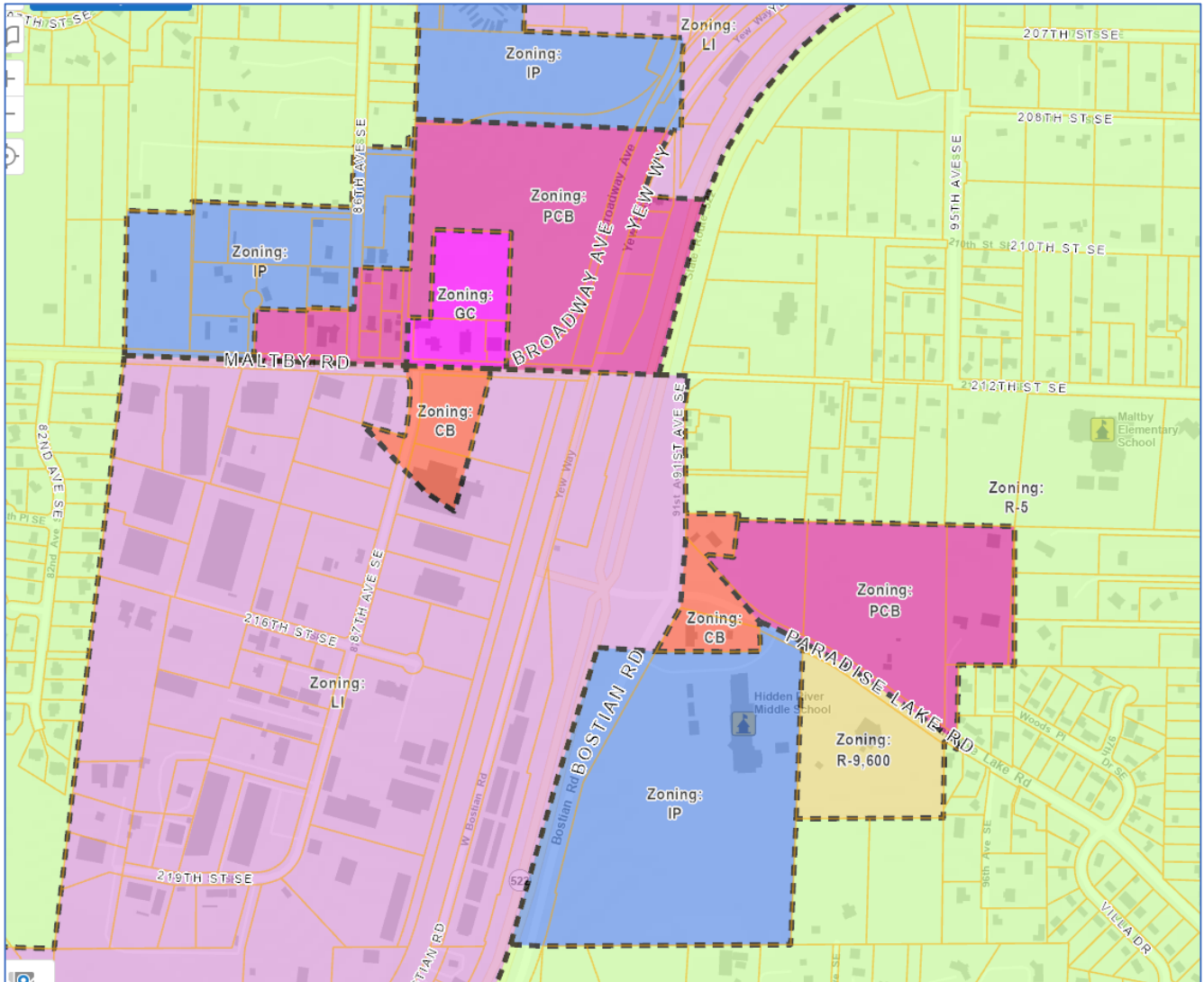


Figure 2 – Portion of Maltby UGA with PCB Zoning

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.

