



Snohomish County

Planning and Development Services

3000 Rockefeller Ave., M/S 604
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Dave Somers
County Executive

DETERMINATION OF NONSIGNIFICANCE

Proponent: Department of Planning and Development Services
Snohomish County Administration Building
3000 Rockefeller Avenue, M/S 604
Everett, WA 98201

Description of Proposal: Proposed non-project proposal to amend Snohomish County Code (SCC) Title 30 to update regulations related to accessory dwelling units (ADUs). Ordinance is titled:

RELATING TO GROWTH MANAGEMENT; REVISING ACCESSORY APARTMENT REGULATIONS; AMENDING SECTIONS IN CHAPTERS 30.22, 30.23, 30.24, 30.25, 30.26, 30.28, 30.31A, 30.35A, 30.41G, 30.66C AND SUBTITLE 30.9 OF THE SNOHOMISH COUNTY CODE

Proposed Amendments

This is a non-project proposal to update Snohomish County Code (SCC) Title 30 to amend standards regulating the development of accessory dwelling units by allowing ADUs as a permitted use in all zoning districts that also allow single-family dwellings, permitting up to two ADUs on lots within the urban growth area, and eliminating superfluous regulations, while maintaining protections on rural growth and character.

Lead Agency: Snohomish County Department of Planning and Development Services

Threshold Determination: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) **IS NOT** required under RCW 43.21C.030(2)(c). This decision was made after review by Snohomish County of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by April 12, 2021, to the responsible official at the address listed below.

Appeals: This DNS together with the subsequent legislative action by the County Council to amend the County Code may be appealed to the Central Puget Sound Growth Management Hearings Board. **THIS DNS MAY BE APPEALED ONLY WHEN SUCH APPEAL IS COMBINED WITH THE APPEAL OF THE UNDERLYING ACTION PURSUANT TO SCC 30.73.100. THE APPEAL MUST BE FILED WITHIN 60 DAYS OF THE PUBLISHED NOTICE OF ACTION ISSUED SUBSEQUENT TO THE FINAL DECISION BY THE COUNTY.** The Notice of Action describing the final decision by the County to pursue or not pursue the proposed action will be published in the County's paper of record. Any appeal must be filed with the Central Puget Sound Growth Management Hearings Board, at PO Box 40953 Olympia WA 98504-0953 within 60 days following publication in the paper, or as otherwise stated in the Notice of Action or provided by law.

For further information, contact Mitchell Brouse, Planning and Development Services, (425) 388-5127 or Mitchell.Brouse@snoco.org. Please include your full name and mailing address in any email comments.

Responsible Official: Barbara Mock
Position/Title: Director, Department of Planning and Development Services
Address: 3000 Rockefeller Avenue, M/S #604
Everett, WA 98201-4046

Barbara Mock

Barbara Mock (Mar 24, 2021 10:04 PDT)

Barbara Mock, Director

Date Issued: March 29, 2021
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Distribution List: Attached



SNOHOMISH COUNTY ENVIRONMENTAL CHECKLIST

Purpose of Checklist

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information on the impacts from this proposal (and to reduce or avoid impacts if possible) to help the agency decide whether an EIS is required.

A. Background

1. Name of proposed project:

Proposed non-project proposal to amend Snohomish County Code (SCC) Title 30 to update regulations related to accessory dwelling units (ADUs).

2. Name of applicant:

Snohomish County, Department of Planning and Development Services.

3. Address and phone number of applicant and contact person:

Mitchell Brouse, Project Manager
3000 Rockefeller, M/S 604
Everett, WA 98201
Phone: 425-388-5127
Email: mitchell.brouse@snoco.org

4. Date checklist prepared:

March 19, 2021

5. Agency requesting checklist:

Snohomish County, Department of Planning and Development Services

6. Proposed timing or schedule (including phasing, if applicable):

Planning Commission briefing: June 23, 2020

Planning Commission public hearing: July 28, 2020

County Council public hearing: Tentatively, April, 2021

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

This proposal is for a non-project action to amend the regulations regarding the development of accessory dwelling units (ADUs), also referred to as accessory apartments. Site-specific actions may be proposed by private or public entities in the future, which will be reviewed for compliance with the regulations in effect at the time of application.

8. List any environmental information you know about what has been prepared, or will be prepared, directly related to this proposal.

