

**ADDENDUM 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: July 14, 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.
Purpose of the EIS Addendum:	<p>This addendum adds information relating to the non-project programmatic county action described above. 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 information does not change the analysis of previously identified significant impacts of the alternatives to the county's GMA Comprehensive Plan-- General Policy Plan within the SEPA documents dated May 5, 2004, (Draft EIS) and December 13, 2005, (Final EIS).</p> <p>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.</p>
Description of Proposal:	The proposed action will replace the Urban Centers Demonstration Program. The action is necessary as the program will expire on November 29, 2009. The proposed code amendments will enact a new zoning classification to implement the Urban Center comprehensive plan designation, establish permitted uses, bulk requirements, architectural design standards, and establish a new review process. The proposal will also include a county initiated areawide rezone to implement a new zoning classification.
Location of Proposal:	Designated Urban Centers and Urban Villages located on the Future Land Use Map in unincorporated urban growth areas in Snohomish County.
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:	<p>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.</p> <p>Snohomish County Council – adoption of ordinances Washington State Department of Community Trade and Economic</p>

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:

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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:

July 14, 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

PROPOSED ACTIONS AND ENVIRONMENTAL REVIEW

Snohomish County is proposing a new set of regulations to replace the Urban Centers Demonstration Program (UCDP). The UCDP is set to expire in November 2009. The proposed action can be broken down in five parts:

- New zoning classification
- Design standards
- Application review process
- Amendments to the proposed action
- County initiated areawide rezone

New Zoning Classification/Design Standards/Application Review Process

A new zoning classification, Urban Center, is proposed to implement the Urban Center comprehensive plan designation. The new zone allows a broad range of uses consistent with pedestrian-oriented development and transit-oriented development. The zone allows the enactment of proposed development regulations to guide new development and redevelopment of properties designated urban center on the future land use. Implementation of the new zone will occur through a county initiated areawide rezone.

Design standards that ensure quality design of development are an integral part of an urban center. The proposed development regulations balance flexibility to allow creativity with a need for more descriptiveness to ensure the desired outcome. The development regulations address site layout, landscaping/open space, bulk standards (height, setbacks, circulation, parking and signs) and architectural design (blank walls, building massing, and weather protections).

The proposed action would replace the current centers review committee review with an administrative review. The proposed approval process would include public notice requirements, SEPA, and could be appealed to the hearing examiner.

Highlights of the proposed action are shown below. A detailed summary of each section of the ordinance amending Title 30 SCC may be found in Appendix B.

Amendments to Chapter 30.22 SCC – Uses allowed in zones:

The proposed action contains amendments to the use matrix in Chapter 30.22 SCC and reference notes. The new Urban Center (UC) zone is added to the matrix and is populated with permitted uses. Reference note 108 is proposed for deletion as it references the Urban Centers Demonstration Program which is proposed to be repealed. Three new reference notes are added. One reference note prohibits drive-through facilities in the Urban Center (UC) zone. A second note permits boat launches only when associated with a marina. The third new note permits only building mounted personal wireless communication facilities.

Amendments to Chapter 30.23 SCC – General development standards-bulk regulations:

The proposed action contains amendments to the bulk matrix in Chapter 30.23 SCC and reference notes. They include:

- The new UC zone is added with a cross reference to Chapter 30.34A SCC. Reference notes 47-51 are repealed as they relate to the Urban Centers Demonstration Program. The bulk requirements for the Neighborhood Business (NB) zone related to height, setbacks, and lot coverage are proposed to be amended. The Urban Village plan designation will continue to rely on the NB as the implementing zone. With the Urban Centers Demonstration Program proposed to be repealed, property owners will no longer have the option of using the programs regulations. The bulk matrix amendments allow property owners to retain some of the rights afforded them by the demonstration program. These include additional height, reduced setbacks, and increased lot coverage.

Disposition of code sections for Chapter 30.34A SCC-Urban Center Demonstration Program

The current Chapter 30.34A SCC contains the Urban Centers Demonstration Program. The proposed action would repeal this code section and replace it with a new set of development regulations.

Highlights of Amended Chapter 30.34A SCC– Urban Center Development:

The proposed regulations replace the current Urban Centers Demonstration Program. The major changes can be summarized as follows:

