



Snohomish County Council

Committee: Planning & Community Development **Analyst:** Ryan Countryman
ECAF: 2022-0200
Proposal: Proposed Motion 22-090 **Date:** March 15, 2022

Consideration

Proposed Motion 22-090 would refer a potential expansion of the Southwest Urban Growth Area (SWUGA) to Planning and Development Services (PDS) and the Snohomish County Planning Commission for consideration and recommendation as part of Alternative 3 of 2024 Comprehensive Plan Update.

Update and Analysis

Motion 22-090 was originally discussed in Planning & Community Development Committee on March 1, 2022. It proposes approximately 789 acres of expansion to the SWUGA. Of this, approximately 402 acres overlapped with parts of six applications that were under separate consideration as part of the Docket XXI process. On March 9, the County Council concluded its hearing on Docket XXI, placing only one of the six overlapping docket applications on the final docket for further separate processing. The overlapping docket proposal placed on the final docket was SW14 proposed by Janice Petrie.

SW14 covers approximately 10.75 acres and proposes a Future Land Use Map (FLUM) designation of Urban Medium Density Residential (UMDR) and Low Density Multiple Residential (LDMR) zoning. For this same area, Motion 22-090 proposes an Urban Low Density Residential (ULDR) designation and R-7,200 zoning. Lower densities were proposed in Motion 22-090 to match the nearby designation and zoning in the UGA, and the densities and zoning proposed in other docket applications in the vicinity.

If Motion 22-090 passes, Janice Petrie would have the option of paying a proportionate share of the work of the Environmental Impact Statement (EIS) for the 2024 Update and continuing with the study of the medium density proposed in SW14. If she chooses instead to withdraw her application for SW14, then Snohomish County would pay the cost of studying her area in the EIS, albeit at the lower density proposed by the motion.

The SW14 docket proposal includes five parcels. Janice Petrie owns three. Yevgeniy Karpik owns the fourth parcel and provided testimony in favor of adding his property to the UGA during the docket hearing for Motion 21-147 on March 9, 2022. Council staff observes that the

Everett School District (ESD) purchased the fifth parcel, possibly after the time that Janice Petrie made application for SW14. ESD has also recently purchased land adjacent to the SW14 parcels. If the UGA were to expand in this vicinity, school district-owned properties would likely receive a Public/Institutional Use designation. Zoning on school properties would likely be R-7,200 to match the surrounding urban zoning in the area.

Options:

1. Revise Motion 22-090 to take out the SW14 area. However, if the applicant(s) were to withdraw SW14 and a revised Motion 22-090 were to pass, the result would be a donut hole in the proposed UGA.
2. Revise Motion 22-090 to reflect the density and zoning proposed in SW14.
3. Leave Motion 22-090 unchanged and rely on PDS' process with the applicant to determine whether SW14 will proceed as a private proposal or if the densities proposed in Motion 22-090 will be what Alternative 3 studies for the EIS.
4. Ask PDS for input on whether they see other potential options before deciding how to proceed with Motion 22-090.