

ADDENDUM NUMBER 2 TO THE DETERMINATION OF NON-SIGNIFICANCE ISSUED APRIL 16, 2009

Adoption of Amendments to Title 30 Snohomish County Code and County-Initiated Areawide Rezone For Urban Centers

Prepared Consistent with

The Washington State Environmental Policy Act of 1971
Chapter 43.21C Revised Code of Washington
Chapter 197-11, Washington Administrative Code
Snohomish County Code Title 30



Snohomish County Planning and Development Services

Date of Issuance: September 15, 2009

FACT SHEET

Project Title: Urban Center Code Update Project--Amendments to Title 30 Snohomish County Code (SCC) to replace the Urban Centers Demonstration Program and county-initiated areawide rezone.

Proposed Non-Project Action: The proposed non-project action is the adoption by the Snohomish County Council of an ordinance amending Title 30 SCC to enact a new Urban Center zone and associated development regulations and an ordinance adopting a county-initiated areawide rezone.

The County Council has introduced five amendments to the proposed action. Four of the amendments modify the development regulations and one adds an additional area (Point Wells) to the proposed county-initiated areawide rezone.

Purpose of the EIS Addendum: This addendum addresses environmental impacts of five County Council amendments to the proposed action introduced subsequent to the Planning Commission's recommendation. This addendum updates and supplements a Determination of Non-Significance (DNS) issued on April 16, 2009, for the Urban Center code amendments and areawide rezone. This addendum incorporates by reference Addendum Number 1 to DNS issued on April 16, 2009, which was issued on July 14, 2009. This information does not change the environmental analysis completed as part of a Draft Supplemental Environmental Impact Statement (DSEIS) issued February 6, 2009, and a Final Supplemental Environmental Impact Statement (FSEIS) issued June 12, 2009, for the Paramount of Washington, LLC, (Point Wells) docket request.

This addendum is being issued in accordance with WAC 197-11-625 and WAC 197-11-630. The adopted environmental documents listed herein, together with this addendum, meet Snohomish County's environmental review needs for the current proposed amendments.

Description of Proposal: Subsequent to the Planning Commission's recommendation, the County Council introduced several amendments that amend the proposed development regulations and add one additional area for rezoning to the new Urban Center zone.

Amendment 4A

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. Limit FAR bonuses, heights, and setbacks for urban

center development that borders Puget Sound. Correct a typographical error in SCC 30.34A.030.

Amendment 7

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.

Amendment 8

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. (*Note: The County Council might consider and adopt some ratio other than 2:1 or some other aspect of TDR as it relates to FAR). Correct a typographical error in SCC 30.34A.030.

Amendment 9

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.

On August 12, 2009, the County Council approved a citizen-initiated comprehensive plan amendment and concurrent rezone for Point Wells as part of its decision on Docket XIII (the county's annual comprehensive plan amendment process). Subsequent to that decision the County Council requested a rezone for the Point Wells property be included in Ordinance 09-080 (a county-initiated areawide rezone). The subject property is located west of the town of Woodway, south of city of Edmonds, north of the city of Shoreline and east of Puget Sound. The proposed rezone would be from Planned Community Business (PCB) [effective February 8, 2010] to Urban Center (UC). This action would be consistent with the other six designated urban centers on the FLUM.

Location of Proposal: Designated Urban Centers and Urban Villages located on the Future Land Use Map in unincorporated urban growth areas in Snohomish County including the recently approved, but not effective, urban center designation at Point Wells.

**Action Sponsor
Lead Agency:** Snohomish County Department of Planning and Development Services
3000 Rockefeller Avenue, M/S #604
Everett, Washington 98201-4066

**Required Approval
Review:** The county presented the proposed action to the Snohomish County Planning Commission on March 24, 2009, and a hearing was held on April 28, 2009. The planning commission recommended approval of the proposed action.

Snohomish County Council – adoption of ordinances
Washington State Department of Community Trade and Economic
Development (CTED) – coordination of state comments

**Circulation and
Comment:**

This addendum, or notice of availability, is being sent to all recipients of the previously issued Draft and Final EIS for the 10-Year Update of the GMA Comprehensive Plan as required by WAC 197-11-625. No comment period is required for this addendum under WAC 197-11-502(8)(c).

