

1 Adopted:
2 Effective:

3
4 SNOHOMISH COUNTY COUNCIL
5 SNOHOMISH COUNTY, WASHINGTON

6
7 ORDINANCE NO. 24-031

8
9 RELATING TO MANDATORY UPDATES OF THE SNOHOMISH COUNTY GROWTH
10 MANAGEMENT ACT COMPREHENSIVE PLAN, PURSUANT TO RCW 36.70A.130; ADOPTING
11 FUTURE LAND USE MAP AMENDMENTS TO THE COMPREHENSIVE PLAN
12

13 WHEREAS, Snohomish County (“the county”) adopted the Snohomish County Growth
14 Management Act Comprehensive Plan (GMACP) including the Future Land Use (FLU) Map on
15 June 28, 1995, through passage of Amended Ordinance No. 94-125; and
16

17 WHEREAS, the county has amended the GMACP FLU Map several times since its
18 adoption, most recently by Amended Ordinance No. 22-028 on September 14, 2022; and
19

20 WHEREAS, the county must conduct a periodic review of its GMACP pursuant to
21 Revised Code of Washington (RCW) 36.70A.130(3), which directs counties planning under the
22 Growth Management Act (GMA) to take legislative action to review and, if needed, revise their
23 comprehensive plans and development regulations to ensure that population, employment, and
24 housing growth for the succeeding 20-year period can be accommodated; and
25

26 WHEREAS, on November 1, 2021, the county began the State Environmental Policy Act
27 (SEPA) scoping period, and held two virtual public meetings on November 9 and November 15,
28 2021, to kick off the review of the GMACP and to seek comments on a scope for an
29 Environmental Impact Statement (EIS); and
30

31 WHEREAS, the county published the SEPA scoping public notice in English, Spanish,
32 and Korean in the Everett Herald, sent it to agencies and interested parties as contained in the
33 Planning and Development Services (PDS) SEPA Distribution List, and posted it to the
34 Snohomish County website; and
35

36 WHEREAS, the county created a project website to disseminate information related to
37 the update of the GMACP and to provide opportunities for public input. The website was
38 continually updated over the planning process and included a calendar of events related to
39 Snohomish County Planning Commission (“Planning Commission”) briefings and hearings and
40 other public engagement opportunities; and
41

42 WHEREAS, the county provided regular briefings on the update of the GMACP to the
43 Snohomish County Tomorrow (SCT) Planning Advisory Committee, SCT Steering Committee,
44 SCT Executive Committee, and SCT Community Advisory Board; and
45

46 WHEREAS, the county conducted extensive public engagement for the GMACP update
47 with an emphasis on reaching historically and currently marginalized communities that included
48 online surveys, newsletters translated into Spanish, Korean, and Vietnamese, and in-person
49 events across Snohomish County in 2022 and 2023; and

1 WHEREAS, the Planning Commission was provided information on the potential
2 GMACP FLU Map amendments in a briefing on September 12, 2023; and
3

4 WHEREAS, the county issued the Draft Environmental Impact Statement (DEIS) on
5 September 6, 2023, and the 45-day public comment period ended on October 23, 2023; and
6

7 WHEREAS, the county created an online interactive mapping tool for the public to
8 review the zoning and FLU Maps studied for each of the three land use alternatives and make
9 site specific comments during the DEIS comment period; and
10

11 WHEREAS, county staff held in-person public open houses on September 12 and
12 September 23, 2023, to provide the public an opportunity to obtain information and comment on
13 the DEIS and amendments to the GMACP FLU Map and zoning; and
14

15 WHEREAS, the Planning Commission held a public hearing on October 24, 2023, to
16 receive public testimony concerning the amendments contained in this ordinance; and
17

18 WHEREAS, the notice of the public open houses and Planning Commission public
19 hearing was mailed to over 38,554 addresses in Snohomish County (including those potentially
20 affected by proposed changes and those within 500 feet of a proposed change located within an
21 urban growth area and 1,000 feet of a proposed change outside of an urban growth area),
22 published in the Everett Herald, posted to the project website, and posted on-site at final docket
23 properties; and
24

25 WHEREAS, after the conclusion of its public hearing, the Planning Commission
26 deliberated on November 14 and November 15, 2023, and voted to recommend adoption of the
27 amendments discussed in its recommendation letter dated January 16, 2024; and
28