- The proposed regulations will rely on the use of floor area ratio (FAR) rather than dwelling units per acre. Use of FAR is common in mixed use and commercial buildings. The effect of this is to provide greater flexibility in utilization of land. To encourage greater intensity of development incentives are proposed. These incentives provide a benefit to the community and to the applicant. Some of the FAR incentives include street level commercial, green buildings, and community gardens.
- The proposed regulations establish a two tier maximum building height. For developments relying on surface parking only, the maximum height is 80 feet. This corresponds to construction codes for the maximum height of a wood frame over concrete structure. As an incentive to provide parking building within or under the structure, height is allowed to increase 1 foot for every 1 percent of structured parking up to a maximum of 180 feet.
- The proposed regulations set a minimum and maximum amount of parking to be provided within an urban center development. With the intent to encourage non-automobile use, the amount of required parking is restricted to an amount lower than what might otherwise be needed for residential or non-residential development. The proposed regulations also encourage shared parking between daytime and nighttime uses.
- The proposed regulations include landscaping and open space requirements intended to enhance the curb appeal of a project and provide recreational space. Open space will be required for each project with different amounts (or rates) for residential and non-residential uses. Active recreation must constitute at least 50% of the required amounts.
- The proposed regulations for circulation and access address pedestrian connections, onsite vehicle circulation, and transportation demand management. Pedestrian connectivity is a critical feature of an urban center. The proposed regulations require minimum seven foot wide sidewalks.
- The proposed regulations address a range of architectural design standards. These include screening of trash and rooftop mechanical equipment, lighting, massing and articulation, weather protection, and large blank walls. The standards ensure buildings are of high quality design, oriented to the pedestrian, and provide flexibility to an applicant by offering a menu of choices for compliance with the regulations.
- The proposed regulations incorporate an administrative review for the site plan and new submittal requirements. The urban center development will be reviewed as a Type 1 permit. Under a Type 1 permit the director has final approval authority. An appeal of the decision may be made to the hearing examiner. An urban center development will be required to submit a site plan showing the layout of the project (i.e. locations of buildings). In addition, the project will be required to complete a separate plan showing landscaping, open space, and circulation. This document also requires an applicant to look beyond the site boundaries for pedestrian, vehicle, and open space connectivity. Lastly, an applicant will be required to submit building elevations and color renderings of the project.

Other Code Changes

There are several code changes that clean up language related to the Urban Centers Demonstration Program or are necessary when a new zone is proposed. They include:

- Adding the new UC zone to the development standards and siting process for personal wireless communication facilities.
- Amendments to Chapter 30.31A SCC to remove references to the PCB-TPV subzone which is proposed to be replaced with the UC zone. The PCB-TPV subzone implements the Transit/Pedestrian Village. Also, an amendment is proposed to allow properties zoned NB and designated Urban Village to use the new parking standards in the UC zone.
- An amendment is proposed to Chapter 30.66B SCC to add a cross-reference to the circulation and access section of Chapter 30.34A SCC. SCC 30.66B.625 addresses transportation demand management (TDM). TDM is an important component of transit oriented development and provides flexibility under the concurrency management system.
- The Urban Centers Demonstration Program contains a section addressing application fees. This section is proposed to be relocated to Chapter 30.86 SCC Fees.
- Several definitions are proposed to be added, modified, or deleted. New definitions are proposed for “floor area ratio” and “blank wall.” Both of these definitions are needed to implement proposed development regulations related to the two terms. The definitions of “urban center” and “urban village” are modified to reflect definitions contained in the comprehensive plan. The definition of “secondhand store” is modified to distinguish between non-profit and for-profit uses. The definitions for “applicant,” “committee,” “developable area,” “net acreage,” “public use,” and “transit pedestrian village” are proposed to be deleted as they are no longer necessary and retention would lead to confusion in interpreting the code.

Executive Recommended Amendments to the Proposed Action

There are six amendments proposed that are not reflected in the proposed action and were not previously included in the DNS. These amendments will be submitted to the County Council in the form of County Executive recommended amendments to the Planning Commission recommendation. These amendments address permitted uses, city review, technical corrections, building height, building mass, and signs. Highlights of the proposed amendments are shown below. A detail summary of each proposed amendment may be found in Appendix C.

Amendment 1

Recommends changes to proposed UC zone in SCC 30.22.100 Urban use categories matrix.

- Deleting Television/Radio Stations 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.
- 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.
- Adding reference note #86 to Print Shop as this restriction is already placed on the use under the CB zone.
- Adding Townhouses as they could meet the minimum FAR requirements and are appropriate as a transition between single family and high density multiple family dwellings. Railroad Right-of-Way is appropriate should high capacity transit be expanded beyond the voter approved long range plan.

Amendment 2

This amendment would change the language regarding the role of a city in the review of an urban center development application. The amended language provides direction on the role the city can play in the review of an urban center project. This includes allowing city participation in development review meetings. It also provides an opportunity for the county and city to enter into an interlocal agreement.

Amendment 3

This amendment corrects one typographical error in the ordinance amending Title 30 SCC. The error is found in SCC 30.34A.080(9).

Amendment 4

This amendment would reduce the maximum allowed building height in the UC zone from 180 feet to 90 feet. This amendment is in response to a comment letter on the DNS. The letter suggested that the county had not fully analyzed the environmental impacts of 180-foot tall buildings. The letter further stated that the proposed regulations would have a negative impact on efforts of local jurisdictions to revitalize their downtowns.

