

1 Adopted:

2 Effective:

3 SNOHOMISH COUNTY COUNCIL

4 Snohomish County, Washington

5
6 ORDINANCE NO. 25-051

7
8 RELATING TO GROWTH MANAGEMENT; AMENDING THE SNOHOMISH COUNTY OFFICIAL
9 ZONING MAP TO MORE FULLY IMPLEMENT THE URBAN MEDIUM DENSITY RESIDENTIAL
10 AND URBAN HIGH DENSITY RESIDENTIAL DESIGNATIONS ON THE SNOHOMISH COUNTY
11 GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN FUTURE LAND USE MAP
12

13 WHEREAS, on December 4, 2024, the Snohomish County Council (“County Council”) adopted the
14 Snohomish County Growth Management Act Comprehensive Plan (GMACP) including the Future Land
15 Use (FLU) Map through Amended Ordinance No. 24-033 pursuant to RCW 36.70A.130; and
16

17 WHEREAS, counties and cities that are required to plan under the Growth Management Act
18 (GMA), chapter 36.70A RCW, must ensure their comprehensive plans and zoning are consistent; and
19

20 WHEREAS, the Snohomish County Official Zoning Map (“zoning map”) is generally consistent
21 with the FLU Map; and
22

23 WHEREAS, the Urban Medium Density Residential (UMDR) designation on the FLU Map allows
24 for a range of implementing zones, with the highest density implementing zone being Low Density
25 Multiple Residential (LDMR); and
26

27 WHEREAS, the Urban High Density Residential (UHDR) designation on the FLU Map allows for a
28 range of implementing zones, with the highest density implementing zone being Multiple Residential
29 (MR); and
30

31 WHEREAS, if those zones are not in place in those FLU designations, developers are allowed to
32 and normally will apply for site-specific quasi-judicial rezones as part of the permitting process in
33 advance of, or concurrent with, applications for new housing development in order to develop at the
34 planned density, an extra and redundant step in the permitting process that increases time and costs for
35 new housing construction that would not be necessary if those zones were in place; and
36

37 WHEREAS, state, regional, countywide, and County laws and policies support streamlining the
38 permitting process to be more efficient and predictable and minimize additional costs in order to
39 address housing supply and affordability; and
40

41 WHEREAS, on April 22, 2025, the Snohomish County Planning Commission (“Planning
42 Commission”) was briefed by Snohomish County Planning and Development Services (PDS) staff about
43 the zoning map amendments contained in this ordinance; and

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RELATING TO GROWTH MANAGEMENT; AMENDING THE SNOHOMISH COUNTY OFFICIAL ZONING MAP TO MORE FULLY IMPLEMENT THE
URBAN MEDIUM DENSITY RESIDENTIAL AND URBAN HIGH DENSITY RESIDENTIAL DESIGNATIONS ON THE SNOHOMISH COUNTY GROWTH
MANAGEMENT ACT COMPREHENSIVE PLAN FUTURE LAND USE MAP

1 WHEREAS, the Planning Commission held a public hearing on May 27, 2025, to receive public
2 testimony concerning the zoning map amendments contained in this ordinance; and
3

4 WHEREAS, the notice of the Planning Commission public hearing was mailed to 35,526
5 addresses, including those taxpayers of record and site addresses potentially affected by the zoning map
6 amendments and those within 500 feet of a zoning map amendment, and published in the Everett
7 Herald; and
8

9 WHEREAS, at the conclusion of the Planning Commission's public hearing, the Planning
10 Commission deliberated on the zoning map amendments and voted to recommend approval of the
11 zoning map amendments contained in this ordinance, as shown in its recommendation letter dated July
12 1, 2025; and
13

14 WHEREAS, prior to this ordinance being presented to the County Council, two properties
15 proposed to be rezoned to LDMR under this proposal were rezoned to LDMR as site-specific rezones and
16 Exhibit A to this ordinance reflects that; and
17

18 WHEREAS, on _____, 2025, the County Council held a public hearing after proper
19 notice, and considered public comment and the entire record related to the zoning map amendments
20 contained in this ordinance; and
21

22 WHEREAS, following the public hearing, the County Council deliberated on the zoning map
23 amendments contained in this ordinance;
24

