



Snohomish County

PLANNING & DEVELOPMENT SERVICES

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M E M O R A N D U M

TO: Snohomish County Council

**CC: Sheila McCallister, Legislative Assistant
Peggy Sanders, Legislative Analyst
Brian Parry, Snohomish County Executive Director**

FROM: Craig Ladiser, Director

DATE: June 24, 2009

**SUBJECT: Executive Amendments to the Planning Commission
Recommendation on the Urban Centers Development Regulations
Ordinance**

This memo transmits six Executive Recommended amendment sheets to the Planning Commission recommendation on the proposed ordinance to replace the Urban Centers Demonstration Program. The six amendment sheets address permitted uses in the new zone, city review of urban center projects, typographical errors, building height, building mass, and signs. A summary of each amendment sheet follows.

Amendment Summary

Amendment Sheet 1-Permitted Uses

Amendment 1 recommends changes to the SCC 30.22.100 Urban Zone Categories Use Matrix. During deliberations on the proposed ordinance the Planning Commission raised concerns about whether the uses shown below were appropriate for inclusion in the Urban Center (UC) zone. At the deliberations PDS staff agreed that it would undertake further review of the uses for inclusion in the UC zone. The uses identified by the Planning Commission included seven that were already included in the proposed UC zone. An additional five uses were not included in the ordinance.

Uses Already in the Ordinance

- Motor Vehicle and Equipment Sales
(with the restriction all activities must be indoors)
- Television/Radio Stations
- Country Club
- College
- Cemetery, Columbarium, Crematorium, Mausoleum
- Park and Ride
- Print Shop

Uses Not Included in the Ordinance

- Townhouse
- Onsite Hazardous Waste Storage & Treatment Facilities
- Railroad Right-of-way
- Wholesale Establishment
- Utility Facilities, Electromagnetic Transmission & Receiving Facility

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Following a review of the above list, the Executive recommends several amendments to SCC 30.22.100 Urban Zone Categories Use Matrix as summarized below and detailed on attached amendment sheet.

- The Executive recommends deleting Television/Radio Stations from the UC zone as this use is only permitted in Light Industrial (LI) and Heavy Industrial (HI) zones. The nature of this use, which can involve storage of vehicles and significant electrical and utility demands, are more appropriate for the LI and HI zones.
- The Executive recommends retaining Motor Vehicle and Equipment Sales in the UC zone. While this use may appear to be in conflict with goals of an urban center, there are examples in Seattle and Bellevue of auto dealerships without any outdoor storage space or autos stored in a parking garage-like structure. The Executive does recommend changing the reference note on Motor Vehicle and Equipment Sales from #86 to #23. Reference note #86 prohibits the outdoor storage or display of goods and products. Reference note #23 is similar but specific to motor vehicle sales and is currently applied to this use in the Community Business (CB) zone.
- The Executive recommends retaining Print Shop in the UC zone but adding reference note #86 as this restriction is already placed on the use under the Community Business (CB) zone.
- The Executive recommends retaining Country Club in the UC zone as this use is defined as a structure occupied by a club for social or recreational purposes.
- The Executive recommends retaining College in the UC zone as there are several examples of colleges and universities both public and private located in urban centers or downtowns.
- The Executive recommends retaining Cemetery, Columbarium, Crematorium, Mausoleum in the UC zone as a funeral home that falls under this category is often located in a downtown area.
- The Executive recommends retaining Park and Ride in the UC zone. This use may provide the nucleus that spurs transit-oriented development or may provide needed parking on the fringes of the urban center from which transit can be linked. In addition, there are examples in the region of vertical park and ride structures that utilize land more efficiently.
- The Executive recommends adding Townhouse and Railroad Right-of-way. Townhouses could meet the minimum Floor Area Ratio (FAR) requirements because of the typical densities achieved and they can be a transitional use when adjacent to

1 single family dwellings. Railroad Right-of-way is appropriate should high capacity
2 transit be expanded beyond the voter approved long range plan.

- 3 • The Executive recommends not including the following uses in the new UC zone:
4 Onsite Hazardous Waste Storage & Treatment Facilities, Wholesale Establishment
5 and Utility Facilities, Electromagnetic Transmission & Receiving Facility. Onsite
6 Hazardous Waste Storage & Treatment Facilities and Utility Facilities, and
7 Electromagnetic/Transmission & receiving Facility are more industrial in nature,
8 Wholesale Establishment is very truck dependent. These uses are inconsistent with
9 the goals of an urban center and transit-oriented development.

10 11 *Amendment Sheet 2-City Review*

12
13 The current Urban Center Demonstration Program allows an adjoining city to have a
14 role in the review of an application when an interlocal agreement has been executed.
15 The Planning Commission recommendation carries forward this language in SCC
16 30.34A.210(2).