**The proposed action is
available by
contacting:**

David Killingstad, Principal Planner
Snohomish County Planning and Development Services
3000 Rockefeller Ave., M/S #604
Everett, Washington 98201
Phone: (425) 388-3311, ext. 2215
E-Mail: d.killingstad@snoco.org

The proposed ordinances are available for viewing at the Planning Division of the Snohomish County Department of Planning and Development Services (County Administration Building West, 4th Floor) and on the county's website. Visit www.snoco.org and type "UDC Update Project" in the search box.

Date of Issuance:

September 15, 2009

Responsible Official:

Larry W. Adamson, AICP, Acting Director
Snohomish County Planning and Development Services
3000 Rockefeller Avenue, M/S #604
Everett, Washington 98201-4066

Signature _____
Larry W. Adamson, AICP, Acting Director

ENVIRONMENTAL REVIEW

Overview:

The adoption of amendments to the GMA Comprehensive Plan and development regulations is a non-project action under the Washington State Environmental Policy Act (SEPA). This Addendum is not intended to satisfy individual project action SEPA requirements (the review needed for a future site-specific land use or building permit application). This Addendum does not significantly change the analysis of impacts and alternatives contained in the Environmental Impact Statement (EIS) that was prepared in 2005 for the GMA Comprehensive Plan, nor does it identify new or significantly different impacts.

Prior Environmental Review

A SEPA checklist addressing the proposed Urban Center code amendment and areawide rezone was issued on April 16, 2009, along with a Determination of Non-Significance (DNS).

On July 14, 2009, an addendum was issued to the April 16, 2009, DNS providing additional information on the proposed action including the six amendments recommended by the County Executive. One of the six Executive recommended amendments would reduce the maximum building height from 180 feet to 90 feet. The addendum issued on July 14, 2009, provided new information showing that the environmental impacts for a modified proposal with a 90 foot building height was consistent with the analysis shown in the Draft Environmental Impact Statement and Final Environmental Impact Statements issued on May 5, 2004 and December 13, 2005, respectively.

The county completed a Draft Supplemental Environmental Impact Statement (DSEIS) issued February 6, 2009, and a Final Supplemental Environmental Impact Statement (FSEIS) issued June 12, 2009, for the Paramount of Washington, LLC, (Point Wells) docket request. That document analyzed the impact of a proposed comprehensive plan re-designation from Urban Industrial to Urban Center and a concurrent rezone from Heavy Industrial (HI) to Planned Community Business (PCB). The DSEIS and FSEIS analyzed a no action and a "worst case" alternative for development of the Point Wells property. The worst case alternative assumed the property would develop under the Urban Center Demonstration Program (UCDP) which allows significantly greater density and intensity than the underlying zoning classification of PCB. The SEIS anticipated approximately 3,400 dwelling units and several thousand square feet of retail/office development. The elements of the environment addressed in both of these SEIS documents included elements of both the natural and built environment: earth, air, water, plants and animals, energy and natural resources, environmental health, population and employment, land and shoreline use, transportation, public services, and utilities.

DNS Addendum

According to the SEPA Rules, an Addendum to a DNS provides additional analysis and/or information about a proposal or alternatives where their significant environmental impacts have been disclosed and identified in a previous environmental document (WAC 197-11-600(3)(b)(ii)). An Addendum is appropriate when the impacts of the new proposal are the same general types as those identified in the prior document, and when the new analysis does not substantially change the analysis of significant impacts and alternatives identified in the prior environmental documents (WAC 197-11-600(4)(e), WAC 197-11-706).

This Addendum to the GMA Comprehensive Plan EIS is being issued pursuant to WAC 197-11-625 to meet the county's SEPA responsibility. The GMA Comprehensive Plan EIS and SEIS documents prepared for the Paramount of Washington, LLC, docket request evaluated plan alternatives and impacts that encompass the same general policy direction, land use patterns, and environmental impacts that are expected to be associated with the proposed amendments identified in this Addendum. No additional significant impacts beyond those identified in the county's EIS for the 10-Year Update and SEIS documents prepared for the Paramount of Washington, LLC, docket request are expected to occur.