This non-project proposal is consistent with the policies and goals of the adopted GMA Comprehensive Plan, which included an EIS, that was adopted on June 3, 2015. No additional environmental information or studies have been prepared for the proposed development regulations.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

This is a non-project proposal, which affects the regulation accessory apartments within unincorporated Snohomish County. Project-specific proposals affecting unincorporated Snohomish County are under consideration at any given time.

10. List any government approvals or permits that will be needed for your proposal, if known.

Adoption by the Snohomish County Council is required for this non-project proposal.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

1. This non-project proposal will amend SCC 30.22.100, SCC 30.22.110, and SCC 30.22.120 to change accessory dwelling units from an administrative conditional use to a permitted use in all districts that also allow a single-family dwelling.
2. This non-project proposal will amend SCC 30.23.235 to eliminate the prohibition on accessory dwelling units on substandard lots and replace it with a prohibition on detached ADUs on rural lots that do not meet the minimum required lot area for the zone in which they are located.
3. This non-project proposal will amend SCC 30.25.020 and SCC 30.25.028 to eliminate perimeter landscaping requirements and buffer requirements for accessory dwelling units located in zones categorized as residential, multi-family, or commercial.
4. This non-project proposal will amend SCC 30.26.030 to update the number of parking spaces required for accessory dwelling units located in the urban zones.
5. This non-project proposal will amend SCC 30.28.010 to update the development standards for accessory dwelling units including adding standards for ADUs in the rural areas to protect rural character and limit sprawl.
6. This non-project proposal will amend chapter 30.91A SCC to add a definition for the term “accessory dwelling unit” and update the definitions of “accessory apartment, attached” and “accessory apartment, detached.”
7. This non-project proposal will amend chapters 30.22, 30.24, 30.31A, 30.35A, 30.41G, 30.66C, and 30.91D SCC to replace the term “accessory apartments” with the term “accessory dwelling units.”

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. _

This non-project proposal affects all zones in the unincorporated portions of Snohomish County where single-family dwellings are a permitted use.

B. Environmental Elements

1. Earth

a. General description of the site:

(Circle one): **Flat, rolling, hilly, steep slopes, mountainous, other** all of the above

Lands within the jurisdiction of Snohomish County include a variety of terrain such as flat, rolling, hilly, and steep slopes. The lands that are proposed to be effected by this non-project proposal are that are located in the R-9600, R-8,400,

R-7,200, T, LDMR, MR, RD, RRT-10, R-5, CRC, F, F&R, A-10, MC, SA-1, RC, R-20,000, R-12,500, and WFB zones.

b. What is the steepest slope on the site (approximate percentslope)?

Slopes in excess of 100% can be found within the jurisdiction of Snohomish County.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

A range of soil types are found within the jurisdiction of Snohomish County. This non-project proposal will not remove soils in agricultural lands designated as of long-term commercial significance.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Certain areas within Snohomish County have a history of surface instability associated with periods of heavy rainfall. Other areas have a history of more deep-seated instability associated with landslide activity. In particular, flooding includes mudslides which are caused by overflow of waters of rapid runoff of surface waters.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

As a non-project proposal, no filling or grading is proposed. Any future site-specific development or land use proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review of any proposed grading or filling activity.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

As a non-project action, no erosion will occur as a direct result of this proposal. Any future site-specific development or land use proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review of any proposed clearing and construction that might result in erosion.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

As a non-project action, no impervious surface coverage will occur as a result of this proposal. Any future site-specific development or land use proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review of any proposed impervious surface area.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

As a non-project proposal, no erosion reduction or control measures are proposed or required. Future site-specific development or land use action not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to project level SEPA and regulatory review and would require the implementation of applicable County regulations to reduce or control erosion or other impacts to the earth.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

As a non-project action, no emissions to air will occur as a result of this proposal.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Not applicable.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

As a non-project proposal, no measures to reduce or control emissions are required or proposed. Future site-specific development or land use action not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to project level SEPA and regulatory review and would require the implementation of applicable County regulations to reduce or control emissions or other impacts to air, if any.