17
18 Oral and written testimony to the Planning Commission from Snohomish County
19 Tomorrow (SCT) suggested this language did not go far enough in providing the cities
20 with a strong role in the review of Urban Center projects within their Municipal Urban
21 Growth Area (MUGA). SCT specifically requested that the Planning Commission
22 amend the language to require an interlocal agreement between a city who requests it
23 and the county prior to approval of the zoning request. SCT also referred the issue to
24 the Planning Advisory Committee (PAC) for a recommendation.

25
26 The PAC was briefed at its May 14, 2009, meeting on the issue. It was decided that a
27 subcommittee of the PAC that included any city with all or a portion of an Urban Center
28 designation and the City of Lake Stevens would collaborate on language regarding
29 county/city review. On June 11 the PAC discussed and recommended to the SCT
30 Steering Committee proposed language regarding the review of urban center projects.
31 This language provides direction on the role the city can play in the review of an urban
32 center project. It also provides an opportunity for the county and city to enter into an
33 interlocal agreement.

34
35 Consistent with PAC and Steering Committee recommendation the Executive
36 recommends amending SCC 30.34A.210(2) to clarify the role of a city in the review of
37 an urban center project when one is proposed within its MUGA or UGA. The SCT
38 Steering Committee recommendation is attached to this memo.

39 40 *Amendment Sheet 3-Houskeeping*

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42 In compiling the Planning Commission recommendation, staff has uncovered two
43 typographic errors in the ordinance amending Title 30 SCC. These changes do not
44 alter the substance of the ordinance.

45 46 *Amendment Sheet 4-Building Height*

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48 During the Planning Commission's public hearing on the Urban Center regulations, several
49 individuals expressed concern over 180-foot tall buildings, which would be allowed by the

1 proposed code. Specific comments included compatibility with single family dwellings,
2 privacy, and tall buildings being out of character with surrounding development.
3

4 Separately, Planning and Development Services (PDS) received a comment letter on the
5 SEPA Determination of Non Significance (DNS) issued on April 16, 2008. The letter
6 suggested that the county had not fully analyzed the environmental impacts of 180 foot
7 building heights. The letter further stated that the proposed regulations would have a
8 negative impact on efforts of local jurisdictions to revitalize their downtowns.
9

10 The DNS for the Urban Center code amendments relied on the draft and final environmental
11 impact statements (EIS) issued in 2005 for the 10 year update of the comprehensive plan.
12 Those documents analyzed the impacts of the then proposed Urban Center designations
13 with the option of developing under the Urban Centers Demonstration Program, which
14 included a maximum building height of 90 feet. The analysis was both qualitative and
15 quantitative and allowed yields under the Urban Centers Demonstration Program were
16 incorporated in the transportation modeling. None of the previous environmental documents
17 considered maximum building heights in excess of 90 feet.
18

19 In order to comply with previous environmental analysis PDS, as the lead agency under
20 SEPA, has determined that the proposed Urban Center regulations require modification to
21 reduce the potential for probable significant environmental impacts that have neither been
22 considered nor analyzed. Therefore, PDS is proposing an Executive recommended
23 amendment to reduce maximum building height to 90 feet. The amendment also amends
24 the floor to area ratios (FAR) to coincide with reductions in building height as the current
25 proposed FAR would not be attainable in a 90-foot building. Under the proposed
26 amendment the director may approve, up to an additional 90 feet in building height, provided
27 an applicant has completed an environmental impact statement (EIS) that has analyzed the
28 impacts and included mitigation measures for the additional building height.
29

30 As noted above the DNS was issued on the basis of previous environmental analysis.
31 Under SEPA an addendum can be used if additional information becomes available that
32 does not change the analysis of likely significant impacts or alternatives in the original SEPA
33 document. PDS will issue an addendum to provide additional information on the maximum
34 building height of 90 feet that was not contained in the original SEPA documents in the ten
35 year comprehensive plan update.
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37 *Amendment Sheet 5-Massing and Articulation*

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39 The Planning Commission's recommendation includes regulations designed to mitigate
40 the appearance of bulky buildings from the perspective of the pedestrian. The
41 regulations could have an unintended consequence of limiting creativity in the design of
42 buildings. An Executive amendment is proposed that would add language allowing the
43 director to consider an alternative design which reduces the apparent bulk of large
44 multi-story buildings.
45

46 *Amendment Sheet 6-Signs*

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48 SCC 30.34A.090 creates regulations for signs associated with an Urban Center project.
49 Unfortunately, the proposed regulations do not differentiate between signs located
50 along a major arterial or freeway and those located on local roads. In addition,

1 regulations governing signs on buildings within an Urban Center project are incomplete.
2 Therefore, an Executive amendment is proposed to provide specific regulations for
3 freestanding or pole signs located along a major arterial or freeway. The amendment
4 also would add regulations governing signs on buildings located within an Urban Center
5 project.
6

