

AMENDMENT SHEET NO. 4 ORDINANCE NUMBER 24-031

Amendment Name: Marysville UGA Amendment

Brief Description: This amendment would revise the future land use map to expand the Marysville UGA to include a portion of the docket application MV2

Proposed By: Councilmember Nate Nehring

Affecting: Future Land Use Map, Recitals, and Findings

New Ordinance Recitals, Findings, or Sections to Add:

Page 2, Line 37, insert three new recitals as follows:

WHEREAS, in its hearing on September 11, 2024, the County Council directed staff to prepare any amendments that may be required to implement the expansion of the Marysville UGA consistent with a modified, smaller version of the MV2 docket proposal; and

WHEREAS, the County Council continued its hearing from September 11, 2024, to October 2, 2024, for continued public comment, deliberation, and discussion of various GMACP ordinances, including this ordinance; and

WHEREAS, the County Council continued its hearing from October 2, 2024, to December 4, 2024, for consideration of public comment and the entire record related to amendments contained in this ordinance; and

Page 7, Line 15, insert new findings I.11 to I.17 as shown below.

Insert new findings I.11 to I.17 as follows:

11. FLU Map revisions to implement a portion of the MV2 docket proposal are described and explained in this and the following findings. The MV2 docket proposal, as revised, would amend the FLU Map by expanding the Marysville UGA by approximately 39 acres to include parcels 31052700100400, 31052700100500, and 31052700400200 plus rail right-of-way to the west and road right-of-way for 67th Ave NE to the east. This location would be redesignated on the FLU Map from Rural Residential-10 to Urban Industrial. The expansion area and designation are set forth in Exhibit C to this ordinance. The effects of the MV2 amendment, as revised, is described herein.

12. RCW 36.70A.070 requires internal consistency between elements of a comprehensive plan and the future land use map. The amendments proposed the MV2 docket proposal, as revised, are consistent with RCW 36.70A.070, because the amendments maintain internal consistency between the GMACP FLU Map and the area-wide zoning map.
13. As revised, the MV2 docket proposal future land use map changes are consistent with RCW 36.70A.110(3) requirements for the location of future urban employment growth. Expansion of the Marysville UGA is in an area already characterized by urban industrial growth to the north and to the west. The subject site is in a location where public facilities to serve urban development on site can be extended. This area has adequate access to urban public facilities and services consistent with the 2024 Transportation Element, Parks and Recreation Element, and Capital Facilities and Utilities Element of the GMACP. Chapter 3.2 of the Draft EIS provides documentation on impacts and mitigation. The MV2 docket site, as revised, is in a triangular location wedged between urban industrial land in the City of Marysville and an arterial road (67th Ave NE) which would form a logical new UGA boundary in this area.
14. The revised MV2 docket amendments are consistent with RCW 36.70A.130(1)(e), which requires that comprehensive plan amendments be consistent with the GMA. The amendments are consistent with the GMA requirements for preparing a land use element that designates land for industrial uses in proximity to housing, thereby using a planning approach to reduce per capita vehicle miles traveled and greenhouse gas emissions (RCW 36.70A.070(1)) because adding additional employment capacity in the north part of the Snohomish County's composite UGA will help create a better jobs-to-housing balance and thereby help reduce the length of commuter trips from surrounding residential areas.
15. Consistent with RCW 36.70A.115, the revised MV2 amendment, will, in combination with reasonable measures to increase capacity within the existing UGA as documented in the 2024 Reasonable Measures Report, ensure sufficient land suitable for development as documented in the 2024 UGA Land Capacity Analysis. A specific reasonable measure taken to increase industrial capacity since the prior periodic update to the GMACP was adoption of Amended Ordinance 16-013 (Ord. 16-013), which reduced minimum parking requirements for most industrial uses by 1/3 thereby allowing more buildings and employees on the same amount of land. Although Ord. 16-013 increased employment capacity generally, it did not increase the number of available "large developable industrial sites" specifically and did not resolve a small shortfall in employment capacity for the Marysville UGA as documented in the Land Capacity Analysis. As applied to the revised MV2 amendment, the change will add more capacity for employment in proximity to housing, by adding a new large developable industrial site consistent with the criteria for such in CPP DP-2.e.7 as described below.
16. The MV2 amendments, as revised, are consistent with RCW 36.70A.100 and 36.70A.210. These require that a comprehensive plan be consistent with the Puget Sound Regional Council (PSRC) Multicounty Planning Policies (MPPs) and the CPPs. The amendments

are generally consistent with the MPPs and the CPPs as analyzed and described in section 3.2.2 of the DEIS, in the September 11, 2023, and October 10, 2023, PDS staff reports to the Planning Commission, and in the additional findings below that provide specific reasons why the revised (reduced) version of MV2 is consistent with the MPPs and CPPs.