The DNS for the urban center code amendments and areawide rezone relied on the draft and final environmental impact statements (EIS) issued in 2005 for the 10-year update of the comprehensive plan. Those documents analyzed the impacts of the then proposed urban center comprehensive plan designations with the option of developing under the Urban Centers Demonstration Program which included a maximum building height of 90 feet. The analysis was both qualitative and quantitative and allowed yields under the urban centers demonstration program were incorporated in the transportation modeling. None of the previous environmental documents considered maximum building heights in excess of 90 feet.

In order to comply with previous environmental analysis, PDS, as the lead agency under SEPA, has determined that the proposed urban center regulations require modification to reduce possible significant environmental impacts. Therefore, PDS is proposing an amendment to the proposed action to reduce maximum building height to 90 feet. The amendment also amends the floor to area ratios (FAR) to coincide with reductions in building. An applicant would be allowed to exceed the 90 foot height limit up to an additional 90 feet provided the additional height is necessary or desirable due to parcel location relative to a high capacity transit route or station and an environmental impact statement (EIS) was completed. The EIS would need to analyze at minimum the impacts of the additional building height on aesthetics, light and glare, noise, air quality, and transportation. The EIS would be submitted along with the development application.

Amendment 5

This amendment would change the proposed regulations designed to mitigate the appearance of bulky buildings from the perspective of the pedestrian. The proposed regulations could have an unintended consequence of limiting creativity in the design of buildings. To provide greater flexibility the proposed action is amended to add language allowing director discretion to consider a modification of the requirements.

Amendment 6

This amendment would change regulations governing signs for an urban center project. The proposed regulations do not differentiate signs located along a major arterial or freeway and local roads. In addition, regulations governing signs on buildings within an urban center project are incomplete. The amendment to the proposed action would provide specific regulations for freestanding or pole signs located along a major arterial or freeway. The amendment would also add regulations governing signs on buildings located within an urban center project.

County Initiated Areawide Rezone

The General Policy Plan (GPP) designates several urban centers on the future land use map. The Urban Center plan designation is currently implemented with the Planned Community Business (PCB) and Business Park (BP) zones. These two zones also implement the Urban Commercial and Urban Industrial plan designations respectively.

The proposed new Urban Center zone is intended to achieve greater consistency with the Urban Center comprehensive plan designation and policies. The UC zone allows a broad range of uses consistent with pedestrian-oriented development and transit-oriented development. The zone also allows enactment of development regulations to guide new development and redevelopment of properties designated urban center on the future land use.

To implement the new UC zone the county is proposing to rezone properties currently designated Urban Center on the future land use map. Not included in the areawide rezone at this time are two manufactured home parks subject to interim emergency Mobile Home Park zone and the OPUS Northwest property located north of 164th St SW and west of Interstate 5. The total area proposed to be rezoned is 1,376 acres.

Environmental Review:

(A) General

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). This addendum updates and supplements the information in that checklist, adds the DNS issued on April 16, 2009, for the Urban Center code amendments and areawide rezone and documents code amendments that do not produce new or significantly different impacts, nor significantly change the analysis contained within the Environmental Impact Statement prepared in 2005 for the GMA Comprehensive Plan Update (GMACPU). That document analyzed the impact of the then proposed urban center comprehensive plan designations and the Urban Center Demonstration Program (UCDP) which allows significantly greater density and intensity than the underlying zoning classification of PCB. The proposed Executive recommended amendments; specifically the reduction in maximum building height, is accounted for in the summary of impacts presented below.

(B) Environmental Impacts

1) Water Resources

The proposed code amendments could result in similar or a slightly lower demand on water resources, than the current UCDP. The proposed code amendments include incentives for “green” building, LEED certification and sustainable development practices that will result in reduced water resource impacts. In addition, urban center developments have the option of using optional Low Impact Development (LID) techniques. The Final EIS (FEIS), Section 3.1.3 addresses potential

water resource impacts. No additional mitigating measures are identified beyond those identified in the FEIS.

2) Air Quality

The proposed code amendments, including the reduced building height amendment, will produce a similar amount of urban development compared to the environmental analysis completed for the GMCPU. Similar traffic volumes, due to the compact nature of urban center development and reliance on high capacity transit and pedestrian movements will produce similar impacts on air quality. This is addressed in the Draft EIS (DEIS) and FEIS sections 3.1.2. No additional mitigating measures are identified beyond those identified in the DEIS and FEIS.

3) Hazardous/Toxic Substances

The proposed code amendments will produce a similar amount of urban development compared to the environmental analysis completed for the GMCPU. That will result in no increases in hazardous or toxic substances beyond those typically found in ordinary residential and commercial environments.

4) Noise

The proposed changes to the comprehensive plan will produce a similar amount of urban development, with a correspondingly lower likelihood that urban noise levels from automobile and truck traffic and industrial operations will reach the levels anticipated for the 2005 amendments. No additional mitigating measures are identified beyond those identified in the DEIS and FEIS.

