

Snohomish County 2024 Comprehensive Plan Update

May 21, 2024

County Council
Planning Committee Briefing
Land Use Element

Sarah Titcomb



Purpose of the Land Use Element

- Combines GMA mandatory elements of Land Use and Rural (RCW 36.70A.070)
- Presents Land Use Strategy for County
- Includes 15 Subelements and maps that delineate the Urban Growth Area boundaries

Resource,



Rural, and



Urban Lands



15 Subelements

- Equity
- Urban Growth Areas
- Urban Development Patterns
- Centers
- Urban Design
- Small Area and Neighborhood Structure
- Rural Lands
- Agricultural Lands
- Forest Lands
- Mineral Lands
- Open Space, Shoreline, and Scenic Resources
- Cultural Resources
- Airport Compatibility
- Transfer of Development Rights
- Future Land Use Map



Three Things You Should Know



New Equity Subelement

Incorporation of Growth Targets

Easier path for conservation and restoration



Equity Subelement

The new Introduction (Exhibit B) to the GMACP includes a Vision Statement:

“We’re all in this together: In 2044 Snohomish County is a resilient, vibrant, and inclusive place to live with a high-quality of life where all residents can thrive.”



Equity Subelement

- **Goal LU EQ 1:** Equity, the framework in which all people can attain the resources and opportunities that improve their quality of life and enable them to reach their full potential, shall be incorporated into all aspects of land use planning.
- **Objective LU EQ 1.A:** Land use strategies shall work to eliminate barriers that have prevented the meaningful involvement of historically and currently marginalized communities in the development and implementation of policies and plans.
- **Objective LU EQ 1.B:** The county shall engage those affected by poverty, communities of color, and other historically and currently marginalized communities in decision-making processes, planning, and policy making.



2024 Comprehensive Plan *Update*

Growth Targets

Regional Geography	Population (2020-2044)
Metropolitan City	22.2%
Core Cities	12.4%
HCT Communities	49.5%
Cities & Towns	8.8%
Urban Unincorporated Areas	3.8%
Rural	3.3%
Total Snohomish County	100.0%



Source: PSRC, Regional Housing Strategy, February 2022

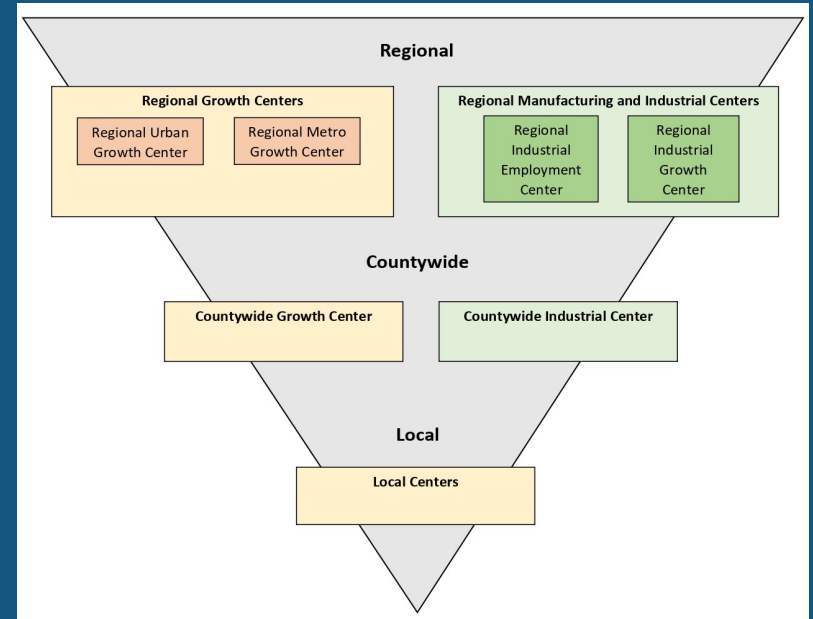
Growth Targets: Reduce Rural Growth

- Policies that aim to discourage rural growth
 - LU Policies 6.A.1, 6.A.3, 6.B.1, 6.B.7, 6.H.5
- **LU Policy 6.A.1:** ~~((To help ensure that))~~ The County shall manage and reduce the rural population ((target is not exceeded, rural)) growth rate over time, consistent with VISION 2050, so that the total population outside of the UGA does not exceed 144,190 by the year 2044. Rural growth ((trends)) rates shall be monitored using the process and criteria established under Objective PE 2.B. If ((rural growth trends indicate)) an extrapolation of the County's annual estimates of rural population growth, based on State Office of Financial Management (OFM) estimates, indicates that the rural population target ((may)) will be exceeded within two years of the most recent OFM estimate, the county shall ((evaluate whether incentive programs or adjustments to planned densities or land uses are necessary)) implement strategies such as a cap on total rural population growth, annual metering of building permits or lots, or adjustments to development regulations to bring rural growth trends back into alignment with the adopted target.



