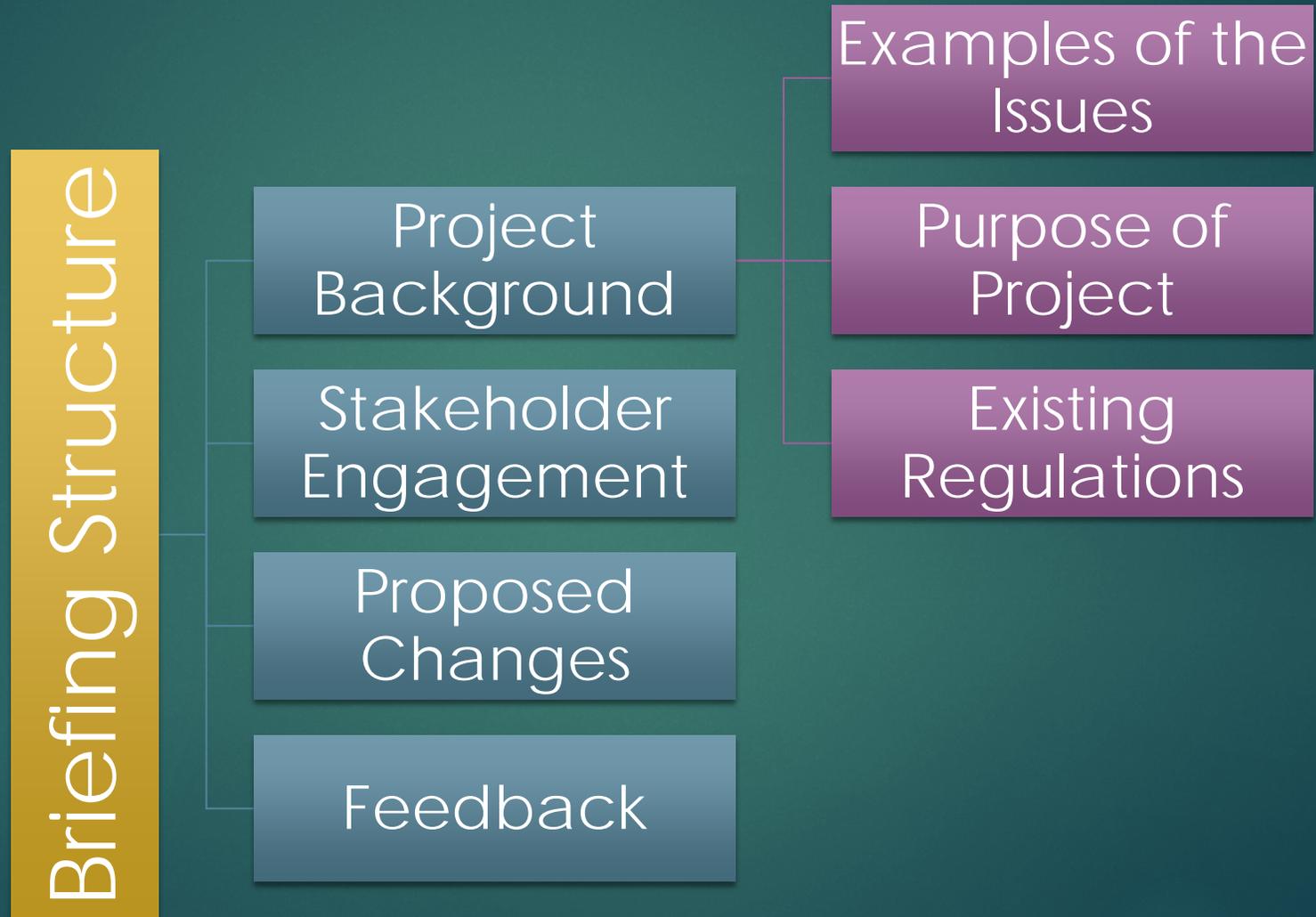


Reforming Ground Disturbance Provisions

Planning & Community Development Committee Briefing
Snohomish County Council



Overview



Examples of the Issues

- ▶ Several challenges with existing provisions:
 - ▶ Aesthetics like double fencing at rear of properties
 - ▶ Rubbish, vandalism, and safety threats in gap areas
 - ▶ Possible future adverse possession situations
 - ▶ Property owners confused about property that they own
 - ▶ Ongoing maintenance problems
 - ▶ Loss of buildable area