5) Plants, Animals, Fish, Marine Life

The proposed code amendments will increase the amount of impervious surfaces but not beyond the environmental analysis completed for the GMACPU. Also, the proposed amendments will not further reduce habitat beyond the environmental analysis completed for the GMACPU. These types of impacts are addressed in Sections 3.1.5, 3.1.6, and 3.1.7 of the DEIS and FEIS respectively. In 2007, new regulations affecting critical areas went into effect and would mitigate any impacts from development under the proposed code amendments.

6) Energy

A reduction in energy consumption below the levels anticipated in the 2005 analysis could result. The code amendments provide incentives for “green” building and sustainable development practices that will produce further reductions in the energy consumption levels than could otherwise be expected. In addition, incentives are provided for roof-top mounted solar panels.

7) Parks

The proposed code amendments require all new projects to provide on-site recreation space and could result in similar or slightly lower park demand levels compared to the 2005 analysis.

8) Land and Shoreline Use

Since none of the designated urban centers are adjacent to any shorelines of the state, these amendments will have no affect on shoreline impacts analyzed in the 2005 environmental documents. Land use impacts can be expected to be similar because the bulk requirements will be similar to those under the UCDP. In addition, the proposed code amendments include compatibility measures (limited building height and landscape buffers) to ensure better integration of urban center development with existing single family detached housing.

9) Transportation

The proposed code amendments will result in similar impacts in the residential and nonresidential development anticipated in the 2005 analysis due to the focus on transit-oriented and pedestrian

oriented development in urban centers. The DEIS and FEIS Sections 3.2.6 address transportation impacts and mitigation measures.

10) Aesthetics

The proposed code amendments will have a lesser impact on aesthetics than analyzed in the 2005 DEIS and FEIS due to architectural design standards that will mitigate the bulk, massing, and height of taller and larger buildings. In addition, the proposed code amendments include compatibility measures (limited building height and landscape buffers) to ensure better integration of urban center development with existing single family detached housing.

11) Light/Glare

The proposed code amendments will have a lesser impact on light/glare than analyzed in the 2005 DEIS and FEIS due to architectural design standards that will mitigate exterior lighting by requiring fixtures to focus light downward.

12) Relationship to Existing Plans and Policies

Regionally, the multi-county planning policies and the Puget Sound Regional Council's Vision 2040 encourage the development of urban centers within the Puget Sound region to accommodate future population and employment growth. The regional vision is incorporated into the Countywide Planning Policies (CPPs). Several CPPs provide direction on planning for urban centers within the county. These include UG-5, UG-6, UG-11, OD-8, OD-13, and TR-12.

The county's comprehensive plan assumes that a significant portion of the 20-year population and employment growth allocated to the Southwest Urban Growth Area will occur in Urban Centers. General Policy Plan Goal 3 and the objectives and policies contained therein provide the local policy basis for urban centers. GPP Policy LU 4.B.2 directs the county to draft design guidelines for urban centers. Since 2002 the UCDP has implemented this policy. The proposed code amendments and areawide rezone will replace the UCDP and implement GPP Policy LU 4.B.2.

The companion action to rezone properties within the six designated urban centers is intended to provide a more straightforward alignment of the comprehensive plan and development regulations. The areawide rezone allows properties to use the proposed urban center development regulations.

APPENDIX A Distribution List

Federal Agencies

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

U.S. Army Corps of Engineers
U.S. Department of Housing and Urban Develop.
U.S. Department of Agriculture, Forest Service

State Agencies

The Office of the Governor
Department of Ecology
Department of Natural Resources
Department of Community Trade & Econ. Dev.
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
Alderwood Community Council
Arlington Heights Comm.
Barclay's North
Canyon Firs Homeowners Assn.
Cavalero Residents for Responsible Growth
Community Transit
Crestline Estates Action
Economic Development Council of Sno. County
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
Kennard Corner Homeowners
League of Women Voters
Little Bear Cr. Protective Assn.
Martha Lake Community Club

Snohomish County Parks and Recreation Dept.
Snohomish County Solid Waste Division
Snohomish Health District
Martha Lake Homeowners
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. Co. Preservation Assn.
So. Sno. Co. Chamber of Commerce
Sound Transit
Stillaguamish Citizens Alliance
Stillaguamish Flood Control District
Swamp Creek Locust Way
Tom Ehrlichman
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
 Olympus Terrace Sewer District
 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.
 Snohomish County PUD No. 1
 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

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

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

Monroe Monitor
Marysville Globe
Bothell-Kenmore Reporter

Woodinville Weekly
Enterprise Newspaper
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

The amendments adopt new development regulations and amend and repeal existing development regulations in Title 30 SCC, and implement Snohomish County Comprehensive Plan policies regarding urban centers. The amendments are listed in the following sections of the proposed ordinance:

Sections 1, 2, and 3. Recitals, Findings of Fact, and Conclusions.

