



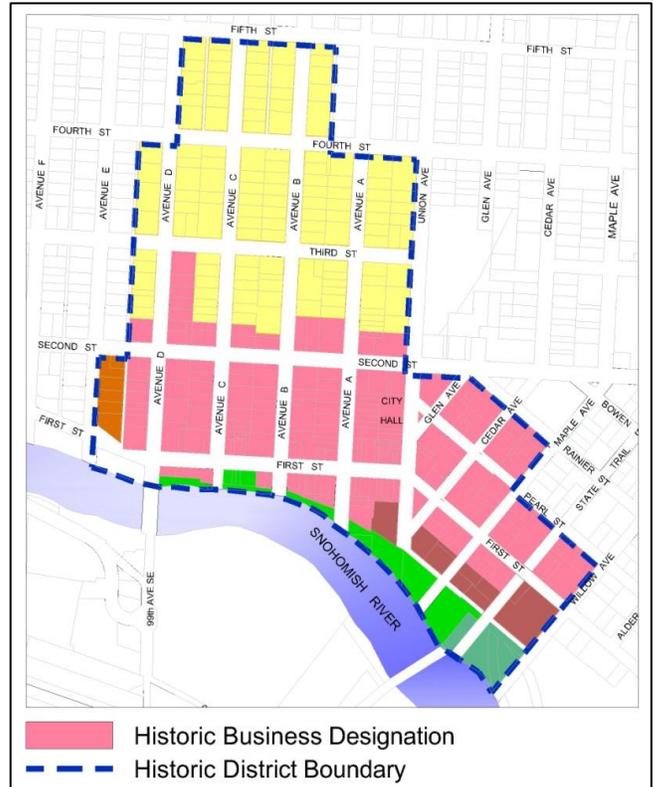
City Manager's Friday Newsletter

Proposed Development Code Amendment

The City Council has received a request to amend the development regulations in the Snohomish Municipal Code to increase the maximum residential density standard in the Historic Business land use designation (zone) from the current 18 dwellings per acre to 40 dwellings per acre. The Historic Business designation is the commercial portion of the City's Historic District, which also includes Single Family, Medium Density Residential, High Density Residential, Public Park, and Urban Horticulture designations. The proposed density increase would apply only to the Historic Business designation. Residential density standards are one determinant of how many people a parcel or an area can potentially accommodate with new development. However, the actual achieved densities of individual developments may also be limited by other factors. These constraints may include building height limits, open space requirements, and required on-site parking, among others.

This issue was originally discussed by the City Council at its May 7 meeting. On June 4, the City Council will consider whether to direct the Planning Commission to review this proposal. This preliminary decision does not indicate a bias by Councilmembers for or against the proposal, but only whether it is worth expenditure of resources for further review. If so directed, the Planning Commission will evaluate whether the proposal is consistent with and furthers current City policies, priorities, and community vision; whether and what type and significance of unintended consequences may result; and what specific amendments to the municipal code would be necessary and prudent to implement the change. As part of its review, the Planning Commission would hold a public hearing to hear concerns and ideas from the community. The Planning Commission would then make a recommendation to the City Council on whether or how to proceed. Adoption of final legislation to amend the Snohomish Municipal Code is a decision of the City Council, which, if determined appropriate, would likely occur after second public hearing.

The City Council agenda for the June 4 meeting will be available midday on May 31 on the City's website at <http://www.ci.snohomish.wa.us/Agendas.htm> or at the City Hall public information desk.



Upcoming City Council Agenda Items

June 4:

- Public hearing for adoption of the City's updated Strategic Plan
- Action to refer to the Planning Commission the concept of higher residential densities in the Historic Business land use designation

The agenda list above is partial and tentative. For further information, click here for the City website:

<http://www.ci.snohomish.wa.us/Agendas.htm#CITY COUNCIL AGENDAS>

May 24, 2013

www.ci.snohomish.wa.us

✧ ✧ **Calendar 2013** ✧ ✧

Memorial Day (Observed)

Monday, May 27

City Hall CLOSED

Economic Development Committee

Wednesday, May 29 - 7:30 a.m.

City Hall Conference Room

116 Union Avenue

(NOTE DATE)