Purpose of Project

Revise provisions related to ground disturbance

Promote Fairness

Provide Flexibility

Enhance aesthetics

Safeguard Health and Safety

Protect integrity of adjoining properties

Reduce safety and health threats

Existing Regulations

Chapter 30.63B SCC establishes regulations for ground disturbance:

- ▶ Generally requires a setback of two feet from exterior property lines
- ▶ Exceptions to setbacks are possible
- ▶ Also establishes standard maximum grades for cuts and fills



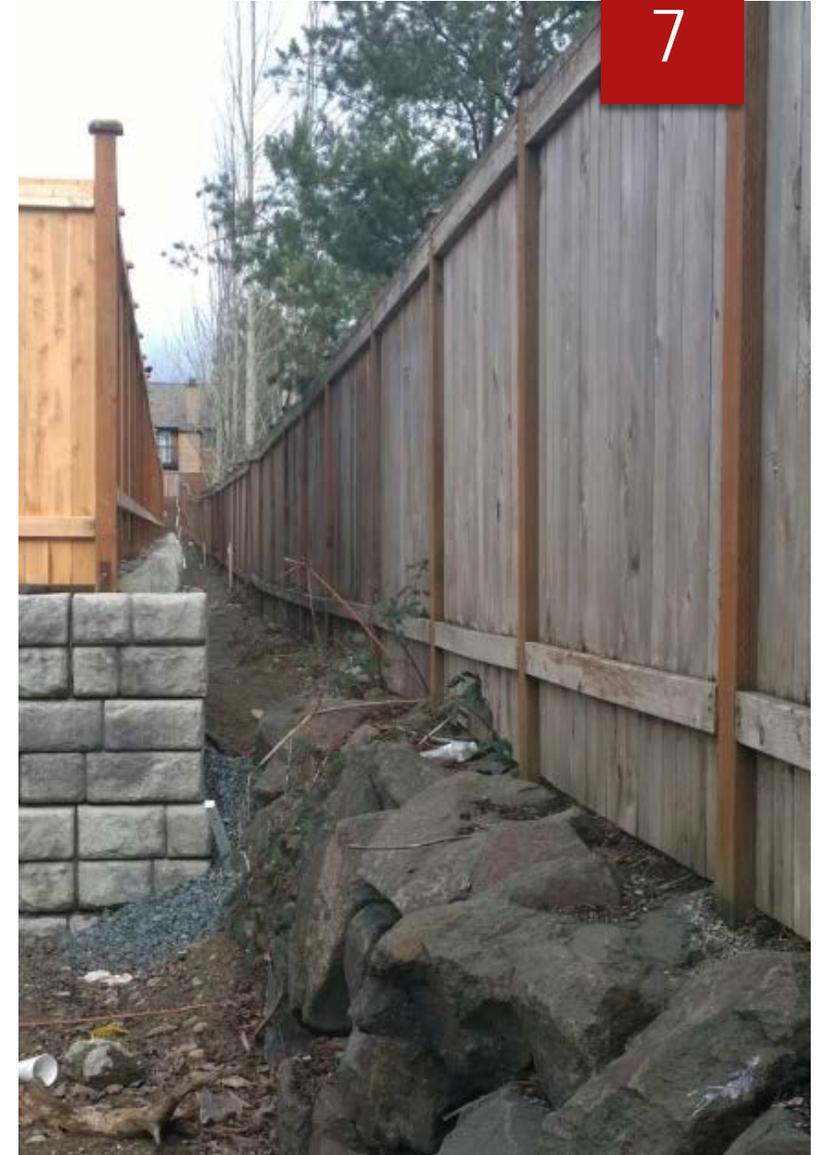
Existing Regulations

- ▶ The setback requirement may be reduced or eliminated if:
 - ▶ There is agreement or authorization letter by the abutting property owner(s); and
 - ▶ A professional land surveyor ensures compliance with land disturbing activity site plans prior to construction within six inches of a property line



Stakeholder Engagement

- ▶ Engaged with public, environmental, and development industry interests over the summer
- ▶ Concerns with existing provisions:
 - ▶ Property rights;
 - ▶ Risks of liability, security, and health;
 - ▶ Threats to existing tree canopy (significant trees);
 - ▶ Impediments to affordable housing and economic development; and
 - ▶ Aesthetic impacts
- ▶ General feedback indicated support for more flexibility