Section 4. Amends Snohomish County Code (SCC) 30.21.020, Establishment of zones: to add the new Urban Center (UC) zone. The revision would be as follows:

30.21.20 Establishment of zones.

Snohomish County's use zones are established and categorized pursuant to SCC Table 30.21.020.

Table 30.21.020
Snohomish County Zones by Category

ZONE CATEGORY	ZONES
URBAN	Residential 9,600 R-9,600
	Residential 8,400 R-8,400
	Residential 7,200 R-7,200
	Townhouse T
	Low-Density Multiple Residential LDMR
	Multiple Residential MR
	Neighborhood Business NB
	Planned Community Business PCB
	Community Business CB
	General Commercial GC
	Freeway Service FS
	Business Park BP
	Industrial Park IP
	Light Industrial LI
	Heavy Industrial HI
	Mobile Home Park MHP
Urban Center UC	
RURAL	Rural Diversification RD
	Rural Resource Transition – 10 Acre RRT-10
	Rural 5-Acre R-5
	Rural Business RB
	Clearview Rural Commercial CRC
	Rural Freeway Service RFS
	Rural Industrial RI
RESOURCE	Forestry F
	Forestry and Recreation F&R
	Agriculture-10 Acre A-10
	Mineral Conservation MC

OTHER	Suburban Agriculture-1 Acre	SA-1
	Rural Conservation	RC
	Rural Use	RU
	Residential 20,000	R-20,000
	Residential 12,500	R-12,500
	Waterfront Beach	WFB

Section 5. Amends SCC 30.21.025, Intent of zones: to include the intent of the urban center zone and to remove references to the Urban Centers Demonstration Program. The section would be revised as follows:

(i) Neighborhood Business (NB). The intent and function of the neighborhood business zone is to provide for local facilities that serve the everyday needs of the surrounding neighborhood, rather than the larger surrounding community. ~~((Urban villages implemented under chapter 30.34A SCC Urban Centers Demonstration Program are only permitted within the Neighborhood Business (NB) zone));~~

(ii) Planned Community Business (PCB). The intent and function of the planned community business zone is to provide for community business enterprises in areas desirable for business but having highly sensitive elements of vehicular circulation, or natural site and environmental conditions while minimizing impacts upon these elements through the establishment of performance criteria. Performance criteria for this zone are intended to control external as well as internal effects of commercial development. It is the goal of this zone to discourage "piecemeal" and strip development by encouraging development under unified control. ~~((Urban centers implemented under chapter 30.34A SCC Urban Centers Demonstration Program are only permitted within the Planned Community Business (PCB) zone));~~

(f) Urban Center (UC). The intent and function of the Urban Center zone is to implement the Urban Center designation on the future land use map by providing a zone that allows a mix of high-density residential and commercial uses with public and community facilities and pedestrian connections located along existing or planned high capacity transit corridors;

Section 6. SCC 30.22.030 is amended to remove a term no longer needed.

30.22.030 Number of uses per lot.

Uses shall be established upon legally created lots that conform to current zoning requirements or on legal nonconforming lots. A lot may have more than one use placed within its bounds, except that only one single family dwelling may be placed on a lot. This exception shall not apply to model homes as defined herein, to planned residential developments proposed and approved pursuant to chapter 30.42B SCC, ~~((center))-~~projects proposed and approved pursuant to chapter 30.34A SCC, or to land zoned commercial or multiple family residential. Multifamily structures may be placed on lots at densities controlled by chapter 30.23 SCC.

Section 7. Amends SCC 30.22.100, Urban zone categories-Use matrix: to add the new Urban Center (UC) zone and populates with permitted uses.

Section 8. Amends SCC 30.22.130, Reference notes for use matrix to: Remove note 108 referencing the Urban Centers Demonstration Program and add three new reference notes. One reference note prohibits drive-through facilities in the Urban Center (UC) zone. A second note permits boat launches only when associated with a marina. The third new note permits only building mounted personal wireless communication facilities.

Section 9. Amends Table 30.23.030 (1), Bulk Matrix: to add the new urban center zone and a cross-reference to Chapter 30.34A SCC. The table is also amended to change the building height, setbacks and lot coverage in the NB zone.

Section 10. Amends SCC 30.22.040, Reference Notes for the Bulk Matrix: to delete notes 47-51 as they relate to the Urban Centers Demonstration Program being repealed.

Section 11. Amends SCC 30.28A.120, Priority of Location: relating to personal wireless telecommunications facilities to include the Urban Center Zone under SCC 30.28A.120 (5). The amendment would be as follows:

30.28A.120 Priority of locations.

The order of priorities for locating new personal wireless telecommunications services facilities shall be in accordance with SCC 30.28A.120(1) through (7) below. The applicant shall demonstrate that all other locations with a higher priority on the list are not feasible. Priorities rank from highest to lowest as set forth below. The zones listed in SCC 30.28A.120(4) through (7) are prioritized in order of preference within each subsection.