7 **SEPA**
8

9 As noted above PDS plans to issue an addendum to the DNS. The addendum will provide
10 additional information not contained in the original SEPA documents and covers the
11 Planning Commission recommendation and all of the Executive recommended
12 amendments. The elements with additional environmental information include: Water
13 Resources, Air Quality, Hazardous/Toxic Substances, Noise, Plants/Animals/Fish/Marine
14 Life, Energy, Parks, Land and Shoreline Use, Transportation, Aesthetics, Light and Glare,
15 and Relationship to Existing Plans and Policies.
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TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸	T	LDMR	MR	NB((⁰ ₈))	PCB ((¹⁰⁸))	CB	GC	FS	IP ⁷⁶	BP	LI ⁵⁵ ₇₆	HI ⁵⁵	MHP ₁₁₄	UC ¹¹⁷
Accessory Apartment ⁶²	A	A	A	A	A	A	A		A	A							
Adult Entertainment Business/Use ⁶⁷												P		P	P		
Agriculture ⁴¹	P	P	P		P	P	P		P	P		P	P	P	P		
Airport, Stage 1 Utility ¹	C	C	C						P	P		P	P	P	P		
Airport-All Others												P	P	P	P		
Amusement Facility ⁴¹								P	P	P		P		P	P		P
Antique Shop							P		P	P				P	P		P
Art Gallery ⁴¹	C	C	C		C	C	P	P	P	P		P	P	P	P		P
Asphalt Batch Plant & Continuous Mix Asphalt Plant												P			P		
Auto Repair, Major										P		P	P	P	P		P ⁸⁶
Auto Repair, Minor							P	P	P ⁸⁶	P	P	P	P	P	P		P ⁸⁶
Auto Towing														P	P		
Auto Wrecking Yard														C ⁴⁴	P ⁴⁴		
Bakery							P ⁶⁹	P	P	P		P	P	P	P		P
Bed and Breakfast Guesthouse ⁵⁸	C	C	C	C	C	C											
Billboards ⁴⁶										P				P	P		
Boarding House	P ¹⁵	P ¹⁵	P ¹⁵		P	P	P		P	P							P
Boat Launch, Commercial ³¹									C	C				C	C		P ¹¹⁸
Boat Launch, Non-commercial ³¹	C	C	C		C	C			C	C				C	C		
Boat Sales										P				P	P		
Caretaker's Quarters												P	P	P	P		
Cemetery, Columbarium, Crematorium, Mausoleum ⁴¹	C	C	C		C	C			P	P		P	P	P	P		P
Church ⁴¹	C	C	C		P	P	P	P	P	P		P	P	P	P		P

TYPE OF USE	R9,600 ⁸⁸	R8, 400 ⁸⁸	R7,200 ⁸	T	LDMR	MR	NB((⁰ ⁸))	PCB ((¹⁰⁸))	CB	GC	FS	IP ⁷⁶	BP	LI ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹¹⁷
Cleaning Establishment							P	P	P	P		P	P	P	P		P
Clubhouse					C	C	C	P	P	P		P	P	P	P		P
Cold Storage										P		P	P	P	P		
Commercial Vehicle Storage Facility										P		P	P	P	P		
Community Club	C	C	C		C	C	C		P	P		P	P	P	P		P
Community Facilities for Juveniles ¹⁰³																	
1 to 8 Resident Facility	P	P	P	P	P	P	P	P	P	P		P	P	P	P		P
9 to 24 Resident Facility	S	S	S	S	S	P	P	P	P	P		P	P	P	P		P
Construction Contracting										P		P	P	P	P		
Country Club	C	C	C									P	P	P	P		P
Craft Shop ²¹									P ⁸⁶	P		P	P	P	P		P ⁸⁶
Day Care Center ²	C	C	C		C	C	P	P	P	P	P	P	P	P	P		P
Department Store								P	P ⁸⁶	P				P	P		P
Distillation of Alcohol												P	P	P	P		P ⁸⁶
Distillation of Wood, Coal, Bones or Manufacturing of Their By-products												P			P		
Dock & Boathouse, Private, Non-commercial ^{3, 41}	P	P	P	P	P	P	P		P	P		P	P	P	P		
Drug Store							P	P	P	P	P ₂ ²			P	P		P
Dwelling, Attached Single Family ⁵	P	P	P	P	P	P	P	P	P	P							
Dwelling, Cottage Housing ¹¹⁶	A	A	A	A	A												
Dwelling, Duplex	P ⁴²	P ⁴²	P ⁴²	P	P	P	P		P	P							
Dwelling, Mobile Home	P ⁶	P ⁶	P ⁶	P ⁶	P	P	P ⁶		P ⁶	P ⁶							
Dwelling, Multifamily					P	P	P	P	P	P			P ⁵¹				P