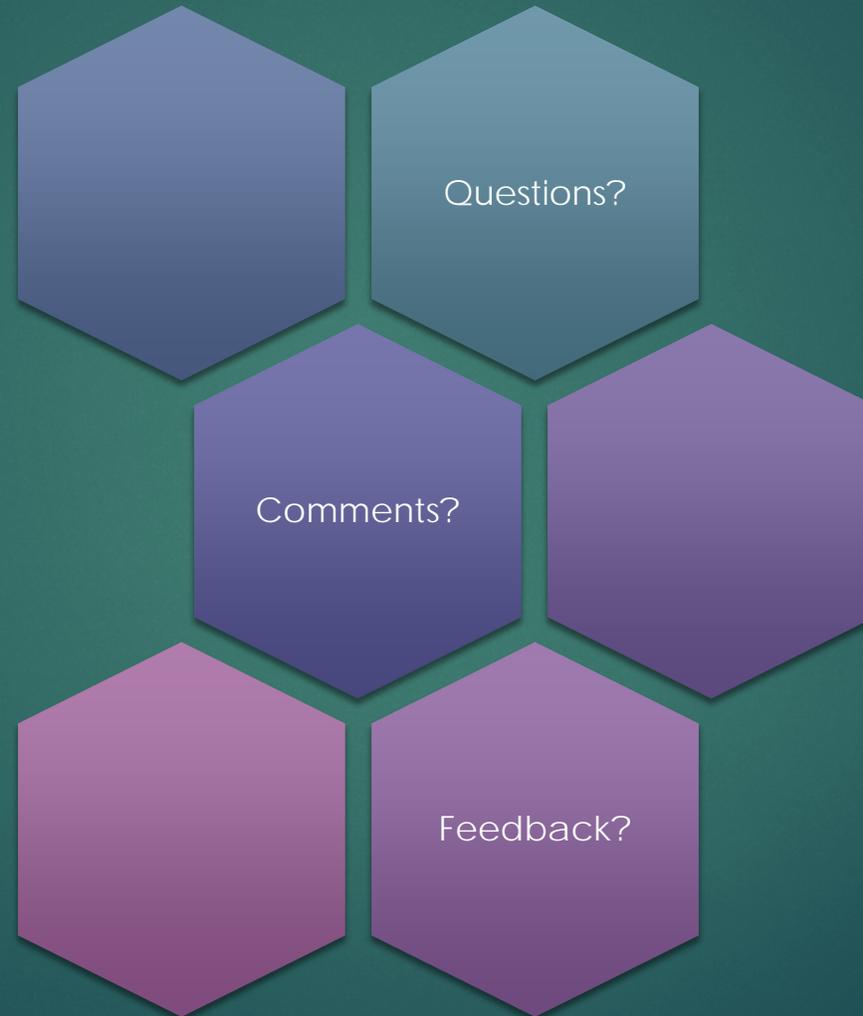
Proposed Changes

- ▶ Changes recommended by the Planning Commission include:
 - ▶ Streamlining the methodology for allowing grading activities within two feet of the exterior site boundary lines (Proposed Ordinance)
 - ▶ Making housekeeping and technical changes to related sections of code (Proposed Ordinance)
- ▶ County Executive recommends inclusion of a retroactivity opt-in provision (Proposed Amendment)

Proposed Changes

| Proposed Ordinance | | | Proposed Amendment |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SCC 30.63B.130 | SCC 30.63B.200 | SCC 30.63B.220 – 30.63B.250 | SCC 30.63B.025 |
| <ul style="list-style-type: none"> ❖ Eliminate standard two-foot setback language ❖ Eliminate exception from standard two-foot setback ❖ Modify but retain requirement for land surveying associated with grading within six inches of an exterior site boundary line ❖ Make housekeeping changes | <ul style="list-style-type: none"> ❖ Add requirement for civil construction plan submittal for all grading within two feet of an exterior site boundary line ❖ Make technical corrections to International Building Code (IBC) citations | <ul style="list-style-type: none"> ❖ Make technical corrections to IBC citations | <ul style="list-style-type: none"> ❖ New section for retroactive opt-in provision for SCC 30.63B.130 and 30.63B.200 changes applicable to eligible Land Disturbing Activity Permit applications submitted on or after January 11, 2016 |

Feedback



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