In addition, the proposed County Council amendment 4A includes a cap on the number of units that could be constructed in urban centers that border Puget Sound to 800 units and further caps the maximum FAR and building height. This dwelling unit cap is significantly less than that analyzed in the Paramount of Washington, LLC, SEIS documents. No additional programmatic level environmental review will be required to the extent that the existing environmental documents listed in this addendum or other published documents have analyzed such changes.

APPENDIX A

Distribution List

Federal Agencies

U.S. Natural Resource Conservation
U.S. Environmental Protection Agency
U.S. Fish and Wildlife Service

U.S. Army Corps of Engineers
National Marine Fisheries
U.S. Department of Agriculture, Forest Service

State Agencies

The Office of the Governor
Department of Ecology
Department of Natural Resources
Department of Commerce
Department of Agriculture
Department of Social and Health Services
Utilities & Transportation Commission
Department of Corrections

Department of Fish & Wildlife
Department of Health
Department of Transportation
WA State Energy Office
Office of Archaeology and Historical Preservation
Parks and Recreation Commission
Department of Transportation, Northwest Region
Interagency Committee on Outdoor Recreation

Regional Agencies and Interest Groups

Puget Sound Partnership
Puget Sound Clean Air Agency

Puget Sound Regional Council
Regional Transit Authority

Snohomish County Agencies and Interest Groups

Snohomish County Department of Public Works
Snohomish County Sheriff
Snohomish County Surface Water Management Div.
1000 Friends of Snohomish County
152nd St. Neighborhood Coalition
Action Council for Esperance
Agriculture Tomorrow
Arlington Heights Comm.
Canyon Firs Homeowners Assn.
Cavalero Residents for Responsible Growth
Community Transit
Crestline Estates Action
Economic Development Council of Snohomish Co.
Edmonds Chamber of Commerce
Everett Chamber of Commerce
Everett Transit
Friends of Florence Acres
Futurewise
Housing Authority of Snohomish County
Jordan Road Citizens
Kayak Pt. Citizens Group
League of Women Voters
Little Bear Cr. Protective Assn.
Martha Lake Community Club
Martha Lake Homeowners

Snohomish County Parks and Recreation Depart.
Snohomish County Solid Waste Division
Snohomish Health District
Master Builders Assoc. of King and Sno Co
McKee's Evergreen Beach
Newberg Organization
North Creek Rural Areas
North Marysville Citizens
Picnic Point Community
Pilchuck Audubon Society
Possession Bay Association
Professional Consultants
Silver Lake Action Comm.
Smartgrowth Campaign
Snohomish Arlington Trail Coalition
Snohomish County Conservation District
Snohomish Co/Camano Island Board of Realtors
Snohomish Wetlands Alliance
So. Sno. Co. Chamber of Commerce
Sound Transit
Stillaguamish Citizens Alliance
Swamp Creek Locust Way
Tom Ehrlichman
Toyer Consulting & Advocacy, LLC
Wandering Creek Homes

Neighboring Planning Departments

Island County Planning Dept.
Skagit County Planning Dept.

Dept. of Dev. & Environ. Services (King Co.)
Chelan County Planning Dept.

Tribes

Muckleshoot Tribes
Sauk/Suiattle Tribe

Tulalip Tribes
Stillaguamish Tribe

Utilities

Alderwood Water District
 Lake Stevens Sewer District
 Olympic View Water and Sewer District
 Silver Lake Water and Sewer
 Snohomish County PUD No. 1
 Highland Water Assn.
 Seven Lakes Water Assn.
 Sky Meadow Water Assn., Inc.
 Puget Sound Energy

Cross Valley Water District
 METRO
 Mukilteo Water District
 Diking District #2
 Cascade Natural Gas
 Roosevelt Water Assn.
 Three Lakes Water Assn.
 King County Wastewater Treatment Division

Cities

City of Arlington
 City of Brier
 City of Edmonds
 City of Gold Bar
 Town of Index
 City of Lynnwood
 City of Mill Creek
 City of Mountlake Terrace
 City of Snohomish
 City of Sultan
 Tulalip Tribes

City of Bothell
 Town of Darrington
 City of Everett
 City of Granite Falls
 City of Lake Stevens
 City of Marysville
 City of Monroe
 City of Mukilteo
 City of Stanwood
 Town of Woodway