- (1) On existing wireless communications support structures.
- (2) Place on appropriate rights-of-way and existing structures such as buildings, towers, water towers and smokestacks located on non-residentially zoned property or in utility corridors. Wireless communications support structures for personal wireless telecommunications service facilities locating under this subsection shall secondarily consider the priorities established in SCC 30.28A.120(4) through (7).
- (3) Place on other public property if practical and allowed, i.e., Snohomish County property, etc.
- (4) Place in districts zoned:
 - (a) Heavy Industrial (HI);
 - (b) Light Industrial (LI);
 - (c) General Commercial (GC); and
 - (d) Community Business (CB).
- (5) Place in districts zoned:
 - (a) Industrial Park (IP);
 - (b) Business Park (BP);
 - (c) Freeway Service (FS);
 - (d) Rural Freeway Service (RFS);
 - (e) Planned Community Business (PCB);
 - (f) Neighborhood Business (NB);
 - (g) Urban Center (UC)
 - ~~((g))~~(h) Rural Industrial (RI);
 - ~~((h))~~(i) Clearview Rural Commercial (CRC); and
 - ~~((i))~~(j) Rural Business (RB).
- (6) Place in districts zoned:
 - (a) Rural Use (RU);
 - (b) Rural Diversification (RD);
 - (c) Rural Resource Transition-10 Acre (RRT-10);
 - (d) Forestry (F);
 - (e) Mineral Conservation (MC);
 - (f) Forestry and Recreation (F&R); and
 - (g) Agricultural-10 (A-10).
- (7) Place in districts zoned:
 - (a) Rural 5 Acres (R-5);

- (b) Rural Conservancy (RC);
- (c) Suburban Agriculture 1 (SA-1);
- (d) Residential 20,000 (R-20,000);
- (e) Residential 12,500 (R-12,500);
- (f) Waterfront Beach (WFB);
- (g) Multiple Residential (MR);
- (h) Mobile Home Park (MHP);
- (i) Low-density Multiple Residential (LDMR);
- (j) Townhouse (T);
- (k) Residential 9,600 (R-9,600);
- (l) Residential 8,400 (R-8,400); and
- (m) Residential 7,200 (R-7,200).

Section 12. Amends SCC 30.31A.010, Purpose and applicability: to remove references to the PCB-TPV subzone. The amendment is as follows:

30.31A.010 Purpose and applicability.

This chapter regulates development in and establishes zoning criteria for the planned community business (PCB), neighborhood business (NB), business park (BP), and industrial park (IP) zones. ~~((The PCB zone includes a subzone of planning community business – transit pedestrian village (PCB-TPV) with additional performance requirements described in 30.34A.))~~ This chapter sets forth procedures and standards to be followed in applying for, and building in these zones.

Section 13. Amends SCC 30.31A.020, Minimum zoning criteria: to remove references to the PCB-TPV subzone and references related to the Urban Centers Demonstration Program. The amendments are as follows:

30.31A.020 Minimum zoning criteria.

(1) A tract of land proposed for BP zoning shall contain sufficient area to create a contiguous tract of BP zoned land at least four acres in size.

(2) A tract of land proposed for PCB zoning shall contain sufficient area to create a contiguous tract of PCB zoned land at least five acres in size. ~~((Rezoning to PCB-TPV is only allowed when a master plan has been approved by the department and is adopted as part of the rezone. The county may rezone during adoption of a master or concept plan. A property owner may also complete a master plan as outlined in the GMACP and request a rezone through the docketing process.))~~

(3) A tract of land proposed for NB zoning shall contain sufficient area to create a contiguous tract of NB zoned land at least three acres in size.

(4) A tract of land must be in single ownership or, for multiple parcels, under unified control. This requirement shall apply during preliminary and final plan stages to ensure continuity of plan development.

(5) Zoning request must be accompanied by a preliminary development plan prepared by a team of design professionals in compliance with the regulations and requirements of this chapter. ~~((Rezones to PCB-TPV subzone must be accompanied by a master plan or concept plan, approved by the department, in compliance with the regulations and requirements of chapter 30.34A SCC.))~~

(6) Preliminary and final plans must comply with bulk regulations contained in SCC 30.23.030 ~~((or if project is submitted under chapter 30.34A, the plans must comply with the bulk regulations in SCC 30.23.030)).~~

(7) All utility services and distribution lines shall be located underground, and in the case of

the BP zone (~~and projects submitted under chapter 30.34A~~) the property shall be served by public water and sewer services and paved streets, paved private roads, or paved common access areas.

Section 14. Amends SCC 30.31A.100, General performance standards: to add a new requirement that projects in the NB zone and designated Urban Village will use the parking rates in Chapter 30.34A SCC. The amendments are as follows:

30.31A.100 General performance standards.

