



SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

ORDINANCE NO. 97-046

AMENDING SNOHOMISH COUNTY CODE
CHAPTER 18.60,
RELATING TO BP, PCB, AND IP ZONES
PROCEDURES AND STANDARDS

WHEREAS, the county executive and county council have identified regulatory reform of land use regulations as a high priority for county government; and

WHEREAS, with the assistance of the county council, the county executive and prosecuting attorney have established a regulatory reform process to make land use regulations more understandable to the public and more easily implemented by the county; and

WHEREAS, this ordinance is a result of that process;

THEREFORE, BE IT ORDAINED:

SECTION 1. Snohomish County Code Section 18.60.020, last amended by Ordinance Number 89-017 on March 29, 1989, is amended to read:

18.60.020 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 no less than 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 no less than five acres in size.

(3) 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 insure continuity of plan development.

(4) 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.

(5) Preliminary and final plans must comply with bulk regulations contained in SCC 18.42.020.

(6) All utility services and distribution lines shall be located underground, and in the case of the BP zone, the property shall be served by public water and sewer services and paved streets, paved private roads, or paved common access areas.

SECTION 2. Application.

This ordinance shall apply to all BP plans subject to chapter 18.60 SCC regardless of when filed. It shall not negate any variance or waiver previously granted by the county. This ordinance shall have a retroactive effect.

PASSED this 4th day of June, 1997

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

John Harmon
Chairperson

ATTEST:

Barbara Sikovick
Asst. Clerk of the Council

- APPROVED
- VETOED
- EMERGENCY

DATE: 6/5/97
Robert J. Drewel
County Executive

ATTEST: Maureen B. Akel

Approved as to form only:

Maureen B. Akel 4/3/97
Deputy Prosecuting Attorney

ROBERT J. DREWEL
County Executive

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