- a. The MV2 amendment, as revised, is consistent with the MPPs. The amendments maintain consistency with the MPPs, including MPPs RGS-4, RGS-5, RGS-6, RGS-10, and RGS-12, by amending the GMACP FLU Map for a minor expansion of the Marysville UGA to provide additional employment capacity, including capacity for “large developable industrial sites” as that phrase is used in the CPPs and as discussed below.
 - i. Consistent with MPP RGS-4 by accommodating employment growth in a UGA and when expansion of that UGA (Marysville) is not in conflict with the goals of the regional open space and conversation plan.
 - ii. Consistent with MPP RGS-6 by first having adopted reasonable measures to optimize development potential of existing industrial land generally and then by expanding the UGA only to address a capacity shortfall for the Marysville UGA of 93 jobs as described in the DEIS for the no action alternative. Further, where the expansion is taking place is in a location to accommodate a specific need for a large developable industrial site as authorized by the CPPs.
 - iii. Consistent with MPP RGS-10, by amending the GMACP FLU Map for a minor expansion of the Marysville UGA to increase the share of employment growth in the designated cascade manufacturing industrial center. This helps maintain a 20-year supply of industrial land for the Marysville UGA, including both employment capacity in a general sense and a sufficient supply of large developable industrial sites specifically.
 - iv. Consistent with MPP RGS-5 and MPP RGS-12 because this minor expansion of the UGA as authorized by MPP RGS-5 does not create a conflict or contradiction with regional planning or transportation objectives in the Regional Growth Strategy (MPP RGS-12) as further described under discussion of CPP GF-4 below.
- b. The MV2 amendment, as revised, is consistent with the CPPs. The MV2 amendment, as revised, is consistent with CPP GF-4 which defines consistency with VISION 2050 and the Regional Growth Strategy as the absence of conflicts and contradictions with regional planning and transportation objectives, while allowing flexibility in detail as long as local actions retain overall consistency per RCW 36.70A.100 and WAC 365-196-510. The MV2 amendment, as revised, is also consistent with CPP DP-2 which guides UGA changes as part of the periodic update of the GMACP.

- i. Consistent with CPP DP-2.a because a land capacity analysis adopted by the County Council found an employment capacity shortfall in the Marysville UGA of 93 jobs if no action was taken. Meanwhile, the addition employment capacity estimate for the MV2 proposal, as revised, would result in an employment capacity increase of 29 additional jobs per an email from PDS staff to the County Council on September 27, 2024. Adding the additional capacity for the MV2 amendment, as revised, to the no action estimate of employment capacity would leave a remaining employment capacity deficit in the Marysville UGA of 64.
 - ii. Consistent with CPP DP-2.c as the amendments are otherwise consistent with the GMA as documented in the record and this ordinance.
 - iii. Consistent with CPP DP-2.d which requires either support of the affected city or, after consultation with that city, findings by the County Council on how the expansion serves the public interest. The City of Marysville has not directly commented on the MV2 proposal as revised. With respect to the larger MV2 proposal, an internal City email from September 12, 2023, that was forwarded by City staff to County staff on October 4, 2024, describes the City's position as "remaining neutral on this UGA request and we [the city] are following the progress to see what the County does." Based on this position of neutrality for the larger MV2 expansion and absence of specific comment by the City on the MV2 proposal, as revised, the County Council finds that the MV2 proposal, as revised, is in the public interest because it helps to address an employment capacity shortfall in the Marysville UGA. Further, it does so by specifically adding another large developable industrial site in relative proximity to an area with rapidly growing housing stock and thereby helps to maintain a healthy jobs to housing balance in the north part of Snohomish County.
 - iv. Consistent with CPP DP-2.e.4.b as the amendment will provide additional employment capacity to help accommodate the projected employment needs of the Marysville UGA.
 - v. Consistent with CPP DP-2.e.7 as the amendment will provide additional industrial land to meet continued need for large industrial sites.
17. The MV2 docket proposal amendment, as revised, is consistent with the GMACP policies, including Land Use Objective 1.A, Land Use Objective 6.D, and Natural Environment Objective 1.B.
- a. Consistent with Land Use Objective 1.A which requires maintenance of UGAs with sufficient capacity to accommodate the majority of the county's projected population and employment growth.