29 WHEREAS, the Snohomish County Executive (“Executive”) reviewed staff and public
30 input and the Planning Commission recommendation and made additional FLU Map and zoning
31 map recommendations that differ from the Planning Commission as outlined in the memo dated
32 March 26, 2024, and that are incorporated into this ordinance; and
33

34 WHEREAS, on _____, 2024, the Snohomish County Council (“County
35 Council”) held a public hearing after proper notice, and considered public comment and the
36 entire record related to the amendments contained in this ordinance; and
37

38 WHEREAS, following the public hearing, the County Council deliberated on the
39 amendments contained in this ordinance;
40

41 NOW, THEREFORE, BE IT ORDAINED:
42

43 Section 1. The County Council makes the following findings:
44

- 45 A. The County Council adopts and incorporates the foregoing recitals as findings as if set forth
46 in full herein.
47
48 B. This is a proposal to amend the Snohomish County GMACP as required under RCW
49 36.70A.130.

1 C. These amendments were developed in consideration of the fifteen goals of the GMA for the
2 development of local comprehensive plans, as codified at RCW 36.70A.020, and reflect a
3 careful balancing of these goals within the local conditions of Snohomish County. The goals
4 generally are advanced by the amended FLU Map as follows:
5

- 6 • GMA Goal 1 “Urban Growth” – The amendments maintain the focus of directing the
7 majority of new growth into existing urban growth areas (UGAs).
8
- 9 • GMA Goal 2 “Reduce Sprawl” – The amendments reduce the pressure to convert rural
10 and resource lands to sprawling, low-density development.
11
- 12 • GMA Goal 3 “Transportation” – The amendments maintain an efficient multimodal
13 transportation system by directing the majority of new growth into areas served by high-
14 capacity transit.
15
- 16 • GMA Goal 4 “Housing” – The amendments accommodate housing affordable to all
17 economic segments of the population by promoting infill development with a variety of
18 residential densities and housing types within the UGA.
19
- 20 • GMA Goal 5 “Economic Development” – The amendments continue to promote economic
21 development by providing adequate land within the UGA for non-residential uses and
22 designating land for a mix of uses in areas planned for the highest levels of growth near
23 future.
24
- 25 • GMA Goal 6 “Property rights” – The Washington State Attorney General last issued an
26 advisory memorandum, as required by RCW 36.70A.370, in September 2018, entitled
27 “Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property,” to help
28 local governments avoid the unconstitutional taking of private property. The process
29 outlined in that advisory memorandum was used by Snohomish County to objectively
30 evaluate the amendments and balance the rights of property owners with other GMA
31 goals.
32
- 33 • GMA Goal 7 “Permits” – The amendments do not adversely impact the processing of
34 permits in a timely and fair manner.
35
- 36 • GMA Goal 8 “Natural Resource Industries” – The amendments are generally focused on
37 unincorporated UGAs and will not impact natural resource industries.
38
- 39 • GMA Goal 9 “Open Space and Recreation” – The amendments enhance open space and
40 recreation by designating land devoted to those uses that are added to the UGA for
41 Public/Institutional Use to limit conversion to other uses.
42
- 43 • GMA Goal 10 “Environment” – The amendments protect the environment by focusing the
44 majority of new growth into UGAs.
45
- 46 • GMA Goal 11 “Citizen Participation” – The GMACP update process has involved early
47 and continuous public participation.
48

