

**RURAL CLUSTER  
SUBDIVISIONS ORDINANCE  
FEBRUARY 2008**

# PURPOSE OF FORUM

1. Provide overview and in-depth information on proposed ordinance
2. Preparation for Public Hearing on February 26, 2008, starting at 4 PM
  - Comments at hearing or
  - Before to [Sally.Evans@snoco.org](mailto:Sally.Evans@snoco.org)

# AGENDA

- Ordinance Background
- Overview of proposed code changes
- Questions & Answers

# BACKGROUND

- Intensive public meetings June - August
- Developed key questions relative to:
  - Water
  - Roads
  - Affordable housing
  - Review Process
  - Rural/Urban Transition Areas (RUTA)
  - Rural character and quality

# BASIS

- State law
- County plan and policies
- Stakeholder input
- Staff analysis

# MAJOR CHANGES TO RCS

- Landscaping standards
- Site design
- Road standards
- Water supply requirements

# Landscaping - SCC 30.25.033

- Sight-obscuring buffer no longer required
- Visual screen
  - Retain existing vegetation in all buffer tracts
  - Add landscaping in an informal pattern to establish a natural succession
  - Retain naturalized non-native vegetation such as orchards, hedgerows, and windbreaks
- Redistribution to key view points to preserve views with approved plan (20%)

# Open space

- Buffer tracts between perimeter roads and clusters increased from 50 feet to:
  - 100 feet on forested sites
  - 200 feet on pasture or meadow sites

*To preserve existing character*

- May be reduced to 60 feet or 120 feet when natural features or existing buildings serve to screen new development

# SITE DESIGN

## - BUFFERS -

- Perimeter buffers average 50 feet
- Buffers separating tracts average 75 feet
- Mineral and forestry resource lands setback 100 feet, agricultural 50 feet
- Perimeter buffers 50 feet
- Buffers separating tracts 100 feet
- All resource lands 100 feet

# SITE DESIGN

## - LOTS -

- 30 lots per cluster
- Lots 60 feet wide
- 5-foot side yard
- 20-foot front yard
- 13 lots per cluster
- Lots 125 feet wide
  - 80 feet wide in RUTA
- 15 foot side yard,
  - 10 foot in RUTA
- 20-foot min. front yard,  
plus 10 feet on adjacent  
lots

# SERVICES

- Supply by a public water utility
  - Within  $\frac{1}{4}$  mile of site
  - When utility is willing and able
- Underground utilities

# OPTIONAL

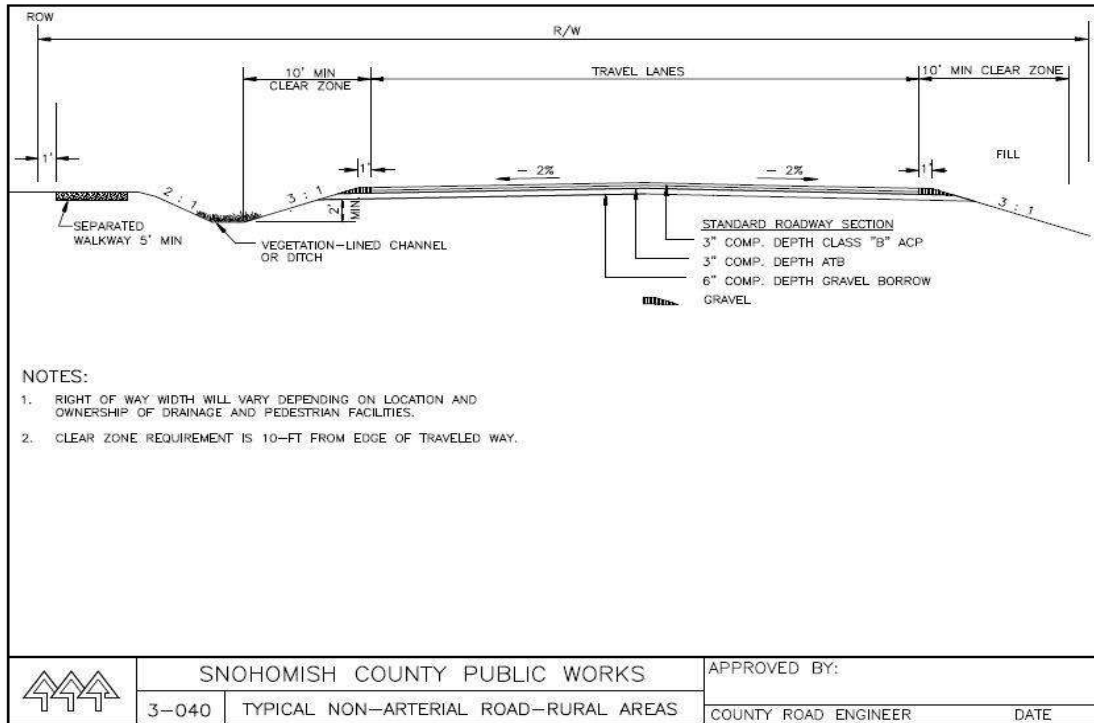
- Entry gates
  - References SCC 30.27.060 – identification signs for subdivisions
    - 6 ft high
    - 40 square feet
  - Use materials typical of rural character of area
- Lighting – low intensity, projected downward, shield from upward projection

# ROAD DESIGN CHANGES PUBLIC WORKS - EDDS

- Scheduled for adoption in May 2008
- Separate pedestrian facilities
- Narrower pavement

# Reduced pavement width

- Private Subcollector roads (91-1000 Average Daily Trips): 30 ft to 22 ft
- Public Local Access roads (<250 ADT): 28 ft to 22 ft
- Public Subcollector roads (250-2000 ADT): 30 ft to 22 ft
- Public Collector roads (2001-3000 ADT): 36 ft to 30 ft



# Rural road standards

# MODIFICATIONS

- Location of OS tracts
- Amount of vegetation preserved
- Landscaping
- Width of OS tracts

# Modification Criteria

- Protects rural character
- Reduces visual impact of structures
- Uses enhanced LID
- Improves on-site water quality control
- Increases retention of original natural habitat

# Modification processing

- Concurrent with application
- Narrative description of modifications and any supplemental documentations to meet criteria
- Director approval authority

# Questions?

- Contact:
- Elizabeth Anderson
  - [Elizabeth.Anderson@snoco.org](mailto:Elizabeth.Anderson@snoco.org)
  - 425-388-3311 x 2420
- David Killingstad
  - [D.Killingstad@snoco.org](mailto:D.Killingstad@snoco.org)
  - 425-388-3311 x 2425

# Comments

- At Planning Commission Public Hearing Tuesday February 26, 2008, 4-9 p.m.
  - Testimony can be oral, written, or both
- Before the public hearing to:
  - [Sally.Evans@snoco.org](mailto:Sally.Evans@snoco.org),
  - Snohomish County Planning Commission  
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Everett, WA 98201-4046