- i. Consistent with LU Policy 1.A.1 by including UGA expansions that do not result in total additional population or employment capacity in the Snohomish County composite UGA that would exceed the total 20-year forecasted UGA population growth by more than 15 percent (because the amendment would have no impact to population capacity).
 - ii. Consistent with LU Policy 1.A.9 because the expansion complies with the GMA, has occurred after adoption of reasonable measures, and is consistent with the CPPs, including CPP DP-2, as described herein.
- b. Consistent with Land Use Objective 6.D which designates an area outside the Marysville Urban Growth Area as Rural Residential-10 (RR-10) to “maintain large parcel patterns for small farm and low density rural uses” because, although geographically reduced, the remaining RR-10 designation may still serve that objective.
- i. Consistent with LU Policy 6.D.1, by concurrent amendment to Ordinance 24-033 that specifically exempts the parcels in the MV2 proposal, as revised, from the boundaries of the RR-10 designation described by this policy.
 - ii. The County Council makes note that the parcels within the expansion area are not designated as Agricultural Resource lands on the County’s Future Land Use Map. The RR-10 designation is a rural land use designation rather than an agricultural land use designation. Since its establishment, the purpose of the RR-10 designation has been to include:

lands which have been previously designated agriculture in pre-GMA subarea comprehensive plans or zoned Agriculture-10 Acre. The existing Agricultural-10 Acre zone will continue to remain in place until the Comprehensive Plan is amended in the future and implementing regulations for this designation are adopted.

This category provides for an alternative rural lot size and possible set of uses which can accommodate a wider variety of rural uses and lots, be used where hazardous and critical areas require lower density and be applied as a transition category between resource lands/critical areas and rural residential/urban areas.
 - iii. With respect to the RR-10 designation, the boundaries of which are to be reduced by the MV2 proposal, as revised, the County Council finds that since adoption of the RR-10 designation, no implementing regulations for this designation have been adopted. Instead, Snohomish County has adopted regulations to project development from flood hazards, geologic hazards, and to protect various types of critical areas. These new regulations apply countywide, not just to the RR-10

designated areas. Such regulations serve to implement the policy purpose of addressing hazardous and critical areas in the RR-10 designation, including the area to be made formerly RR-10 by the addition of the MV2 proposal, as revised, to the Marysville UGA.

- c. Consistent with Natural Environment Objective 1.B which directs the county to accommodate growth “in a manner that maintains and protects elements of the natural environment” because of specific implementation of NE policies 1.B.1 and 1.B.4 as follows.
 - i. Consistent with NE Policy 1.B.1, which requires consideration of land use plan designations and development regulations that take into account several environmental considerations. These requirements have been met through programmatic implementation of development regulations in SCC Title 30. The County Council finds that surface water resources will be protected by the MV2 proposal, as revised. The MV2 proposal, as revised, is much smaller than the original MV2 proposal and any future development would be subject to development regulations that have been adopted and updated since the original adoption of NE Policy 1.B.1. For instance, compliance with Chapter 30.62A will result in adequate mitigation of adverse or significant adverse impacts on wetlands, fish and wildlife habitat conservation areas and their buffers for compliance with the State Environmental Policy Act (SEPA) (SCC 30.62A.030). Compliance with Chapter 30.62B SCC provides adequate mitigation under SEPA for geologically hazardous area (SCC 30.62B.030) and compliance with Chapter 30.62C provides adequate mitigation for critical aquifer recharge areas (SCC 30.62C.030). Similarly, compliance with drainage requirements of Chapter 30.63A and land disturbing activity requirements in Chapter 30.63B provide adequate mitigation for environmental considerations listed in NE Policy 1.B.1.
 - ii. Consistent with NE Policy 1.B.4 which says to “plan for growth in a manner that encourages reduction of sprawl, meets GMA housing goals and places employment and residential uses in close proximity to reduce impacts to air quality” because the MV2 proposal, as revised, would help accommodate employment growth in proximity to residential growth, thereby helping to reduce impacts to air quality.

Page 7, line 40, insert the following new section and renumber the subsequent sections:

Section 5. LU Map 1 (Future Land Use) of the GMACP Land Use Element, last amended by Ordinance No. ___ on _____, is amended as indicated in Exhibit C to this ordinance, which is attached hereto and incorporated by reference into this ordinance, to reflect the expansion of the Monroe UGA and redesignation.

Existing Ordinance Recitals, Findings, Conclusions, or Sections to Delete or Modify:

Page 2, beginning on line 1, modify by inserting the underlined text as follows:

WHEREAS, the Planning Commission was provided information on the potential GMACP FLU Map amendments, including those included in docket proposals, in a briefing on September 12, 2023; and

Page 2, beginning on line 34, modify by inserting the underlined text and removing the text in strike-through as follows:

WHEREAS, ((~~on _____, 2024,~~) in its hearing related to the 2024 GMACP update on August 19, and September 11, 2024, and as continued thereafter, the Snohomish County Council (“County Council”) held a public hearing after proper notice, and considered public comment and the entire record related to the amendments contained in this ordinance; and

Council Disposition: Vice-Chair Nehring – CM Low approved by five Date: 12/04/24

Exhibit C: Future Land Use Map Changes