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are several streams, seasonal streams, and bodies of water located within Snohomish County.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

As a non-project action, this proposal will not require any work in, or adjacent to, the described waters. Future site-specific development or land use actions not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to project level SEPA and regulatory review and would require the implementation of applicable County regulations to reduce or control activities near surface water bodies, if any.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

As a non-project proposal, no fill or dredge material will be placed or removed from surface water or wetlands.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

As a non-project proposal, no surface water withdrawals or diversion will be required.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

Not applicable because this is a non-project action.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

As a non-project action, no discharges of waste materials to surface waters will occur as a result of this proposal.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

As a non-project proposal, no groundwater will be withdrawn or discharged. However, future site-specific projects may propose ADUs that are connected to a well, resulting in groundwater withdrawal. The amendments to Snohomish County Code that are proposed by this not-project proposal require that all ADUs have both physical and legal access to water. Requiring legal availability will prohibit permit issuance unless the proposed ADU has legal access to a water right. This provision will protect groundwater resources from being overdrawn as a result of this proposal.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

As a non-project action, no waste material will be discharged from septic tanks or other sources as a result of this proposal. Future development or land use actions not exempted by WAC 197-11-800 or SCC 30.61.035 that would likely result in discharges from stormwater runoff would be subject to project-level SEPA and regulatory review.

Further, the amendments proposed by this non-project proposal require that applicants looking to construct an ADU provide documentation that the proposed sewage system is capable of handling the additional demand placed on the system by the proposed ADU.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

As a non-project action, no runoff will occur as a result of this proposal. Any future site-specific development or land use action proposal would be subject to a separate SEPA and development permit review, which would address runoff management.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.**

As a non-project action no runoff will occur as a result of this proposal. Any future site-specific development or land use action proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA and development permit review, which would address runoff management.

d. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

As a non-project action, no drainage patterns will be affected as a result of this proposal. Any future site-specific development or land use proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA and permit review, which would address drainage.

e. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

As a non-project proposal, no measures are proposed or required to reduce impacts to surface or groundwater. Any future site-specific development or land use proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA and permit review.

4. Plants

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

All types of the above vegetation occur in various locations throughout the county.

b. What kind and amount of vegetation will be removed or altered?

As a non-project action, no vegetation will be removed as a direct result of this proposal. Any future site-specific development project not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA evaluation of any proposed vegetation removal or alteration.

c. List threatened and endangered species known to be on or near the site.

Threatened and endangered vegetation species can be found in various locations throughout Snohomish County.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

As a non-project action, no measures to preserve or enhance vegetation are required for this proposal. Any future site-specific development or land use action not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA and permit review, which would include review of any proposed landscaping or measures to preserve or enhance vegetation on the site. The U.S Fish and Wildlife Services provides listing for ESA species under its jurisdiction; and the Washington State Department of Fish and Wildlife provides listing for priority habitat species under its jurisdiction. These resources are consulted for mitigation of impacts from site-specific proposals under consideration.

e. List all noxious weeds and invasive species known to be on or near the site.

All types of noxious weeds and invasive species occur throughout the county.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Birds: **hawk, heron, eagle, songbirds, other:** _____
Mammals: **deer, bear, elk, beaver, other:** _____
Fish: **bass, salmon, trout, herring, shellfish, other:** _____

All of the above animal species may be found in various locations throughout the county including those areas affected by this non-project proposal.

b. List any threatened and endangered species known to be on or near the site.

Threatened and endangered bird, animal and fish species can be found in various locations throughout Snohomish County.

c. Is the site part of a migration route? If so, explain.

Yes. Wildlife species do migrate through the county, but as a non-project action, this proposal will not impact migratory species.

d. Proposed measures to preserve or enhance wildlife, if any:

As a non-project proposal, no measures to preserve or enhance wildlife are required or proposed. Any future site-specific development project not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review and implementation of measures to preserve or enhance wildlife, if any. The

U.S. Fish and Wildlife and National Marine Fisheries Services provide listing for ESA species under their jurisdiction; and the Washington State Department of Fish and Wildlife provides listing for sensitive species under its jurisdiction. These resources are consulted for mitigation of impacts from site-specific proposals under consideration.

- e. **List any invasive animal species known to be on or near the site.**

All types of invasive animal species exist throughout the county.

6. Energy and Natural Resources

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

As a non-project proposal, energy will not be consumed.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

As a non-project action, there will be no impact on solar energy as a result of this proposal.

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

As a non-project action, energy conservation features are not applicable to this proposal. Any future site-specific development project not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review and implementation of measures to reduce or control energy impacts, if any.

