

AMENDMENT MATRIX  
SEPTEMBER 30, 2009

URBAN CENTERS DEVELOPMENT REGULATIONS Proposed Ordinance 09-079 (ECAF 3778)				
Number	Proposed Ordinance Section	Subject	Amendment	Council Action
1	Section 7	30.22.100 Urban Zone Categories Use Matrix	Amend SCC 30.22.100 Urban Zone Categories Use Matrix to add "Dwelling, Townhouse," and "Railroad Right-of-Way," remove "Television/Radio Station," replace reference note #86 with #23 on "Motor Vehicle and Equipment Sales," and add reference note #86 to "Print Shop." Correct the strikethrough, through the parentheses, on the reference note in the header for the Neighborhood Business (NB) column.	
2	Section 16	30.34A.210 Master plans and city review.	Amend SCC 30.34A.210(2) to amend the language regarding interlocal agreements and city project review to involve Snohomish County cities in the review of urban center development permit applications proposed within their urban growth area or municipal urban growth areas (MUGA). This amendment was recommended by SCT.	
3	Section 16	30.34A.080 Circulation and access	Technical amendment to the urban center development regulations ordinance to correct a typographical error in SCC 30.34A.080(9).	
4	Section 16	30.34A.030 Floor area ratio 30.34A.040 Building height and setbacks.	Amend SCC 30.34A.030 and .040 to reduce the maximum building height and floor area ratios to correspond with environmental analysis completed under the 10 year update of the comprehensive plan in 2005 and add language to allow an applicant to complete an environmental impact statement (EIS) to increase building height. Amend SCC 30.34A.040(2) to allow an increase in the maximum building height adjacent to residential zones when critical areas, road, utilities and railroad right-of-ways form the zoning boundary. Correct a typographical error in SCC 30.34A.030.	

Number	Proposed Ordinance Section	Subject	Amendment	Council Action
4A	Section 16	30.34A.030 Floor area ratio 30.34A.040 Building height and setbacks.	Same as Amendment 4 with additional language to limit FAR bonuses, heights and setbacks for urban center development that borders Puget Sound. This amendment was requested by the Town of Woodway.	
5	Section 16	30.34A.130 Design standard-massing and articulation	Amendment to modify SCC 30.34A.130 Design standard-massing and articulation to add director discretion to allow an applicant to suggest a modification that is consistent with the intent of the regulations.	
6	Section 16	30.34A.090 Design standard-signs	Amendments to SCC 30.34A.090 to distinguish between signs located along major arterial roads and signs located along local roads and add regulations for signs located on buildings.	
7	Section 16	30.34A.210 Master plans and city review.	Revises the provisions governing city review to add a pre-application collaboration between the county and the city on design principles and development review procedures. This amendment was requested by the Town of Woodway.	
8	Section 16	30.34A.030 Floor area ratio	Adds a bonus of 1.0 FAR for the use of two TDR credits to the FAR Super Bonus table to encourage the use of TDR credits for Urban Center developments. Corrects a typographical error.	
8A	Section 16	30.34A.030 Floor area ratio	Following comments from PDS, this amendment would provide a bonus of 3,000 square feet of development area for the use of 1.0 TDR credit. With an average unit size of 750 square feet (estimated by PDS), this would result in a 4-unit bonus for every TDR credit generated from transfer of development rights on property within Snohomish County utilized in an urban center development. This amendment would also add a new section designating urban centers as TDR receiving areas.	
9	Section 5	30.34A.180 Review process and decision criteria	Change the urban centers review and approval process from a Type I decision made by PDS to a Type II decision made by the hearing examiner with appeals to be heard by the county council. Incorporate additional decision criteria.	

Number	Proposed Ordinance Section	Subject	Amendment	Council Action
9A	Section 5	30.34A.180 Review process and decision criteria	This amendment is identical to Amendment 9 except that it would add language to remove urban centers from the list of Type 1 decision in 30.71.020. This amendment is not substantively different from the original amendment, but includes language to complete the technical requirements to achieve the result proposed by this amendment.	
10	Section 27	30.91U.085 Definitions	This amendment would add language to the definition of an urban center to emphasize the need for urban centers to have access to high capacity transit routes, not just proximity to these routes.	

URBAN CENTERS AREA WIDE REZONE Proposed Ordinance 09-080 (ECAF 3779)				
Number	Proposed Ordinance Section	Subject	Amendment	Council Action
1	Section 5		This amendment adds recitals to the ordinance concerning the Council's action on the Paramount Point Wells docket item in Docket 13 and adds language to rezone the Paramount property to urban center effective February 9, 2009, after the effective date of the docket ordinance.	