

UDC UPDATE PROJECT
UDC PUBLIC FORUM
 FACILITATED DISCUSSION WITH THE GENERAL PUBLIC
 RE: ZONING AND USE MATRICES SUBPROJECT

AS DISCUSSED ON APR 3, 2008 AT 9:00 A.M. AND 6:00 P.M.

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| <p><u>Comments related to Zoning and Use Matrices</u></p> <p><i>*Staff comments are denoted in italics.</i></p> |
| <p>If we start removing outdated reference notes, what will be the impacts to existing uses?</p> <p><i>David Killingstad (DK) – Code provisions for projects vest at the time of approval. We have a lot of nonconforming uses that have been “grandfathered” in over the years. There are certain rights that go along with such uses, so long as it is maintained. We are aware that changes in this project may impact nonconforming uses and that deleting reference notes may cause complications.</i></p> |
| <p>Does a mother-in-law unit qualify as a performance standard?</p> <p><i>DK – Mother-in-law units fall under accessory apartments, which have a lengthy reference note and an additional piece of code.</i></p> |
| <p>Is it approved for a certain period of time so long as the person is living in it?</p> <p><i>DK – You can have a permanent structure and then you can also have an arrangement where a trailer can be located on the property temporarily for the caretaker, for the period of time that care is required.</i></p> |
| <p>Will this project look at site review? Why do I have to wait two to three months for initial site review?</p> <p><i>DK – Late last year there was an effort undertaken to look at the entire permit process from the initial counter visit to the certificate of occupancy. We have several permit processes and would like to have just one track for applicants. Due to our recent internal transition, however, we lost the project manager for that project.</i></p> |
| <p>The Ag-10 zone has 52 allowable uses, 35 of which are not even Ag related. RV parks, for instance, are not allowed in zones in rural Snohomish County and are acceptable in the urban zones. We’ve visited RV parks in urban settings and recreation opportunities would be so much better if RV parks were allowed in the rural area.</p> <p><i>DK – We do have the potential for fewer classifications and there are times where you look at the list and scratch your head. There are allowable uses in commercial and single family zones that are not necessarily related to those zones. Remember that the zone doesn’t occupy a single parcel, that it’s an area. For example, a daycare in a residential area is allowable only as a conditional use. This might be something we want to look at.</i></p> |
| <p>How do you suggest the public continue to provide input? Is there a better way than filling out a comment form? We want to know the best method so that our ideas don’t get lost along the way.</p> <p><i>DK – Two slides from now, I’ll be addressing that very issue. There is always the UDC Update Project website and the comment forms are accessible from that site. As we move forward in the months of May and June, we will be conducting more focused stakeholder meetings with specific groups, such as the Ag Board, the development community, citizens, cities, etc.</i></p> <p><i>Jean Shaffer (JS) – We will put a comment form on the web to allow for public input and suggestions. If you have specific concerns and would like to make a case for a particular suggestion, this is a good method to use. Comment forms become part of the public record that is forwarded to the Planning Commission and elected officials.</i></p> <p><i>DK – You can also send word documents to me directly. My contact information is available on the project page at the UDC Update Project website.</i></p> |
| <p>Is the county considering using an electronic version of the zoning and use matrices, since part of the problem seems to be all the cross-referencing? I’ve found that it’s too easy to miss important considerations when you aren’t really sure what you are looking for.</p> <p><i>DK – We haven’t considered that. That is something we will want to take a look at in light of our department’s goals to make things more automated.</i></p> |
| <p>There are two cities that have an online function which pulls up everything related to the subject. This function is a tremendous help for the builder, the layman and from a consultant standpoint. An indirect benefit would also be more complete applications, which will improve process review.</p> <p><i>DK – Yes.</i></p> |

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| <p>What about cell towers?</p> <p><i>DK – Cell towers are listed as personal wireless communications in the code and there are separate regulations governing those. Cell towers are also mentioned in the landscaping code. As that use became more predominant, the drive to regulate them became more important.</i></p> |
| <p>Does the county allow extensions on existing power poles in the right-of-way (ROW), without a public hearing? If so, then wouldn't regulations related to cell towers be updated?</p> <p><i>DK – This project will be looking at the issue of whether certain uses require a public hearing or not. We may need to incorporate more public process earlier on or in some circumstances it may be sufficient to allow public comment at the public hearing only. If there is enough interest gauged through the UDC Update Project process, then we can add that to our work program. For the time being, it has not been identified as a high priority.</i></p> |
| <p>When I walk into the Customer Service Center, I would like to see a list of impending regulations and decisions. Since most of public goes to the second floor for the permit process and does not have time to visit the website, I think that this would be a good idea. I've been suggesting this for years, actually. The City of Monroe provides a list of impending council decisions for the public, so that they can readily see what is happening.</p> <p><i>DK – That is a great suggestion.</i></p> |
| <p>How can a use matrix be developed that anticipates uses that may not exist now but be in demand in the future?</p> <p><i>DK –If we choose broad categories then they have wider applicability.</i></p> |
| <p>A farm stand can require as many permits and as long a process as a Costco.</p> <p>Even as the code and zoning matrix are being amended as part of this process, changes to the code are being made on other tracks and other timelines and staff needs to be careful in making sure all this work is coordinated in the final product.</p> |