7. Environmental Health

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.**

As a non-project action, no environmental health hazards will result as a consequence of this proposal.

- 1) **Describe any known or possible contamination at the site from present or past uses.**

As a non-project proposal, this is not applicable. Any future site-specific development project not exempted by WAC 197-11-800 or SCC 30.61.035

would be subject to a separate SEPA review, which would include identification of known or possible contamination, if any.

- 2) **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

As a non-project proposal, this is not applicable. Any future site-specific development project not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include identification existing hazardous chemicals/conditions, if any.

- 3) **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

As a non-project proposal, this is not applicable. Any future site-specific development project not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include a review of toxic or hazardous chemicals stored, used, or produced during the project's development or construction, or at any time during the operating life of the project, if any.

- 4) **Describe special emergency services that might be required.**

As a non-project action, no special emergency services are required by this proposal.

- 5) **Proposed measures to reduce or control environmental health hazards, if any:**

As a non-project action, no measures to reduce or control environmental health hazards are required for this proposal. Any future site-specific development project not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review and implementation of measures to reduce or control environmental health hazards, if any.

b. Noise

- 1) **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

This non-project proposal will not be affected by noise.

- 2) **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

This non-project proposal will not generate noise.

- 3) **Proposed measures to reduce or control noise impacts, if any:**

As a non-project proposal, no measures to reduce or control noise impacts are required or proposed. Any future site-specific development project not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review and implementation of measures to reduce or control noise impacts, if any.

8. Land and Shoreline Use

- a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

This non-project proposal includes amendments to Snohomish County Code that affect all areas located in the R-9600, R-8,400, R-7,200, T, LDMR, MR, RD, RRT-10, R-5, CRC, F, F&R, A-10, MC, SA-1, RC, R-20,000, R-12,500, and WFB zones. Any future site-specific development project not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review and implementation of measures to reduce or control impacts to adjacent properties, if any.

- b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

This non-project proposal pertains to all areas of unincorporated Snohomish County that are located in the R-9600, R-8,400, R-7,200, T, LDMR, MR, RD, RRT-10, R-5, CRC, F, F&R, A-10, MC, SA-1, RC, R-20,000, R-12,500, and WFB zones. These areas include property that may have been, may be, or is currently being used as working farmlands or working forestlands.

- 1) **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:**

As a non-project action, this proposal will not affect or be affected by surrounding working farm or forest land operations.

c. Describe any structures on the site.

Not applicable to this non-project proposal.

d. Will any structures be demolished? If so, what?

As a non-project action, no structures will be demolished as a result of this proposal.

e. What is the current zoning classification of the site?

This non-project proposal pertains to the R-9600, R-8,400, R-7,200, T, LDMR, MR, RD, RRT-10, R-5, CRC, F, F&R, A-10, MC, SA-1, RC, R-20,000, R-12,500, and WFB zoning classifications found in Snohomish County Code title 30.

f. What is the current comprehensive plan designation of the site?

This non-project proposal pertains to the Urban Low Density Residential (ULDR), Urban Medium Density Residential (UMDR), Urban High Density Residential (UHDR), Urban Horticulture (UH), Local Forest (LF), Low Density Rural Residential (LDRR), Rural Residential-10 (RR-10), Rural Residential-5 (RR-5), Rural Residential (RR), Rural Residential RD (RR-RD), Clearview Rural Commercial (CRC), Upland Commercial Farmland (UCF), Riverway Commercial Farmland (RCF), Recreational Land (RL), and Commercial Forest (CF) land use designations.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable to this non-project action.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Not applicable to this non-project action.

i. Approximately how many people would reside or work in the completed project?

As a non-project proposal, this is not applicable.

j. Approximately how many people would the completed project displace?