- 1 • GMA Goal 12 “Public Services and Facilities” – The amendments will have adequate
2 public services as demonstrated by updated Capital Facilities and Utilities, Transportation,
3 and Parks and Recreation Elements.
4
 - 5 • GMA Goal 13 “Historic Preservation” – The amendments are consistent with the cultural
6 resources subelement of the Land Use Element and the new Tribal Coordination Element.
7
 - 8 • GMA Goal 14 “Climate Change and Resiliency” – The amendments will help the county
9 mitigate against and adapt to climate change by directing the majority of new growth into
10 UGAs in areas served by high-capacity transit.
11
 - 12 • GMA Goal 15 “Shorelines of the State” – The amendments protect the shorelines of the
13 state by focusing the majority of new growth into UGAs.
14
- 15 D. The amendments better achieve, comply with, and implement the Puget Sound Regional
16 Council (PSRC) Multi-County Planning Policies (MPPs) of VISION 2050.
17
- 18 • **Regional Collaboration.** The amendments are consistent with regional and countywide
19 policies and have been developed through inclusive coordination and public
20 participation.
21
 - 22 • **Regional Growth Strategy.** The amendments designate future land uses and zoning to
23 accommodate the large majority of projected growth inside the UGA in areas served by
24 high-capacity transit, with a mix of residential and employment uses in transit station
25 areas, with minor UGA adjustments that ensure stable and sustainable UGAs.
26
 - 27 • **Environment.** The amendments will minimize impacts to the natural environment by
28 focusing the majority of new growth into UGAs.
29
 - 30 • **Climate Change.** The amendments will minimize increases in greenhouse gas
31 emissions from vehicles by focusing the majority of new growth into UGAs in areas
32 served by high-capacity transit.
33
 - 34 • **Development Patterns.** The amendments focus the majority of new growth away from
35 rural and resource areas and into UGAs in areas served by high-capacity transit.
36
 - 37 • **Housing.** The amendments enhance the availability of affordable, healthy, safe housing
38 choices by allowing a variety of housing types and densities to serve all income levels
39 and demographic groups, encouraging a mix of residential and employment uses in
40 transit station areas.
41
 - 42 • **Economy.** The amendments will support a prospering and sustainable local economy by
43 planning for a mix of residential and employment uses within the UGA in areas served
44 by high-capacity transit, promoting a balance of jobs and housing and diverse
45 communities with a high quality of life.
46

- 1 • **Transportation.** The amendments support an efficient multimodal transportation system
2 and promote economic and environmental vitality and healthy communities by focusing
3 the majority of growth into UGAs in areas served by high-capacity transit.
4
- 5 • **Public Services.** The amendments focus the majority of new residential and
6 employment growth away from rural and resource areas and into UGAs in areas served
7 by high-capacity transit and existing public services that can be provided efficiently and
8 cost-effectively.
9

10 E. The amendments better achieve, comply with, and implement the CPPs. The CPPs
11 establish a countywide framework for developing and adopting county, city, and town
12 comprehensive plans.
13

- 14 • **General Framework.** The amendments designate future land uses and zoning to
15 accommodate the large majority of projected growth inside the existing UGA as
16 reasonable measures in areas served by high-capacity transit, with a mix of residential
17 and employment uses in transit station areas, with minor UGA adjustments.
18
- 19 • **Joint Planning.** The amendments support joint planning by planning for growth
20 generally consistent with the initial 2044 growth targets developed through Snohomish
21 County Tomorrow and adopted in the CPPs.
22
- 23 • **Development Patterns.** The amendments will promote well designed growth and more
24 vibrant communities by directing the large majority of new growth into UGAs in areas
25 served by high-capacity transit, instead of rural and resource lands.
26
- 27 • **Housing.** The amendments focus the majority of new growth into UGAs served by high-
28 capacity transit, allowing a variety of housing types and densities to facilitate safe,
29 affordable, and diverse housing near jobs, services, and transit.
30
- 31 • **Economic Development and Employment.** The amendments include designating
32 mixed-use areas in high-capacity transit station areas to improve the balance of jobs and
33 housing and provide opportunities for further economic development.
34
- 35 • **Transportation.** The amendments support an efficient multimodal transportation system
36 by focusing the majority of growth into UGAs in areas served by high-capacity transit.
37
- 38 • **The Natural Environment and Climate Change.** The amendments reduce pressure to
39 convert rural and resource lands by directing the majority of new growth into UGAs
40 served by high-capacity transit, minimizing increased greenhouse gas emissions and
41 vehicle miles traveled.
42
- 43 • **Public Services and Facilities.** The amendments focus the majority of new residential
44 and employment growth away from rural and resource areas and into UGAs in areas
45 served by high-capacity transit and existing public services to ensure the health, safety,
46 conservation of resources, and economic vitality of our communities and all residents.
47

48 F. The amendments are consistent with the Snohomish County Land Use Element Policy 1.A.1
49 by including UGA technical corrections that do not increase residential or employment

