

# **ADDENDUM NUMBER 2 TO THE DETERMINATION OF NON-SIGNIFICANCE ISSUED MARCH 29, 2021**

**Adoption of Amendments to  
Title 30 Snohomish County Code  
Revising Standards for Accessory Dwelling Units**

**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: January 13, 2022**

## FACT SHEET

<b>Project Title:</b>	Relating to growth management; revising accessory apartment regulations; Amending sections in Chapter 30.28 of the Snohomish County Code.
<b>Proposed Non-Project Action:</b>	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 accessory dwelling units (ADUs) as a permitted use on substandard lots while maintaining protections on rural growth and character.
<b>Purpose of the DNS Addendum:</b>	<p>This addendum addresses the environmental impacts of code amendments for the development of attached and detached ADUs. This addendum updates and supplements a Determination of Non-Significance (DNS) issued on March 29, 2021, for the adoption of Ordinance No. 21-018 concerning amendments to Title 30 SCC to revise standards regulating the development of ADUs. The information contained in this addendum does not change the environmental analysis.</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>
<b>Description of Proposal:</b>	<p>The Snohomish County Council may consider the following amendments to Ordinance No. 21-018:</p> <ul style="list-style-type: none"><li>• Amend SCC 30.28.010(3) to allow a detached ADU on a substandard lot, remove separation requirements between a primary residence and a Detached ADU, and add front setback standards for ADUs in the rural areas to protect rural character and limit sprawl.</li><li>• Amendment 1. Removes additional front setback standards.</li></ul>
<b>Location of Proposal:</b>	The amendment would affect properties located in the RD, RRT-10, R-5, RB, CRC, F, F&R, A-10, MC, SA-1, RC, RU, R-20,000, R-12,500, and WFB zones.
<b>Action Sponsor</b>	Snohomish County Council
<b>Lead Agency:</b>	3000 Rockefeller Avenue, M/S #609 Everett, Washington 98201-4066
<b>Required Approval Review:</b>	<ul style="list-style-type: none"><li>• Snohomish County Planning Commission – Has made recommendation on Ordinance No. 22-____.</li><li>• Snohomish County Council – adoption of ordinances</li><li>• Washington State Department of Community Trade and Economic Development (CTED) – coordination of state comments.</li></ul>

**Circulation and  
Comment:**

This addendum, or notice of availability, is being sent to all recipients of the previously issued Determination of Non-Significance as required by WAC 197-11-625. No comment period is required for this addendum under WAC 197-11-502(8)(c).

**The Addendum is  
available by  
contacting:**

Ryan Countryman, Legislative Analyst  
Snohomish County Council  
3000 Rockefeller Ave., M/S #609  
Everett, Washington 98201  
Phone: (425) 388-3209  
E-Mail: [ryan.countryman@snoco.org](mailto:ryan.countryman@snoco.org)

The Addendum is available for viewing at the Snohomish County Council (Robert J Drewell Building, 8th Floor) and on the county's website at: <https://snohomishcountywa.gov/1603/Environmental-SEPADocuments>

**Date of Issuance:**

January 13, 2022

**Responsible Official:**

David Killingstad  
Snohomish County Planning and Development Services  
3000 Rockefeller Avenue, M/S #604  
Everett, Washington 98201-4066

Signature *David Killingstad*  
\_\_\_\_\_  
David Killingstad, Long Range Planning Manager

## ENVIRONMENTAL REVIEW

### Overview:

The adoption of amendments to the GMA Comprehensive Plan and development regulations is a non-project action under the Washington State Environmental Policy Act (SEPA). This Addendum is not intended to satisfy individual project action SEPA requirements (the review needed for a future site-specific land use or building permit application). This Addendum does not significantly change the analysis of impacts and alternatives contained in the Environmental Impact Statement (EIS) that was prepared in 2015 for the GMA Comprehensive Plan, nor does it identify new or significantly different impacts.

### Prior Environmental Review

A SEPA checklist addressing the proposed amendments to Title 30 SCC to revise accessory dwelling unit development standards was issued on March 29, 2021, along with a Determination of Non-Significance (DNS).

### DNS Addendum

According to the SEPA Rules, an Addendum to a DNS provides additional analysis and/or information about a proposal or alternatives where their significant environmental impacts have been disclosed and identified in a previous environmental document (WAC 197-11-600(3)(b)(ii)).

An Addendum is appropriate when the impacts of the new proposal are the same general types as those identified in the prior document, and when the new analysis does not substantially change the analysis of significant impacts and alternatives identified in the prior environmental documents (WAC 197-11-600(4)(e), WAC 197-11-706).

This Addendum to the March 29, 2021, DNS is being issued pursuant to WAC 197-11-625 to meet the County's SEPA responsibility. No additional significant impacts beyond those identified in the county's EIS for the 10-Year Update.

### **Background Information and Analysis for Addendum Number 2 to the Determination of Non-Significance Issued March 29, 2021**

#### **Reason for the Addendum:**

Ordinance No. 22-\_\_ Removes a 100 foot distance requirement between a detached accessory dwelling unit (ADU) and primary dwelling and adds additional front setback requirements to maintain rural character.

This proposal was not included in the DNS issued on March 29, 2021.

#### **Analysis:**

Rural character in Snohomish County includes many types of detached buildings, such as sheds, barns, shops, garages, and shelters. Detached ADUs do not create a noticeable difference in the structural intensity of such areas. The small historical contribution of ADUs to overall rural growth means that proposed rural ADU standards would still be consistent with rural character.

Removal of the 100-foot distance requirement between a detached ADU and primary provides additional flexibility as all parcels of land are not always created equally. A proposed requirement while not necessarily required would add additional front setback provisions to mitigate any aesthetic impacts on rural character.

**Determination:**

While it is not expected that approval of Ordinance No. 22-\_\_\_ will result in a substantial increase in permits for ADUs over time, even if ADU permitting increases to the historical maximum (approximately 38 ADUs per year), it will not result in environmental impacts that significantly extend beyond the analysis of impacts and alternatives contained in the Environmental Impact Statement (EIS) that was prepared in 2015 for the GMA Comprehensive Plan. Further, it is not expected that the impacts will expand beyond those that were evaluated by the initial Determination of Non-Significance that was issued on March 29, 2021.