TYPE OF USE	R9,600 ⁸⁸	R8, 400 ⁸⁸	R7,200 ⁸	T	LDMR	MR	NB((⁰ 8))	PCB (¹⁰⁸)	CB	GC	FS	IP ⁷⁶	BP	LI ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹¹⁷
Dwelling, Single Family	P	P	P	P	P	P	P	P ⁴	P	P			P ⁵¹				
Dwelling, Townhouse ⁵			A	P	P	P	P	P	P	P							P
Explosives, Manufacturing												P			P		
Explosives, Storage												P			P		
Extraction of Animal or Fish Fat or Oil												P			P		
Fabrication Shop										P		P	P	P	P		
Fairgrounds										P		P	P	P	P		
Fallout Shelter, Individual	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P
Fallout Shelter, Joint ⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P
Family Day Care Home ⁸	P	P	P	P	P	P	P		P	P							
Farm Product Processing Up to 5000 sq ft Over 5000 sq ft ⁹⁴									P A	P P				P P	P P		
Farm Stand Up to 400 sq ft ⁹ 401 to 5,000 sq ft ⁹⁹	P	P	P						P	P				P	P		
Farmers Market ⁹³										P			P	P	P		P
Financial Institutions							P	P	P	P		P	P	P	P		P
Fish Farm												P	P	P	P		
Fix-it Shop								P	P ⁸⁶	P		P	P	P	P		P ⁸⁶
Forestry												P		P	P		
Forge, Foundry, Blast Furnace for Melting of Ore															P		
Foster Home	P	P	P	P	P	P	P		P	P							
Fuel & Coal Yard										P		P	P	P	P		

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸	T	LDMR	MR	NB((⁰ ₈))	PCB ((¹⁰⁸))	CB	GC	FS	IP ⁷⁶	BP	LI ⁵⁵ ₇₆	HI ⁵⁵	MHP ₁₁₄	UC ¹¹⁷
Garage, Detached Private Accessory⁶⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P		P	P	P	P		
2,401 – 4,000 sq ft on More than 3 Acres ^{41, 59}	P	P	P	P	P	P	P	P	P	P		P	P	P	P		
2,401 – 4,000 sq ft on Less than 3 acres ^{41, 59}	A	A	A	A	A	A	A	A	A	A		A	A	A	A		
4,001 sq ft and Greater ^{41, 59}	C	C	C	C	C	C	C	C	C	C		C	C	C	C		
Garage, Detached Private Non-accessory⁶⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
2,401 sq ft and greater ^{41, 59}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Golf Course and Driving Range	C	C	C						P	P		P	P	P	P		
Government Structures & Facilities^{27, 41}	C	C	C	C	C	C	C	P	P	P		P	P	P	P		P
Greenhouse, Lath House, & Nurseries :⁵² Retail							P	P	P	P				P	P		P ⁸⁶
Greenhouse, Lath House, & Nurseries:⁵² Wholesale							P	P	P	P		P	P	P	P		
Grocery Store							P	P	P ⁸⁶	P	P ² ₂			P	P		P
Grooming Parlor							P	P	P	P			P ⁵³	P	P		P
Guesthouse⁸⁵	P	P	P		P	P	P	P	P	P							
Gymnasium								P	P	P		P	P	P	P		P
Hardware Store							P	P	P	P				P	P		P
Hazardous Waste Storage & Treatment Facilities, Offsite⁶⁶												C	C	C	C		
Hazardous Waste Storage & Treatment Facilities, Onsite⁶⁵							P	P	P	P	P	P	P	P	P		

TYPE OF USE	R9,600 ⁸⁸	R8, 400 ⁸⁸	R7,200 ⁸	T	LDMR	MR	NB((⁰ 8))	PCB ((¹⁰⁸))	CB	GC	FS	IP ⁷⁶	BP	LI ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹¹⁷
Health and Social Service Facility⁹⁰	P	P	P	P	P	P	P	P	P	P			P				P
Level I	C	C	C		C	C	C	P	P	P			P				P
Level II ⁴¹						C	C	P	P	P		P		P	P		P
Level III																	
Home Improvement Center							P	P	P ⁸⁶	P				P	P		P
Home Occupation¹¹	P	P	P	P	P	P	P		P	P							
Hotel/Motel					C	C		P	P	P	P			P ⁸⁹			P
Junkyard														C ⁴⁴	P ⁴⁴		
Kennel,⁴¹ Commercial¹²	C	C	C						P	P		P	P	P	P		
Kennel,⁴¹ Private-Breeding¹³	P	P	P		P	P	P		P	P		P	P	P	P		
Kennel,⁴¹ Private-Non-Breeding¹³	P	P	P		P	P	P		P	P		P					
Laboratory										P		P	P	P	P		P ⁸⁶
Library⁴¹	C	C	C		C	C	C	P	P	P		P	P	P	P		P
Licensed Practitioner^{29, 41}					C	C	P	P	P	P		P	P	P	P		P
Livestock Auction Facility												P		P	P		
Locksmith							P	P	P ⁸⁶	P		P	P	P	P		P
Lumberyard										P		P	P	P	P		
Manufacturing, Heavy⁸²												P			P		
Manufacturing-All Other Forms Not Specifically Listed⁸³												P	P	P	P		
Massage Parlor									P	P		P	P	P	P		P
Medical Clinic²⁹					C	C	P	P	P	P		P	P	P	P		P
Mini Self-Storage								P		P		P	P	P	P		
Mobile Home Park³⁸					C	C			C	C						P	
Mobile Home & Travel Trailer Sales										P		C ³⁶		P	P		