1 capacity and do not result in total additional population capacity within the Snohomish
2 County composite UGA that would exceed the total 20-year forecasted UGA population
3 growth by more than 15 percent.
4

5 G. The amendments are necessary to maintain internal consistency with the other elements of
6 the GMACP as required by RCW 36.70A.070.
7

8 H. Procedural requirements.
9

- 10 1. SEPA requirements with respect to this non-project action have been satisfied through
11 the completion of a DEIS issued on September 6, 2023, and a Final EIS issued on
12 _____, 2024.
13
- 14 2. The proposal is a Type 3 legislative action pursuant to SCC 30.73.010.
15
- 16 3. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was
17 transmitted to the Washington State Department of Commerce for distribution to state
18 agencies on _____, 2024.
19
- 20 4. The public participation process used in the adoption of this ordinance has complied with
21 all applicable requirements of the GMA and the SCC. The general public and various
22 interested agencies and parties were notified of the public hearings by means of legal
23 notices, the county website, and over 38,554 direct mail notices sent to owners and
24 neighbors of affected properties. Notification was provided in accordance with SCC
25 30.73.050 and SCC 30.73.070 and consistent with Title VI of the Civil Rights Act of
26 1964.
27
- 28 5. The Washington State Attorney General last issued an advisory memorandum, as
29 required by RCW 36.70A.370, in December of 2018 entitled "Advisory Memorandum:
30 Avoiding Unconstitutional Takings of Private Property" to help local governments avoid
31 the unconstitutional taking of private property. The process outlined in the State
32 Attorney General's 2018 advisory memorandum was used by Snohomish County in
33 objectively evaluating the regulatory changes proposed by this ordinance.
34

35 I. This ordinance is consistent with the record.
36

- 37 1. The amendments to the FLU Map are necessary to:
 - 38 a. accommodate the projected population, employment, and housing growth over the
39 next twenty years to 2044; and
 - 40 b. adopt the FLU designations in the Urban Core Subarea Plan element of the GMACP,
41 supported by the policies of the Urban Core Subarea Plan and developed through
42 extensive public participation and coordination with service providers and nearby
43 jurisdictions, in order to provide internal consistency and plan for and support future
44 extension of light rail into the unincorporated Southwest UGA within the 2044
45 planning horizon; and
 - 46 c. redesignate and rezone areas within the existing Southwest UGA in municipal urban
47 growth areas that are part of the High Capacity Transit Communities regional
48 geography of the VISION 2050 as reasonable measures to promote infill and
49 redevelopment, accommodate projected growth in population, employment, and

- 1 housing over the next twenty years to 2044, and provide a greater variety of housing
2 and densities to serve all income segments and demographic groups; and
3 d. adopt a technical amendment of the northern boundary of the Arlington UGA to
4 correct a demonstrated mapping error; and
5 e. to remove FLU designations for parcels that have been annexed and are no longer
6 under County jurisdiction.

- 7
8 2. The rationale for the amendments to the FLU Map is described in more detail in sections
9 I and II, III.B.1, 2 and 5, and IV through IX of the staff report dated September 11, 2023,
10 and the report dated October 10, 2023, as they relate to Alternative 2 FLU
11 redesignations that are not part of the docket or Council-initiated UGA expansions, both
12 of which were presented to the Planning Commission and the County Council, as well as
13 in the Planning Commission recommendation letter dated January 16, 2024, and the
14 Executive recommendation memo dated March 26, 2024.

15
16 Section 2. The County Council makes the following conclusions:

- 17
18 A. The amendments to the GMACP maintain internal consistency.
19
20 B. The amendments are consistent with the CPPs and the MPPs.
21
22 C. The amendments are consistent with and comply with the procedural and substantive
23 requirements of the GMA.
24
25 D. The County has complied with all SEPA requirements with respect to this non-project action.
26
27 E. The amendments do not result in an unconstitutional taking of private property for a public
28 purpose.

29
30 Section 3. The Snohomish County Council bases its findings and conclusions on the
31 entire record of the Planning Commission and the County Council, including all testimony and
32 exhibits. Any finding, which should be deemed a conclusion, and any conclusion which should
33 be deemed a finding, is hereby adopted as such.