As a non-project proposal, this is not applicable.

k. Proposed measures to avoid or reduce displacement impacts, if any:

As a non-project action, no measures to avoid or reduce displacement impacts are required by this proposal.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

As a non-project proposal, the proposed code amendments are compatible with the land uses and plans.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

As a non-project action, no impacts to agricultural and forest lands of long-term commercial significance would occur as a result of this proposal. This proposed non-project action does not change existing regulations or protections relating to agricultural and forest lands of long-term commercial significance, however, it does alter standards for the development of ADUs on some such properties.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

As a non-project action, no housing units would be provided directly by this proposal. However, because the amendments reduce the barriers to construction of ADUs and allow two ADUs per urban lot, this proposal could result in additional housing units being constructed in lower density urban areas.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

As a non-project action, no housing units would be eliminated by this proposal.

c. Proposed measures to reduce or control housing impacts, if any:

As a non-project action, no measures to reduce or control impacts to housing are required or proposed. However, the proposed amendments include standards intended to minimize the impacts from the construction of new ADUs.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

As a non-project proposal this is not applicable.

b. What views in the immediate vicinity would be altered or obstructed?

As a non-project proposal this is not applicable.

c. Proposed measures to reduce or control aesthetic impacts, if any:

As a non-project action, no measures to reduce or control aesthetic impacts are required or proposed. However, the proposed non-project action would adopt architectural and design standards to ensure that all ADUs developed are compatible with the development on the property.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

As a non-project action, no light or glare will occur as a result of this proposal.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

As a non-project proposal this is not applicable.

c. What existing off-site sources of light or glare may affect your proposal?

Not applicable to this non-project proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:

As a non-project action, no measures to reduce or control light and glare impacts are required or proposed.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

The non-project action affects land in unincorporated Snohomish County, some of which may have opportunities for hunting, fishing, bird watching and other recreational activities.

b. Would the proposed project displace any existing recreational uses? If so, describe.

This non-project proposal will not displace any existing recreational uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

As a non-project action, no measures to reduce or control impacts on recreation are proposed or required. Any future site-specific development proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review and implementation of measures to reduce or control impacts on recreation, including recreation opportunities to be provide by the project or applicant, if any

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.**

Not applicable to this non-project proposal.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

Not applicable to this non-project action. Future development proposals may be conditioned or subject to further review on a site-specific basis under Chapter 30.32D SCC – Historic and Archaeological Resources.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

Not applicable to this non-project action. Future development proposals may be conditioned or subject to further review on a site-specific basis under Chapter 30.32D SCC – Historic and Archaeological Resources.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

As a non-project action, no measures to reduce or control impacts on resources are proposed or required. Any future site-specific development proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review and implementation of measures to reduce or control impacts on resources.

14. Transportation

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

Various highways and state routes and local streets service Snohomish County.

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Various transit services exists in Snohomish County.

- c. **How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**

As a non-project proposal, no parking spaces are proposed or eliminated. Future site-specific development must meet the minimum parking requirements as mandated by Chapter 30.26 of the Snohomish County Code.

- d. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

Not applicable to this non-project proposal.

- e. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

Not applicable to this non-project proposal.

- f. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

This non-project action will not directly generate any vehicular trips per day. Any future site specific development or land use proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA and permit review, which would include review of traffic issues.

- g. **Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

As a non-project action, the proposal will not interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets. Any

future development or land use proposal w not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA and permit review, which will include review of impacts interfering, affecting, or resulting from the movement of agricultural and forest products on roads or streets.

h. Proposed measures to reduce or control transportation impacts, if any:

As a non-project action, no measures to reduce or control transportation are proposed or required. Any future site-specific development or land use action not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA and concurrency review, which would include implementation of measures to reduce or control any transportation impacts.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, healthcare, schools, other)? If so, generally describe.

As a non-project action, this proposal will not result in an increased need for public services.

b. Proposed measures to reduce or control direct impacts on public services, if any.

As a non-project proposal, no measures to reduce or control impacts on public services are proposed or required.

16. Utilities

a. Circle utilities currently available at the site:

Electricity, natural gas, water, refuse service, telephone, sanitarysewer, septic system, other _____

Not applicable to this non-project proposal.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

As a non-project proposal, no utilities are proposed or required.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Mitchell Brouse

Signature:

[Mitchell Brouse \(Mar 24, 2021 11:39 CDT\)](#)

Mitchell Brouse, Project Manager
Senior Planner, Planning and Development Services

Date Submitted: March 24, 2021

D. Supplemental sheet for non-project actions

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal has the potential to increase stormwater runoff on development sites, however standards are proposed that will limit such increases. The proposed code changes will not likely contribute to the production, storage, or release of toxic or hazardous substances; or the production of noise.