TYPE OF USE	R9,600 ⁸⁸	R8, 400 ⁸⁸	R7,200 ⁸	T	LDMR	MR	NB((⁰ 8))	PCB ((¹⁰⁸))	CB	GC	FS	IP ⁷⁶	BP	LI ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹¹⁷
Model Hobby Park ⁷⁵													A	A	A		
Model House/Sales Office	P	P	P	P	P	P	P	P	P	P							
Mortuary					C	C			P	P		P	P	P	P		P
Motocross Racetrack										C ¹¹ ₃		C ¹¹ ₃	C ¹³	C ¹¹³	C ¹¹ ₃		
Motor Vehicle & Equipment Sales									P ²³	P				P	P		P ^{((86)) 23}
Museum ⁴¹	C	C	C		C	C	C	P	P	P		P	P	P	P		P
Office, General							P	P	P	P		P	P	P	P		P
Park, Public ¹⁴	P	P	P		P	P	P	P	P	P		P	P	P	P		P
Park-and-Pool Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P		P
Park-and-Ride Lot	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P		P
Personal Services Shop							P	P	P ⁸⁶	P		P ⁴⁹	P ⁴⁹	P	P		P
Personal Wireless Communications Facilities ^{27, 41, 104, 105, 106}	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P		P ¹¹⁹
Pet Shop							P	P	P	P			P ⁵³	P	P		P
Petroleum Products & Gas Storage – Bulk ⁴³										P		P	P	P	P		
Petroleum Refining ⁴³												P					
Print Shop									P ⁸⁶	P		P	P	P	P		P ⁸⁶
Printing Plant								P		P		P	P	P	P		
Race Track ^{24, 41}										C		P	P	P	P		
Railroad Right-of-way	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P
Recreational Facility Not Otherwise Listed	C	C	C		C	C	P	P	P	P		P	P	P	P		P
Recreational Vehicle Park									C	C	P						
Rendering of Fat, Tallow, or Lard												P			P		
Restaurant							P	P	P	P	P	P ⁴⁹	P ⁴⁹	P	P		P

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸	T	LDMR	MR	NB((⁰ ₈))	PCB ((¹⁰⁸))	CB	GC	FS	IP ⁷⁶	BP	LI ⁵⁵ ₇₆	HI ⁵⁵	MHP ₁₁₄	UC ¹¹⁷
Retail Store							P	P	P ⁸⁶	P			P ⁵³	P	P		P
Retirement Apartments				P	P	P	P	P	P	P							P
Retirement Housing				P	P	P	P	P	P	P							P
Rolling or Blooming Mills												P			P		
Sanitary Landfill	C	C	C						C	C		C	C	C	C		
Sawmill										P		P	P	P	P		
Schools																	
K-12 & Preschool ^{41, 68}	C	C	C		C	C			P	P		P	P	P	P		P
College ^{41, 68}	C	C	C		C	C			P	P		P	P	P	P		P
Other ^{41, 68}					C	C			P	P		P	P	P	P		P
Second Hand Store									P ⁸⁶	P				P	P		P
Service Station ⁴¹							P	P	P ⁸⁶	P	P			P	P		P
Shake & Shingle Mill										P		P	P	P	P		
Shooting Range ⁹²												P	P	P	P		
Sludge Utilization ³⁹	C ⁵⁶	C ⁵⁶	C ⁵⁶		C ⁵⁶	C ⁵⁶			C ⁵⁶	C ⁵ ₆		C ⁵⁶		C ⁵⁶	PC ⁵⁰		
Small Animal Husbandry ⁴¹	C ³⁷	C ³⁷	C ³⁷				P		P	P		P	P	P	P		
Specialty Store							P	P	P ⁸⁶	P				P	P		P
Stables	P	P	P		P	P	P	P	P	P		P	P	P	P		
Stockyard or Slaughter House												P			P		
Storage, Retail Sales Livestock Feed									P	P				P	P		
Storage Structure, Accessory ⁶⁰																	
Up to 2,400 sq ft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
2,401 – 4,000 sq ft on More than 3 Acres ^{41, 59}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
2,401 – 4,000 on Less than 3 acres ^{41, 59}	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
4,001 sq ft and Greater ^{41, 59}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		