School Districts

Arlington School District
 Edmonds School District #15
 Granite Falls School District
 Lake Stevens School District
 Marysville School District
 Mukilteo School District
 Snohomish School District
 Sultan School District

Darrington School District
 Everett School District
 Index School District
 Lakewood School District
 Monroe School District
 Northshore School District
 Stanwood School District

Fire Districts & Ports

Fire District 1 South County
 Fire District 4 Snohomish
 Fire District 7 Clearview
 Fire District 10 Bothell
 Fire District 12 Marysville
 Fire District 15 Tulalip
 Fire District 17 Granite Falls
 Fire District 19 Silvana
 Fire District 21 Arlington
 Fire District 23 Robe
 Fire District 25 Oso
 Fire District 27 Hat Island
 Paine Field Fire District

Fire District 3 Monroe
 Fire District 5 Sultan
 Fire District 8 Lake Stevens
 Fire District 11 Silver Lakes
 No. County Regional Fire Authority
 Fire District 16 Lake Roesiger
 Fire District 28 Index
 Fire District 22 Getchell
 Fire District 24 Darrington
 Fire District 26 Gold Bar
 Port of Everett
 Port of Edmonds

Newspapers

The Herald
 Arlington Times
 Snohomish County Tribune
 Mukilteo Beacon
 Monroe Monitor
 Marysville Globe

Lake Stevens Journal
 Seattle Times-North Bureau
 Seattle PI
 Mill Creek Enterprise
 Woodinville Weekly
 Enterprise Newspaper

Bothell-Kenmore Reporter

The Edmonds Beacon

Libraries

Arlington Library
Brier Public Library
Edmonds Public Library
Granite Falls Library
Lynnwood Public Library
Mill Creek Library
Mountlake Terrace Library
Sno-Isle Regional Library
Stanwood Library

Bothell Library
Darrington Library
Everett Public Library
Lake Stevens Library
Marysville Public Library
Monroe Library
Mukilteo Public Library
Snohomish Public Library
Sultan Library

APPENDIX B
Amendments to Title 30 SCC

Amendment 4A

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. Limit FAR bonuses, heights and setbacks for urban center development that borders Puget Sound. Correct a typographical error in SCC 30.34A.030.

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); however FAR calculations for residential uses within the UC zone that are bordered by Puget Sound shall result in no greater than 800 residential units.

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 	<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

<ul style="list-style-type: none"> Community gardens for use by residents Structured Parking 	<ul style="list-style-type: none"> 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
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**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:

- 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 zones that are not bordered by Puget Sound 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) For UC zones bordered by Puget Sound, the maximum building height shall not exceed 65 feet.

(3) 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))single family residential zoning and limited in height to that equal to half the distance to such land (e.g.-a building that is ((50))90 feet from ((R-9600, R-8400, R-8400, T or LDMR))single family residential zoning may not exceed ((50))45 feet in height). However, where ((the))a 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 (3). This subsection shall not apply to UC zones that are bordered by Puget Sound.

(4) 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))~~(5) Excluding weather protection required in SCC 30.34A.150, buildings must be setback pursuant to SCC Table 30.34A.040~~((2))~~(5).

**Table 30.34.040~~((2))~~(5)
Setbacks**

Front	None
Side	None
Rear	None

Amendment 7

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.

30.34A.210 Master plans and city review

(1) ~~((Where the county has adopted a master plan the director may require an application to meet any applicable requirements of the plan.))~~ Where designated urban centers are located within a city's Municipal Urban Growth Area (MUGA), the county shall notify city representatives within 60 days of the adoption of this ordinance to determine if the respective city has any interest in collaborating with the county to prepare generalized design principles and development review procedures for the urban center prior to the intake of a development application.

(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.))~~ If a city responds in writing within 60 days of receiving notice to collaborate on design principles for the designated urban center, the county and city shall negotiate an interlocal agreement to define the terms related to the preparation of design principles, development review procedures and other issues of mutual interest. Such terms are intended to provide general guidance for further master planning and/or specific development of the urban center.

Amendment 8

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. (*Note: The County Council might consider and adopt some ratio other than 2:1 or some other aspect of TDR as it relates to FAR). Correct a typographical error in SCC 30.34A.030.

