



Planning and Community Development

Ryan Hembree

Council Initiated:

☒ Yes

☐ No

ECAF: 2025-3670

Ordinance: 25-081

Type:

☒ Contract

☐ Board Appt.

☐ Code Amendment

☐ Budget Action

☐ Other

Requested Handling:

☒ Normal

☐ Expedite

☐ Urgent

Fund Source:

☐ General Fund

☐ Other

☒ N/A

Executive Rec:

☐ Approve

☐ Do Not Approve

☒ N/A

Approved as to

Form:

☒ Yes

☐ No

☐ N/A

Subject: Esperance area wide rezone

Scope: To consider a rezone to more fully implement the Urban Medium Density Residential designation adopted on the future land use map in the Snohomish County 2024 Comprehensive Plan in the Esperance area.

Duration: N/A

Fiscal Impact: ☐ Current Year ☐ Multi-Year ☒ N/A

Authority Granted:

Authorizes the Executive to sign and execute Ordinance 25-081 which carries out the Future Land Use Map's designation with Low Density Multiple Residential as the implementing zone.

Background:

Snohomish County Council requested the Esperance area to be removed from the Area Wide Rezone Ordinance 25-051 and for a new ordinance to be drafted with just the Esperance area. Ordinance 25-081 carries forward the same rezone changes for the Esperance area as were in Ordinance 25-051.

Ordinance 25-081 amends the Esperance area's official zoning map for Snohomish County to rezone approximately 450 acres within the Southwest Urban Growth Area to Low Density Multiple Residential (LDMR). This proposal more fully implements and provides consistency with the Urban Medium Density Residential (UMDR) designation 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.

Request: To set a time and date for Ordinance 25-081's public hearing at December 17, 2025 at 10:30AM.