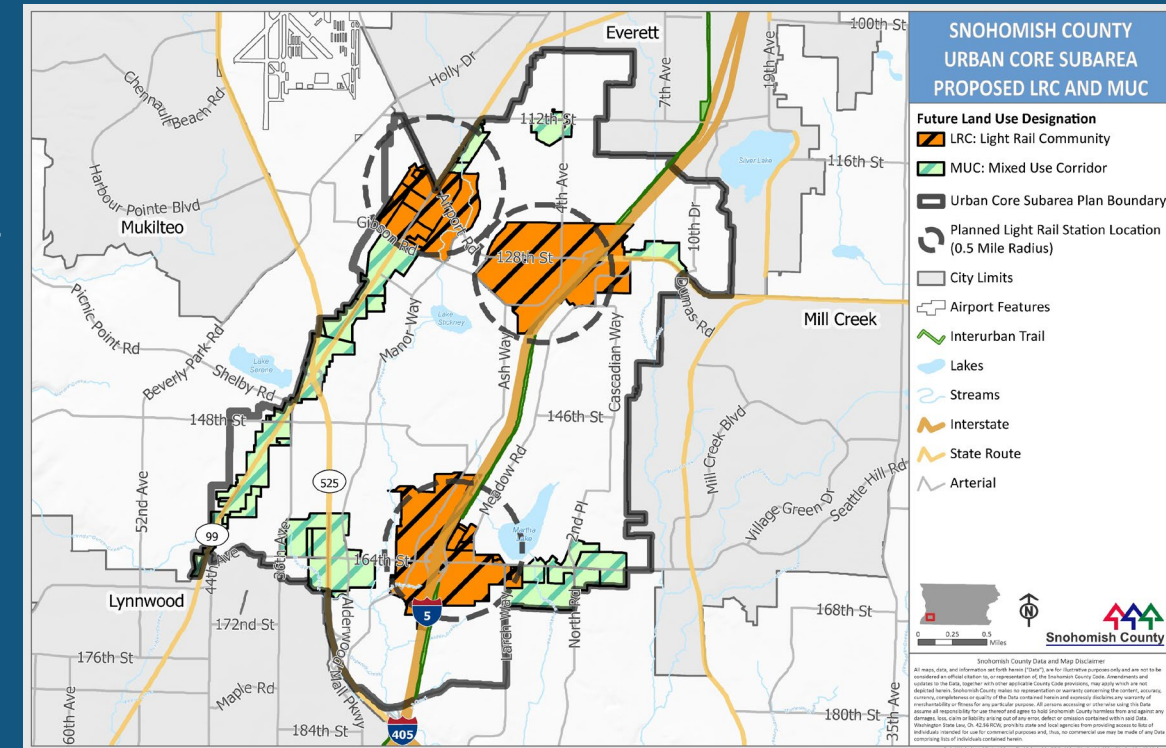
Growth Targets: Increasing Urban Growth

- A need for immediate impacts because the average number of building permits outside the UGA between 2017-2022 was 440. To meet growth targets, the annual average cannot exceed 220.
- County must both reduce rural growth and increase urban growth to meet growth targets.
- Policies that aim to encourage urban growth
 - LU Policies 1.C.2, 2.A.1, 2.A.5, Centers subelement, 4.A.2, 4.B.2



Growth Targets: Centers Subelement

- Policies direct population and employment growth to centers where transportation and infrastructure facilities can be utilized.
- Light Rail Community (LRC) and Mixed Use Corridor (MUC) are new center and future land use designations, with policies encouraging increased urban density
- 2024 Reasonable Measures Report



Conservation, Restoration, and Preservation

- New policies to support conservation work and restoration within agricultural lands
 - **Policy 7.B.8:** Restoring lands back to habitat for anadromous fish and other conservation work shall not be considered as an intrusion of non-agricultural uses into designated agricultural lands.
 - **Policy 7.D.11:** The county shall support habitat restoration and other conservation planning efforts that provide multiple benefits for agriculture and anadromous fish while also recognizing the goals in the Growth Management Act, the Shoreline Management Act, Tribal sovereign rights and Tribal fish habitat restoration planning,...



Questions

<https://www.snohomishcountywa.gov/5597/2024-Update>