Each planned zone and uses located in the BP, PCB, NB and IP zones shall comply with the following requirements unless more specific requirements are provided in code:

(1) Processes and Equipment. Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable beyond the boundaries of the lot upon which the use is located by reason of offensive odors, dust, smoke, gas, or electronic interference;

(2) Development Phases. Where the proposal contains more than one phase, all development shall occur in a sequence consistent with the phasing plan which shall be presented as an element of the preliminary plan unless revisions are approved by the department;

(3) Building Design. Buildings shall be designed to be compatible with their surroundings, both within and adjacent to the zone;

(4) Restrictive Covenants. Restrictive covenants shall be provided which shall ensure the long-term maintenance and upkeep of landscaping, storm drainage facilities, other private property improvements, and open space areas and facilities. Further, the covenants shall reference the official or binding site plan(s) and indicate their availability at the department, and shall provide that Snohomish County is an additional beneficiary with standing to enforce, and shall preclude the avoidance of performance obligations through lease agreements;

(5) Off-street Parking. Permanent off-street parking shall be in accordance with terms of chapter 30.26 SCC, except in the NB zone where the land is designated Urban Village on the future land use map, parking shall be in accordance with SCC 30.34A.050;

(6) Signing. Signs for business identification or advertising of products shall conform to the approved sign design scheme submitted with the final plan, and must comply with chapters 30.54B and 30.27 SCC;

(7) Noise. Noise levels generated within the development shall not exceed those established in chapter 10.01 SCC - noise control, or violate other law or regulation relating to noise. Noise of machines and operations shall be muffled so as to not become objectionable due to intermittence or beat frequency, or shrillness; and

(8) Landscaping. General landscaping and open space requirements shall be in accordance with chapter 30.25 SCC.

Section 15. Repeals Chapter 30.34A SCC, Urban Centers Demonstration Program.

Section 16. Adopts a new SCC 30.34A, Urban Center Development: to add 21 new sections:

- .010 Purpose and applicability (establishes the purpose of the chapter and what development is subject to the regulations)
- .020 Permitted uses (establishes the permitted uses within the UC zone)
- .030 Floor area ratio (establishes the FAR requirements and bonuses)
- .040 Building Height and Setbacks (maximum building height and setbacks)
- .050 Parking ratios, parking locations and parking lot and structure design (min/max parking ratios, the location of parking and parking lot landscaping and design of structure parking)
- .060 Landscaping (general landscaping requirements)

- .070 Open space (requirements to provide open space for each project)
- .080 Circulation and access (requirements to provide pedestrian facilities, road circulation requirements)
- .090 Design standard-signs (requirements for signs)
- .100 Design standard-screening trash/service areas and rooftop mechanical equipment (Establishes screening requirements)
- .110 Design standard-lighting (requirements for on-site exterior and ground lighting)
- .120 Design standard-step back and roof edge (requirements for stepped back upper floors)
- .130 Design standard-massing and articulation (standards to mitigate for building mass)
- .140 Design standard-ground level detail (standards to encourage visually attractive streetscape)
- .150 Design standard-weather protection (standards for canopies/awnings to provide weather protection for pedestrians)
- .160 Design standard-blank walls (standards to mitigate for blank walls)
- .170 Submittal requirements (documents required to submit and application for an urban center development)
- .180 Review process (process to review an application)
- .190 Public spaces and amenities (requirements to construct the on-site recreation space with the construction of the first building or phase)
- .200 Priority permit processing (low income housing project allowed to use the priority permit process)
- .210 Master plans and city review (director discretion to require consistency with adopted master plan; allows city review of project when interlocal agreement is in place)

Section 17. Amends SCC 30.62B.100, Transportation demand management (TDM)-voluntary payment: to add a cross-reference to the circulation and access of SCC 30.34A and clarify the requirements. The amendments are as follows:

30.66B.625 Transportation demand management (TDM)- voluntary payment.

(1) A development may satisfy a requirement under SCC 30.34A.080, SCC 30.66B.160 or SCC 30.66B.630 to provide Transportation Demand Management (TDM) by making a voluntary payment equal to the development's TDM obligation as ~~((calculated under))~~required pursuant to SCC 30.66B.615.

(2) Funds received by the ~~((county))~~department for TDM measures will be placed in special accounts with the transportation mitigation fund to be used exclusively for identified TDM measures. The county may construct or purchase these measures or, upon establishment of appropriate interlocal agreements, may transfer the monies to transit agencies for construction or purchase of specific TDM measures. The collection and administration of any funds shall be consistent with SCC 30.66B.350.

(3) Any payment under this section must be made at the time specified in SCC 30.66B.340.

