

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

NOTICE OF INTRODUCTION OF ORDINANCE
AND
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Snohomish County Council will hold a public hearing on Wednesday, December 17, 2025, at the hour of 10:30 a.m. and continuing thereafter as necessary, in the Henry M. Jackson Room, 8th Floor, Robert J. Drewel Building, 3000 Rockefeller, Everett, Washington, in conjunction with a remote meeting platform via the following Zoom link, to consider Proposed Substitute Ordinance No. 25-051, titled: RELATING TO GROWTH MANAGEMENT; AMENDING THE SNOHOMISH COUNTY OFFICIAL ZONING MAP TO MORE FULLY IMPLEMENT THE URBAN MEDIUM DENSITY RESIDENTIAL AND URBAN HIGH DENSITY RESIDENTIAL DESIGNATIONS ON THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN FUTURE LAND USE MAP. At the hearing, the Council may also consider alternatives and amendments to the proposed ordinance.

Zoom Webinar Information:

Join online at <https://zoom.us/j/94846850772>
or by telephone call 1-253-215 8782 or 1-301-715 8592

Background: The proposed Area-wide Rezones ordinance amends the official zoning map for Snohomish County to rezone approximately 3,049 acres within the Southwest Urban Growth Area to Low Density Multiple Residential (LDMR) and Multiple Residential (MR) zoning. This proposal more fully implements and provides consistency with the Urban Medium Density Residential (UMDR) and Urban High Density Residential (UHDR) designations on the future land use (FLU) map in the adopted 2024 Snohomish County Growth Management Act Comprehensive Plan. This project will streamline permitting processes by eliminating the need for site-specific rezone approvals for individual housing development projects in order to build to the planned densities where different zoning is still in place. Proposed Substitute Ordinance 25-051 does not include the area known as Esperance.

A summary of the proposed ordinance is as follows:

PROPOSED SUBSTITUTE ORDINANCE NO. 25-051

Sections 1 – 3. Adopts recitals, findings of fact, and conclusions, and states that the County Council bases its findings and conclusions on the entire record of the Planning Commission and the County Council and that any finding that should be a conclusion and any conclusion that should be a finding is adopted as such.

Section 4. Adopts Exhibit A, amending the official zoning map maintained pursuant to SCC 30.21.030.

Section 5. Provides a standard severability and savings clause.

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State Environmental Policy Act: Requirements with respect to this non-project action have been satisfied through analysis in the Environmental Impact Statement (EIS) for the Snohomish County 2024 Comprehensive Plan Update and an addendum to that EIS issued to that effect on May 5, 2025. Copies of all applicable SEPA documents are available at the office of the County Council.

Where to Get Copies of the Proposed Ordinance: Copies of the full ordinance including the zoning map and other documentation are available upon request by calling the County Council Office at (425) 388-3494, 1-(800) 562-4367x3494, TDD (425) 388-3700 or by e-mailing contact.council@snoco.org.

Website Access: This ordinance and other documents can be accessed through the Council websites at: <https://snohomish.legistar.com/Calendar.aspx> or <http://www.snohomishcountywa.gov/2134/County-Hearings-Calendar>.

Range of Possible Actions the County Council May Take on This Proposal: At the conclusion of its public hearing(s), the County Council may make one of the following decisions regarding the proposed actions: (1) adopt the proposed ordinance; (2) adopt an amended version of the proposed ordinance; (3) decline to adopt the proposed ordinance; (4) adopt such other proposals or modification of such proposals as were considered by the County Council at its own hearing; or (5) take any other action permitted by law.

Public Testimony: Anyone interested may testify concerning the above-described matter at the time and place indicated above or by remote participation in the meeting. The County Council may continue the hearing to another date to allow additional public testimony thereafter, if deemed necessary. Written testimony is encouraged and may be sent to the office of the Snohomish County Council at 3000 Rockefeller Ave M/S 609, Everett, WA 98201; faxed to (425) 388-3496 or e-mailing contact.council@snoco.org. Submitting public comments 24 hours prior to the hearing will ensure that comments are provided to the Council and appropriate staff in advance of the hearing.

Party of Record: You may become a party of record on this matter by sending a written request to the Clerk of the County Council at the above address, testifying at the public hearing, or entering your name and address on a register provided for that purpose at the public hearing.

Americans with Disabilities Act Notice: Accommodations for persons with disabilities will be provided upon request. Please make arrangements one week prior to the hearing by calling Lisa Hickey at (425) 388-3494, 1(800) 562-4367 X3494, or TDD #1-800-877-8339, or by e-mailing lisa.hickey@snoco.org.

QUESTIONS: For additional information or specific questions on the proposed ordinance please call Ryan Hembree in the County Council at 425-388-3494.

DATED this 1st Day of December 2025.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

/s/Nate Nehring
Council Chair

ATTEST:

/s/Lisa Hickey
Asst. Clerk of the Council

PUBLISH: December 5, 2025

Send Affidavit to: County Council
Send Invoice to: Planning #107010