34
35 Section 4. LU Map 1 (Future Land Use) of the GMACP Land Use Element, last
36 amended by Ordinance No. _____ on _____, is amended as indicated in
37 Exhibit A to this ordinance, which is attached hereto and incorporated by reference into this
38 ordinance.

39
40 Section 5. The County Council directs the Code Reviser to update SCC 30.10.060
41 pursuant to SCC 1.02.020(3).
42

43 Section 6. Severability and Savings. If any section, sentence, clause or phrase of this
44 ordinance shall be held to be invalid by the Growth Management Hearings Board (Board), or
45 unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall
46 not affect the validity or constitutionality of any other section, sentence, clause or phrase of this
47 ordinance. Provided, however, that if any section, sentence, clause, or phrase of this ordinance
48 is held to be invalid by the Board or court of competent jurisdiction, then the section, sentence,
49 clause, or phrase in effect prior to the effective date of this ordinance shall be in full force and

1 effect for that individual section, sentence, clause or phrase as if this ordinance had never been
2 adopted.

3
4
5 PASSED this _____ day of _____, 2024.
6

7
8 SNOHOMISH COUNTY COUNCIL
9 Snohomish, Washington

10
11
12
13 _____
14 Council Chair

15 ATTEST:

16 _____
17
18 Asst. Clerk of the Council
19

20
21 () APPROVED
22 () EMERGENCY
23 () VETOED

24 DATE:

25
26
27 _____
28 County Executive

29 ATTEST:

30
31
32 Approved as to form only:

33 
34
35 _____ 3/21/24
36 Deputy Prosecuting Attorney
37
38

1
2
3

EXHIBIT A

[INSERT FLU MAP HERE]

SNOHOMISH COUNTY 2024 GMA COMPREHENSIVE PLAN FUTURE LAND USE

Executive Recommendation

Current FLU Designations

- Clearview Rural Commercial
- Commercial Forest
- Commercial Forest - Forest Transition Area
- Local Commercial Farmland
- Local Forest
- Low Density Rural Residential (1 DU/20 Acres)
- National Forest (Includes Some Private and Non-Federal Public Lands)
- Public/Institutional Use
- Recreational Land
- Reservation Commercial
- Riverway Commercial Farmland
- Rural Freeway Service
- Rural Industrial
- Rural Residential (1 DU/5 Acres Basic)
- Rural Residential - RD (1 DU/5 Acres)
- Rural Residential-10 (1DU/10 Acres)
- Rural Residential-10 Resource Transition (1 DU/10 Acres)
- Rural Residential-5 (1 DU/5 Acres)
- Transit Pedestrian Village
- Upland Commercial Farmland
- Urban Center
- Urban Commercial
- Urban High Density Residential

- Residential/Urban Industrial (overlapping designations)
- Urban Horticulture
- Urban Industrial
- Urban Low Density Residential (3 DU/Acre Gold Bar and Darrington)
- Urban Low Density Residential
- Urban Medium Density Residential
- Urban Village

- ### Proposed FLU Designations
- Commercial Forest - Forest Transition Area
 - Public/Institutional Use
 - Rural Industrial
 - Rural Residential - RD (1 DU/5 Acres)
 - Urban Center
 - Urban High Density Residential
 - Urban Industrial
 - Urban Low Density Residential (3 DU/Acre Gold Bar and Darrington)
 - Urban Low Density Residential
 - Urban Medium Density Residential
 - Urban Village
 - Light Rail Community
 - Mixed Use Corridor
 - Incorporated Area
 - Map Amendments

Other

- Tribal Land
- Rural/Urban Transition Area
- Manufacturing/Industrial Center (Uninc. Portion)
- County Boundary
- Incorporated Area
- Urban Growth Area (UGA)
- Proposed UGA Boundary
- Tulalip Reservation
- Stillaguamish Reservation
- Consolidated Borough of Quil Ceda Village
- Lakes
- Streams
- Railroad
- Interstate
- State Route
- Arterial



0 2 4
Miles

Date: 03/13/2024



Snohomish County

Snohomish County Data and Map Disclaimer

All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official citation to, or representation of, the Snohomish County Code. Amendments and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness or quality of the Data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All persons accessing or otherwise using this Data assume all responsibility for use thereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data. Washington State Law, Ch. 42.56 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes and, thus, no commercial use may be made of any Data comprising lists of individuals contained herein.