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	2.0	3.0	4.0
Mixed Use	1.5	3.0	4.5	6.5

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) • <u>Two Transfer of Development Rights (TDR) certificates</u> 	<ul style="list-style-type: none"> • .5 FAR • 1 FAR • 1 FAR • <u>1 FAR</u>

Notes:

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.

Amendment 9

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.

30.34A.180 Review process and decision criteria.

(1) An Urban Center development shall be ~~((decided as a Type 1 decision and is subject to the review procedures in chapter 30.71 SCC))~~ processed as a Type 2 application as described in chapter 30.72 SCC. The hearing examiner may approve, approve with modifications, or deny Urban Center development application under the circumstances set forth in this chapter.

(2) The ~~((director))~~ hearing examiner may approve or approve with conditions the proposed development when all the following are met:

(a) The development complies with the requirements in this chapter, chapters 30.24 and 30.25 SCC, and requirements of other applicable county codes;

(b) The proposal is consistent with the comprehensive plan;

(c) The proposal will not be materially detrimental to uses or property in the immediate vicinity;

(d) The development demonstrates high quality design by incorporating elements such as:

(i) Superior pedestrian- and transit-oriented architecture;

(ii) Building massing or orientation that responds to site conditions;

(iii) Use of structural articulation to reduce bulk and scale impacts of the

development;

(iv) Use of complementary materials;

(v) Use of lighting, landscaping, street furniture, public art, and open space to achieve an integrated design;

~~((e))~~e) The development features high density residential and/or non-residential uses; and

~~((e))~~f) Buildings and site features are arranged, designed, and oriented to facilitate pedestrian access, to limit conflict between pedestrians and vehicles, and to provide transit linkages.

(3) An Urban Center development application may be denied without prejudice by the hearing examiner pursuant to SCC 30.72.060. If denied without prejudice, the application may be reactivated under the original project number and without additional filing fees if a revised application is submitted within six months of the date of the hearing examiner's decision. In all other cases a new application shall be required.

(4) In addition to the notice required by chapter 30.70 SCC, the department shall distribute copies of the Urban Center development application to each of the following and shall allow 21 days from the date of published notice for the agencies to submit comments on the proposal:

(a) Snohomish Health District;

(b) Department of public works;

(c) Washington State Department of Transportation;

(d) Any city or town whose municipal boundaries are within one mile of the proposed Urban Center development or whose urban growth area includes the subject site, or whose public utilities would be used by the proposed Urban Center development; and

(e) Any other federal, state, or local agencies as may be relevant.

(5) Any revision which substantially alters the approved site plan is no longer vested and re-submittal of a complete application is required pursuant to SCC 30.34A.170. Revisions

not requiring re-submittal are vested to the regulations in place as of the date the original application was submitted. Revisions after approval of the development which cause an increase in traffic generated by the proposed development shall be reviewed pursuant to SCC 30.66B.075.

~~((4))~~6) Urban Center project approval expires after six years from the date of approval unless a complete application for construction has been submitted to the department.

30.34A.210 Master plans and city review

(1) Where the county has adopted a master plan the ~~((director))~~ hearing examiner 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 in the project review as specified in the interlocal agreement.

New Section ##. Snohomish County Code Section 30.72.020, added by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.72.020 Type 2 permits and decisions.

The following are processed as Type 2 permits and decisions:

- (1) Conditional use permit and major revisions;
- (2) Rezones (site-specific);
- (3) Official site plan or preliminary plan approval when combined with a rezone request in FS, IP, BP, PCB, T, RB, RFS, and RI zones;
- (4) Flood hazard area variance, if combined with a Type 2 application;
- (5) Preliminary subdivision approval and major revisions;
- (6) Planned residential developments;
- (7) Short subdivision with dedication of a new public road;
- (8) Shoreline substantial development, conditional use, or variance permit if forwarded pursuant to SCC 30.44.240;
- (9) Shoreline substantial development permit rescission; ~~((and))~~
- (10) Boundary line adjustments as provided in SCC 30.41E.020 ~~((SCC))~~; and
- (11) Urban centers developments as provided in SCC 30.34A.180.