Section 18. Amends SCC 30.86.620, City fees, to remove references to the Urban Center Demonstration Program and change county to department. The amendments are as follows:

30.86.620 City Fees.

Pursuant to the terms of an executed interlocal agreement, the ~~((County))~~department may request and collect fees on behalf of the city, which are voluntarily paid by an applicant for the city's cost of review of an urban center ~~((demonstration project))~~ development, submitted under ~~((the County's~~

~~Urban Center Demonstration Program (C)~~chapter 30.34A SCC(~~(C)~~), located in a city's associated urban growth area. The (~~County~~)department will forward these fees to the city within 60 days.

Section 19. Add a new section to Chapter 30.86 SCC, Fees. This section was previously contained in the Urban Centers Demonstration Program. The new section is as follows:

30.86.800 Urban center development fees.

A fee consistent with the Rezoning Fees for commercial zones (SCC 30.86.200) and any other applicable fees required by code (i.e., drainage, landscaping review, traffic concurrency, and subdivision or binding site plan, etc.) shall be paid upon submittal.

Section 20. Repeals SCC 30.91A.230 (Applicant): will rely on SCC 30.91A.220.

Section 21. Repeals SCC 30.91C.180 (Committee): no longer needed with change to administrative review.

Section 22. Repeals SCC 30.91D.190 (Developable area): will rely on SCC 30.91N.035.

Section 23. Adds a new definition SCC 30.91F.445, for Floor Area Ratio.

30.91F.445 "Floor Area Ratio" means the total building square footage (building area), measured to the inside face of exterior walls, excluding areas below finished grade, space dedicated to parking, mechanical spaces, elevator and stair shafts, lobbies and commons spaces including atriums and space used for any bonus features, divided by the site size square footage (site area).

Floor Area Ratio = (Building area)/(Site area)

Section 24. Repeals SCC 30.91D.190 (Developable area): will rely on SCC 30.91N.035.

Section 25. Repeals SCC 30.91P.405 (Public use): no longer needed with the new urban center.

Section 26. Amends SCC 30.91S.080 (Secondhand store): to incorporate the storage of use clothing related to a profit or nonprofit establishment.

30.91S.080 "Secondhand store" means a (~~(retail)~~) profit or nonprofit establishment dealing in the storage, selling (~~(and)~~) or buying of used merchandise which is not antique, not including the sale of used automobiles.

Section 27. Repeals SCC 30.91T.064 (Transit Pedestrian Village): definition no longer needed as references in the code have been removed).

Section 28. Amends SCC 30.91U.085 (Urban Center): to make the definition consistent with the comprehensive plan.

30.91U.085 "Urban center" means an area with a mix of high-density residential, office and retail (~~(development)~~)uses with public and community facilities and pedestrian connections located along (~~(designated)~~) existing or planned high capacity (~~(routes or)~~) transit corridors.

Section 29. Amends SCC 30.91U.095 (Urban Village): to make the definition consistent with the comprehensive plan.

30.91U.095 "Urban Village" means a neighborhood scale mixed-use area with a ~~((variety))~~mix of ~~((small-scale-commercial))~~retail and office uses, public and community ~~((buildings))~~facilities, and high-density residential development~~((units, and public open space))~~. ~~((Pedestrian orientation includes pedestrian circulation, pedestrian scale and pedestrian convenience with connections between neighborhoods, communities and other centers. Urban Villages serve several neighborhoods or communities within a radius of about two miles.))~~

Section 30. Adds a new definition SCC 30.91W.007, for Wall, blank.

30.91W.007 "Wall, Blank" means an exterior building wall with no openings covered predominantly with single material and uniform texture on a single plane.

APPENDIX C
Executive Amendments to Proposed Action

Amendment 1

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.

Amendment 2

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

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);

(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.

Amendment 3

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

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.

Amendment 4

Amendments 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. Add language to allow an applicant to complete an environmental impact statement to increase building height. Amend the Planning Commission recommendation

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.

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 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)).~~ Building height may be increased up to an additional 90 feet when it is shown that the additional height is necessary or desirable due to parcel location relative to 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 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 buildings 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

Amendment 5

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.

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.

Amendment 6

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.

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 shall conform to the approved sign design scheme submitted with the final plan including the following:

(a) Each business establishment shall 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 shall have a surface area greater than 90 square feet per face;

(c) Business identification signs shall be attached to the principal building unless otherwise approved by the county in the sign design scheme. The uppermost portion of the sign shall 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 shall occupy no more than 25 percent of the total window area.

(e) Projecting signs or graphics, and their supportive members, shall project outward no more than four feet from a building and be no lower than eight feet above ground level.

APPENDIX D
County Initiated Areawide Rezone

The proposed action adopts a county initiated areawide rezone to implement the Urban Center plan designation. The amendments are listed in the following sections of the proposed ordinance:

Sections 1, 2, and 3. Recitals, Findings of Fact, and Conclusions.

Section 4. The county council adopts the areawide rezones as mapped in Exhibit A attached to the ordinance.

Section 5. Establishes a 60-day delayed effective date from the date of adoption.

Section 6. Provides a standard severability and savings clause.