Proposed measures to avoid or reduce such increases are:

This non-project action does not propose to change any existing regulations for stormwater management, and any development projects will be required to meet all applicable regulations, including implementation of low impact development strategies whenever feasible. Future site-specific land activity not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to project level environmental analysis and threshold determination.

Beyond that, the proposed standards require that detached ADUs in the rural area be located within 100 feet of the primary dwelling and share a driveway with that dwelling, which limiting the impervious surface associated with detached ADUs in the rural area. Further, the proposed amendments require that applicants looking to construct an ADU provide documentation that the proposed sewage system is capable of handling the additional demand placed on the system by the proposed ADU. Which will protect from an increase in discharges of toxic or hazardous substances.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

As a non-project action the proposal is not likely to impact animals, fish, or marine life. Future development will be subject to the county's critical area regulations under Title 30, which include provisions to protect streams, wetlands, and wildlife.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The County's critical areas regulations regulate development in environmentally sensitive areas. Future site-specific land activity not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to project level environmental analysis and threshold determinations.

Future site-specific land activity will be required to meet all relevant development regulations, including open space, landscaping and tree canopy regulations, which help to protect and conserve plants and habitat.

3. How would the proposal be likely to deplete energy or natural resources?

The proposal would not likely deplete energy or natural resources. The proposed amendments do not alter the underlying standards that restrict development in natural resource areas. The prescriptive minimum lot size is 20 acres in the F-Forestry zone, 10 acres in the A-10-Agricultural and MC-Mineral Conservation zones, and 200,000 square feet in the F&R-Forestry and Recreation zone. Under the proposed amendments, detached ADUs would only be allowed on lots that exceed the minimum lot size.

Proposed measures to protect or conserve energy and natural resources are:

As a non-project action, no measures to conserve energy or natural resources are necessary for this proposal. Future site-specific land activity not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to project-level environmental analysis and threshold determinations.

- 4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

The proposed code amendments would not likely affect environmentally sensitive areas because vegetation removal is prohibited in critical areas and critical area buffers. As a non-project action, this proposal is unlikely to directly affect environmentally sensitive areas or areas designated (or eligible or under study) for government protection.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The County's critical areas regulations regulate development in environmentally sensitive areas. Future site-specific land activity not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to project level environmental analysis and threshold determinations.

- 5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The proposal is not likely to affect shoreline use. The County's Shoreline Management Plan regulates development in the shoreline designations. This proposal does not encourage incompatible shoreline uses. The proposal is consistent with allowed land uses on lots that allow single-family dwellings and only affects the development of accessory dwellings units, which are allowed only as accessory to a single-family dwelling.

Proposed measures to avoid or reduce shoreline and land use impacts are:

The proposed code amendments are consistent with shoreline regulations, so

measures to reduce impacts are not applicable. Future site-specific development proposals in the shoreline environment are subject to County development regulations implementing the Shoreline Management Program, Chapters 30.44 and 30.67 SCC.

Future site-specific development proposals are subject to County development regulations to protect plants, trees, and mitigate stormwater runoff.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

This non-project proposal is unlikely to directly or indirectly increase demands on transportation or public services and utilities. It is unlikely that this proposal will result in a significant amount of additional dwelling units in areas that do not have sufficient transportation or public services and utilities.

It is likely that the proposed amendments result in additional units within the urban growth area, in close proximity to transportation and public services, however, historical development patterns indicate that ADUs are not a driver of rural development. Between January 1, 1996, and December 31, 2019, ADUs accounted for approximately 5% of the total dwellings sited in the rural area. It is unlikely that the amendments are going to change rural development patterns.

Proposed measures to reduce or respond to such demand(s) are:

Since this proposal is unlikely to directly or indirectly increase demands on transportation or public services and utilities, measures to reduce impacts are not applicable. However, the proposed code amendments include additional restrictions on the construction of ADUs in the rural area by prohibiting detached ADUs on rural lots that do not meet the prescriptive lot size set forth in SCC 30.23.030. Under current standards, the ADU prohibition applies only to substandard lots, which allows detached units much more freely throughout the rural area, including on many lots that are smaller than five acres such as in rural cluster subdivisions.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

This non-project proposal does not conflict with any law or requirements to protect the environment.

Accessory Apartments_DNS with Signature Block

Final Audit Report

2021-03-24

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By:	Tiffany Kelly (Tiffany.Kelly@co.snohomish.wa.us)
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