



Snohomish County

PLANNING & DEVELOPMENT SERVICES

M/S #604

SNOHOMISH COUNTY PLANNING COMMISSION

May 8, 2009

The Honorable Aaron G. Reardon, County Executive
Snohomish County Administration Building
3000 Rockefeller Avenue M/S 407
Everett, WA 98201

SUBJECT: Planning Commission Recommendation on an Ordinance titled:
RELATING TO URBAN CENTER DESIGN STANDARDS, REPEALING THE URBAN
CENTERS DEMONSTRATION PROGRAM, ESTABLISHING A NEW ZONE FOR
URBAN CENTERS, ESTABLISHING BULK REGULATIONS FOR URBAN CENTERS;
AMENDING BULK REGULATIONS FOR THE NEIGHBORHOOD BUSINESS ZONE;
AMENDING AND REPEALING DEFINITIONS TO SUBTITLE 30.9 SCC; AMENDING
SECTIONS OF AND ADDING SECTIONS TO TITLE 30 SCC.

Dear Mr. Reardon:

The Snohomish County Planning Commission held a public hearing on April 28, 2009, to consider a draft ordinance proposing amendments, repeal and adoption of new sections to Title 30 of the Snohomish County Code pertaining to Urban Centers.

The Planning Commission closed public testimony at the meeting on April 28, 2009. Deliberations were conducted following the public hearing on April 28, 2009. The Planning Commission concluded deliberations and took action on April 28, 2009.

The Planning Commission deliberated on the proposals and voted as detailed below. Each amendment proposed by the commissioners is summarized as part of each motion. Proposed code language is included after the motion summary.

Prior to the public hearing and deliberations, staff provided a briefing to the Planning Commission on March 24, 2009. The briefing covered the draft ordinance, public outreach and implementation issues. The commission received one packet prior to the public hearing. The packet included a transmittal memo, approved as to form ordinance, and responses to commissioner questions.

PLANNING COMMISSION RECOMMENDATION

The motions were made during the course of meeting on April 28, 2009 (Amendments #1-3).

MAIN MOTION

Motion was made by Commissioner Reiersgard seconded by Commissioner Day to approve the proposed ordinance with the findings and conclusions. Action was taken on the main motion following conclusion of discussion and action on several proposed amendments as described below.

MOTION TO AMEND-Amendment 1

Motion was made by Commissioner Reiersgard and seconded by Commissioner Day to amend SCC 30.34A.040(1) of the proposed ordinance to read as follows:

(1) The maximum building height in the UC zone shall be 80 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. Building heights must be scaled down for buildings located on the edge of UC zoning and abutting R-9600, R-8400, (~~(R-8400))~~R-7200, T or LDMR zoning and limited in height to ~~((no more than twice))~~ that equal to the distance to such land (e.g.-a building that is 50 feet from R-9600, R-8400, R-8400, T or LDMR zoning may not exceed ((400))50 feet in height)((, except that building height shall not be subject to this limitation when a right-of-way forms the zoning boundary)). 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.

Motion passed: 7 in favor (*Koss, Ness, Reiersgard, Klein, Miller, Hambelton, Day*); **0 opposed; 0 abstentions**

MOTION TO AMEND-Amendment 2

Motion was made by Commissioner Ness and seconded by Commissioner Day to amend SCC 30.34A.060(1) of the proposed ordinance to read as follows:

(1) Where a development abuts an R-9600, R-8400, R-7200, T or LDMR zone, a Type A landscaping buffer pursuant to SCC 30.25.017 averaging 25 feet, but not less than 15 feet must be provided. Where appropriate, existing vegetation and significant trees must be retained within the landscaping buffer.

Motion passed: 7 in favor (*Koss, Ness, Reiersgard, Klein, Miller, Hambelton, Day*); **0 opposed; 0 abstentions**

MOTION TO AMEND- Amendment 3

Motion was made by Commissioner Reiersgard and seconded by Commissioner Miller to amend Table 30.22.100, Urban Zone Categories Use Matrix to remove “Manufacturing-All Other Forms Not Specifically Listed” and “All other uses not otherwise mentioned” from the Urban Center (UC) zone.

Motion passed: 7 in favor (*Koss, Ness, Reiersgard, Klein, Miller, Hambelton, Day*); **0 opposed; 0 abstentions**

The commission also requests Planning and Development Services review the following uses to determine if they are appropriate in an urban center.

- Townhouse
- Onsite Hazardous Waste Storage & Treatment Facilities
- Motor Vehicle and Equipment Sales
- Print Shop
- Railroad Right-of-way
- Television/Radio Stations
- Utility Facilities, Elettromagnetic/Transmission & receiving Facility

- Wholesale Establishment
- Country Club
- College
- Cemetery
- Park and Ride

The Planning Commission recommendation is supported by findings of fact and conclusions made after considering testimony and information presented during the public hearing process.

Respectfully submitted,

Dave Hambelton, Chairman
SNOHOMISH COUNTY PLANNING COMMISSION