TYPE OF USE	R9,600 ⁸⁸	R8,400 ⁸⁸	R7,200 ⁸	T	LDMR	MR	NB ^(d) ⁽⁸⁾	PCB ⁽¹⁰⁸⁾	CB	GC	FS	IP ⁷⁶	BP	LI ⁵⁵ ₇₆	HI ⁵⁵	MHP ₁₁₄	UC ¹¹⁷
Storage Structure, Non-accessory ⁶⁰ Up to 2,400 sq ft 2,401 sq ft and greater ^{41, 59}	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C	P C		
Studio ⁴¹	C ⁷⁷	C ⁷⁷	C ⁷⁷		C ⁷⁷	C ⁷⁷	P	P	P ⁸⁶	P		P	P	P	P		P
Swimming/Wading Pool ^{17, 41}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P
Tannery												P			P		
Tar Distillation or Manufacturing												P			P		
Tavern ⁴¹								P	P	P				P	P		P
Television/Radio Stations														P	P		((P))
Temporary Dwelling During Construction	A	A	A	A	A	A	A	A	A	A	A						A
Temporary Dwelling For Relative ¹⁸	A	A	A	A	A	A	A	A	A	A	A						
Temporary Residential Sales Coach ⁷³	A	A	A														A
Temporary Woodwaste Recycling ⁶³														A	A		
Temporary Woodwaste Storage ⁶³														A	A		
Tire Store							P	P	P ⁸⁶	P				P	P		P ⁸⁶
Tool Sales & Rental									P ⁸⁶	P				P	P		P ⁸⁶
Transit Center	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P		P
Ultralight Airpark ²⁰												P					
Utility Facilities, Electromagnetic Transmission & Receiving Facility ²⁷	C	C	C	C	C	C	C	P	P ⁸⁶	P	C	P	P	P	P		

TYPE OF USE	R9,600 ⁸⁸	R8, 400 ⁸⁸	R7,200 ⁸	T	LDMR	MR	NB((⁰ ⁸))	PCB ((¹⁰⁸))	CB	GC	FS	IP ⁷⁶	BP	LI ⁵⁵ , 76	HI ⁵⁵	MHP ¹¹⁴	UC ¹¹⁷
Utility Facilities, Transmission Wires, Pipes & Supports ²⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P
Utility Facilities-All Other Structures ^{27, 41}	C	C	C	C	C	C	C	P	P ⁸⁶	P	C	P	P	P	P		P
Veterinary Clinic					C	C	P	P	P ⁸⁶	P		P	P	P	P		P
Warehousing										P		P	P	P	P		
Wholesale Establishment								P	P ⁸⁶	P		P	P	P	P		
Woodwaste Recycling ⁵⁷														C	C		
Woodwaste Storage ⁵⁷														C	C		
Yacht/Boat Club												P	P	P	P		P
All other uses not otherwise mentioned												P	P	P	P		

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New Recitals, Findings or Conclusions to Support: None required.

EXECUTIVE RECOMMENDED AMENDMENT SHEET #2
Urban Centers Development Regulations
ORDINANCE NO. 09-

Brief Description: Amend SCC 30.34A.210(2) to amend the language regarding interlocal agreements and city project review.

Staff recommended amendments to the Planning Commission Recommendation contained in Section 16:

30.34A.210 Master plans and city review.

(1) Where the county has adopted a master plan the director may require an applicant to meet any applicable requirements of the plan.

(2) ~~((If the county has executed an interlocal agreement with an adjacent city, the city must be involved the project review as specified in the interlocal agreement))~~The county shall 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) using the following procedures:

(a) The county shall notify the city and provide contact information for the potential applicant;

(b) The county is encouraged to notify adjacent cities upon submittal of an urban center development application;

(c) Following notice the city shall contact the county on their need for level of involvement and issues of particular concern;

(d) The county shall invite a staff representative from the city to attend pre-application, submittal and re-submittal meetings;

(e) The city's recommendation shall:

(i) Contain the name, mailing address, and daytime telephone number of the the city's representative;

(ii) Identify proposed changes to the application, specific requirements, actions, and/or conditions that are recommended in response to impacts identified by the city;

(iii) State the specific grounds upon which the recommendation is made; and

(iv) Where applicable, identify and provide documentation of the newly-discovered information material to the decision.

(f) The county shall respond to city's comments and recommendations in the director's decision.

(g) The county and city are encouraged to enter into an interlocal agreement to formalize a cooperative process.

New Recitals, Findings or Conclusions to Support: None required.

EXECUTIVE RECOMMENDED AMENDMENT SHEET #3
Urban Centers Development Regulations
ORDINANCE NO. 09-

Brief Description: Technical amendment to the urban center development regulations ordinance to correct a typographical error in SCC 30.34A.080(9).

Staff recommended amendments to the Planning Commission Recommendation contained in Section 16:

30.34A.080 Circulation and access.

(1) The vehicular and pedestrian circulation system must be designed to be consistent with this chapter, chapter 30.24 SCC, the EDDS and the provisions described in the following design reports available at the department:

(a) Southwest Snohomish County Urban Centers Phase 1 Report, February 2001, Appendix E, Street Design, pp. 9-13; and

(b) Specific road designs for public roads in urban centers that have been approved by the Department of Public Works, including but not limited to Ash Way Design for the Transit/Pedestrian Village, August 2003.

