



Snohomish County Council

Legislation Text

File #: 2024-1355, Version: 1

Executive/Council Action Form (ECAF)

ITEM TITLE:

Ordinance 24-056, relating to Growth Management, amending chapter 30.65 SCC and chapter 30.86 SCC; concerning density fringe exceptions

DEPARTMENT: Planning and Development Services

ORIGINATOR: Hilary McGowan

EXECUTIVE RECOMMENDATION: Approved by Ken Klein 6/26/24

PURPOSE: The proposed code amendments contained in this ordinance will add an exception to the maximum allowable density and obstruction limitations in SCC 30.65.250 and 30.65.255 for development within the density fringe area. The exception allows the square footage and width of development that was accounted for in the 1983 Flood Insurance Study to be utilized as a one-time credit. The applicant must demonstrate that its uses or development were accounted for in the 1983 Flood Insurance Study and must record use of the one-time credit with the Auditor’s office. The exception may only be used one time and on one site regardless of the number of structures present, and any remaining credit that is not used with the application is forfeited. Fill cannot be included in the one-time credit calculations and the one-time credit cannot be transferred between non-contiguous properties. This ordinance will also amend table 30.86.300 Special Flood Hazard Area Permit Fees to include a new Density Fringe Exception Application fee for \$500.

BACKGROUND: This ordinance amends Chapter 30.65 SCC and Chapter 30.86 SCC to create an exception from certain development restrictions within the density fringe, an area within the special flood hazard area as shown on the Federal Emergency Management Agency’s Flood Insurance Rate Maps. Special flood hazard areas were originally assessed in a 1983 Flood Insurance Study as part of the National Flood Insurance Program. The County’s development regulations for special flood hazard areas were codified in 1984. This code amendment allows an exception from the maximum allowable density and obstruction limitations in the density fringe area if the square footage and width of proposed development was previously accounted for in the 1983 Flood Insurance Study.

FISCAL IMPLICATIONS:

EXPEND: FUND, AGY, ORG, ACTY, OBJ, AU	CURRENT YR	2ND YR	1ST 6 YRS
TOTAL			

REVENUE: FUND, AGY, ORG, REV, SOURCE	CURRENT YR	2ND YR	1ST 6 YRS
TOTAL			

DEPARTMENT FISCAL IMPACT NOTES: Click or tap here to enter text.

CONTRACT INFORMATION:

ORIGINAL _____ CONTRACT# _____ AMOUNT _____
AMENDMENT _____ CONTRACT# _____ AMOUNT _____

Contract Period

ORIGINAL START _____ END _____
AMENDMENT START _____ END _____

OTHER DEPARTMENTAL REVIEW/COMMENTS: Reviewed/approved by Finance - Nathan Kennedy
6/25/24