(2) Pedestrian connections must be provided to existing or previously approved walkways on adjacent urban center projects to provide for inter-project pedestrian circulation. The design of such connections must match or be consistent with the design of existing or previously approved walkways on adjacent urban center projects.

(3) Sidewalks must be designed to include a minimum clear zone of 7 feet for pedestrian travel and a planting/amenity zone of an additional 5 feet between the curb and the clear zone.

(4) A minimum 5-foot wide pedestrian connection, which complies with standards established by the Americans with Disabilities Act (ADA), must be provided through parking lots to building entrances, sidewalks and transit stops.

(5) Curb cuts for driveway entrances:

(a) may not be located closer than 100 feet apart; and

(b) may not exceed 35 feet in width for combined entry and exits.

(6) Internal public and private roads, drive aisles, woonerfs and auto courts must comply with the EDDS. The county engineer may approve a design that varies from the EDDS.

(7) The director, in consultation with the county engineer, may require additional circulation requirements, if needed, to ensure pedestrian safety or based on pedestrian connectivity pursuant to chapter 30.24 SCC, title 13 SCC and the EDDS.

(8) As a condition of site development approval, a property owner may be required to provide for joint access to and/or from adjacent parcels. This must be accomplished through easements or joint use agreements on forms approved by the county. Curb cuts from a public right-of-way allowed at the time of development may be temporary and subject to closure when more suitable access is developed on adjacent sites. Specifically, when a site plan is approved the owner may, at the county engineer's discretion, be allowed to develop either permanent or temporary curb cuts for site access. When adjacent sites are developed, the property owner may be required to close temporary curb cuts and provide access through one of the adjacent sites. Alternatively, one or more of the adjacent sites may be required to provide its access through a permanent curb cut granted to the first site. This shared access scheme is intended to provide greater traffic safety.

(9) Applicants must provide transportation demand management measures for developments pursuant to chapter 30.66B SCC with the ~~((the))~~ potential for removing a minimum of 15 percent of the development's peak hour trips from the road system.

(10) If there is a conflict between the provisions of this chapter and other chapters within title 30 SCC, the county engineer shall determine the appropriate regulation.

New Recitals, Findings or Conclusions to Support: None required.

EXECUTIVE RECOMMENDED AMENDMENT SHEET #4
Urban Centers Development Regulations
ORDINANCE NO. 09-

Brief Description: 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.

Staff recommended amendments to the Planning Commission Recommendation contained in Section 16:

30.34A.030 Floor area ratio.

Floor to area ratios (FAR) in the UC zone are established in accordance with SCC Table 30.34A.030(1). Additional FAR is allowed in ~~((accordance))~~ accordance with the bonuses as set forth in SCC Table 30.34A.030(2) and SCC Table 30.34A.030(3);

Table 30.34A.030(1)
Floor to Area Ratios

	Minimum	Maximum	Maximum allowable with bonus (Table 30.34A.030(2))	Maximum allowable with super bonus (Table 30.34A.030(3))
Non-Residential	.5	1.0	1.5	2.5
Residential	((1.0)) .5	((2.0)) 1.0	((3.0)) 1.5	((4.0)) 2.5
Mixed Use	((1.5)) 1.0	((3.0)) 2.0	((4.5)) 3.0	((6.5)) 5.0

Notes:

1. Allowable FAR for non-residential and residential uses may be added together within a development for a combined total.
2. Hotels are considered residential for the purpose of this chart.
3. "Mixed-use" means residential and non-residential uses located within the same building.

Table 30.34A.030(2)
Floor Area Ratio Bonuses

Feature	Additional Floor Area for Each Feature
<ul style="list-style-type: none"> • Street Level Commercial • Health club • Green roof • Daycare • Rooftop Solar Panels • Community gardens for use by residents • Structured Parking 	<ul style="list-style-type: none"> • 250 sf of floor area for each linear foot of retail frontage • 5 sf of floor area for each sf of health club • 5 sf of floor area for each sf of green roof • 5 sf of floor area for each sf of daycare • 10 sf of floor area for each sf of solar panel • 10 sf of floor area for each sf of community garden • .5 FAR for 80% or greater of required parking contained in a structure

Table 30.34A.030(3)
Floor Area Ratio Super Bonuses

Feature	Additional Floor Area for Each Feature
<ul style="list-style-type: none"> • One percent of total construction cost for public art • LEED (Silver Certification) • Built Green (King and Snohomish County Certification) 	<ul style="list-style-type: none"> • .5 FAR • 1 FAR • 1 FAR

Notes:

1. Public art is a fountain, sculpture, painting, mural, or similar object that is sited within a planned development as a focal point and is intended for the enjoyment of the general public. It does not contain characteristics of an advertising sign or identify or draw attention to a business.

30.34A.040 Building height and setbacks.

(1) The maximum building height in the UC zone shall be ~~((80))~~90 feet ~~((for proposals that use surface parking. When parking is contained within a structure, however, the maximum building height shall be increased by 1 foot for every 1 percent of the required parking that is contained in an above or below grade structure, up to a maximum building height of 180 feet))~~. The director may approve a building height increase up to an additional 90 feet when the additional height is documented to be necessary or desirable when the project is located near a high capacity transit route or station and the applicant prepares an environmental impact statement pursuant to chapter 30.61 SCC that includes an analysis of the environmental impacts of the additional height on, at a minimum:

- (a) aesthetics;
- (b) light and glare;
- (c) noise;
- (d) air quality; and
- (e) transportation.

(2) Building heights must be scaled down for buildings located on the edge of UC zoning and abutting R-9600, R-8400, R-7200, T or LDMR zoning and limited in height to that equal to the distance to such land (e.g.-a building that is ~~((50))~~45 feet from R-9600, R-8400, R-8400, T or LDMR zoning may not exceed ~~((50))~~90 feet in height). However, where the UC zoning line abuts a critical area protection area and buffer or utility, railroad, public or private road right-of-way, building heights shall not be subject to this limitation if the critical area protection area and buffer or utility, railroad, public or private road right-of-way provides an equal or greater distance between the building(s) and the zoning line than would be provided in this subsection (2).

(3) All ground floor residential units facing a public street must maintain a minimum structural ceiling height of 13 feet to provide the opportunity for future conversion to nonresidential use.

~~((2))~~(4) Excluding weather protection required in SCC 30.34A.150, buildings must be setback pursuant to SCC Table 30.34A.040~~((2))~~(4).

**Table 30.34.040~~((2))~~(4)
Setbacks**

Front	None
Side	None
Rear	None

New Recitals, Findings or Conclusions to Support: None required.

EXECUTIVE RECOMMENDED AMENDMENT SHEET #5
Urban Centers Development Regulations
ORDINANCE NO. 09-

Brief Description: 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.

Staff recommended amendments to the Planning Commission Recommendation contained in Section 16:

30.34A.130 Design standard-massing and articulation

- (1) Buildings over 30 feet in height must distinguish a “base” at ground level using articulation and materials such as stone, masonry, or decorative concrete.
- (2) The “top” of the building must emphasize a distinct profile or outline with elements such as projecting parapet, cornice, upper-level setback or pitched roof line.
- (3) For buildings over 60 feet in height, the “middle” of the building may be distinguished from the top and base by a change in materials or color, windows, balconies, step backs and signage.
- (4) The director may approve an alternate design for massing and articulation provided the design reduces the apparent bulk of multi-story buildings and maintains pedestrian scale.

New Recitals, Findings or Conclusions to Support: None required.

EXECUTIVE RECOMMENDED AMENDMENT SHEET #6
Urban Centers Development Regulations
ORDINANCE NO. 09-

Brief Description: 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.

Staff recommended amendments to the Planning Commission Recommendation contained in Section 16:

30.34A.090 Design standard-signs.

In addition to the sign requirements contained in chapter 30.27 SCC, requirements for development in the UC zone are as follows:

- (1) Signs must fit with the overall architectural character, proportions, and details of the development;
- (2) The base of any freestanding, pole, ground or monument sign must be planted with shrubs or seasonal flowers;
- (3) Electronic reader boards and signs which include flashing, chasing, moving or animation are prohibited.
- (4) Freestanding or pole signs located along non-arterials may be permitted if they are approved by the director and if they meet the following criteria:
 - (a) No more than 15 feet in height;
 - (b) Designed with two poles placed at the outermost sides of the sign face;
 - (c) No more than 45 square feet in sign area per face; and
 - (d) Constructed of materials matching one or more buildings located on the site.
- (5) Freestanding or pole signs located along freeways or principal arterials may be permitted if they are approved by the director and if they meet the following criteria:
 - (a) No more than 35 feet in height;
 - (b) Designed with two poles places at the outermost sides of the sign face; and
 - (c) No more than 150 square feet in sign area per face.
- (6) Signs for business identification or advertising of products must conform to the following:
 - (a) Each business establishment may have no more than one business identification sign per building face and in no event more than two identification signs per establishment;
 - (b) No business identification sign may have a surface area greater than 90 square feet per face;
 - (c) Business identification signs must be attached to the principal building unless otherwise approved by the county in the sign design scheme. The uppermost portion of the sign may not extend more than five feet higher than the principal building at its highest point, subject further to the overall height regulations of this zone.
 - (d) Signs which are an integral part of a window may occupy no more than 25 percent of the total window area.
 - (e) Projecting signs or graphics, and their supportive members, may not project more than four feet outward from a building and may not be lower than eight feet above ground level.

New Recitals, Findings or Conclusions to Support: None required.