25 NOW, THEREFORE, BE IT ORDAINED:
26

27 Section 1. The County Council adopts the following findings in support of this ordinance:
28

- 29 A. The foregoing recitals are adopted as findings as if set forth in full herein.
30
31 B. This ordinance amends the Snohomish County Official Zoning Map to adopt LDMR and MR zones to
32 more fully implement the UMDR and UHDR designations respectively on the adopted GMACP FLU
33 Map.
34
35 C. This ordinance maintains and improves consistency with the Snohomish County GMACP as required
36 under RCW 36.70A.040.
37
38 D. In developing the zoning map amendments in this ordinance, the County considered the Growth
39 Management Act (GMA) goals within RCW 36.70A.020. In particular, the proposed amendments are
40 consistent with and promote:
41

42 GMA Goal 1: "Urban growth. Encourage development in urban areas where adequate public
43 facilities and services exist or can be provided in an efficient manner."
44

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MANAGEMENT ACT COMPREHENSIVE PLAN FUTURE LAND USE MAP

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1 GMA Goal 2: "Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into
2 sprawling, low-density development."

3
4 GMA Goal 7: "Permits. Applications for both state and local government permits should be
5 processed in a timely and fair manner to ensure predictability."
6

7 The zoning map amendments in this ordinance streamline the permitting process by removing a
8 step in the development process to apply for a quasi-judicial rezone prior to new development, as is
9 often necessary in areas where the FLU map has not been fully implemented in the zoning. In
10 addition, the zoning map amendments support planned densities within the UGA where services
11 and facilities exist currently to accommodate higher levels of growth. The zoning map amendments
12 also support infill development to concentrate growth within the UGA, reducing urban sprawl
13 outside of the UGA.
14

15 E. In developing the zoning map amendments in this ordinance, the County considered the following
16 Multicounty Planning Policies (MPPs):
17

18 MPP-RGS-6: "Encourage efficient use of urban land by optimizing the development potential of
19 existing urban lands and increasing density in the urban growth area in locations consistent with
20 the Regional Growth Strategy."
21

22 MPP-H-10: "Encourage jurisdictions to review and streamline development standards and
23 regulations to advance their public benefit, provide flexibility, and minimize additional costs to
24 housing."
25

26 The zoning map amendments in this ordinance streamline the permitting process by removing a
27 step in the development process to apply for a quasi-judicial rezone prior to new development, as is
28 often necessary in areas where the FLU map has not been fully implemented in the zoning. In
29 addition, the zoning map amendments in this ordinance support planned housing densities within
30 the UGA and opportunity for infill development, ensuring land is used efficiently.
31

32 F. The map amendments in this ordinance support the Snohomish County Countywide Planning
33 Policies (CPPs):
34

35 HO-4: "The county and cities should implement policies that allow for the development of
36 moderate density housing to help meet future housing needs, diversify the housing stock, and
37 provide more affordable home ownership and rental opportunities. This approach should
38 include code updates to ensure that zoning designations and allowed densities, housing
39 capacity, and other restrictions do not preclude development of moderate density housing."
40

41 The zoning map amendments in this ordinance are consistent with the CPPs as they support the
42 GMACP FLU Map designation of UMDR that plans for moderate densities in urban zones to support

development of more housing, and greater variety of housing, to accommodate future housing needs and availability of more affordable home ownership and rental opportunities.

- G. The zoning map amendments in this ordinance more fully implement and ensure consistency with the following policies from the Land Use and Housing Elements of the GMACP:

“Urban Medium Density Residential (UMDR). This designation allows a variety of housing types, including detached homes on small lots, townhouses, and apartments in medium density developments. Implementing zones: MHP, LDMR, PRD-LDMR, Townhouse, R-7,200, PRD-7,200 and WFB.”

“Urban High Density Residential (UHDR). This designation allows high density residential land uses such as townhouses and apartments generally near other high intensity land uses. Implementing zones: MHP, MR, PRD-MR, LDMR, and PRD-LDMR.”

HO 3.A.2: “Development standards and building permit requirements shall be reviewed on a continual basis to ensure clarity and consistency while providing for a timely, fair, and predictable application processing outcome.”

The zoning map amendments in this ordinance more fully implement the UMDR and UHDR FLU designations adopted on the GMACP FLU Map. The zoning map amendments in this ordinance streamline the permitting process by removing a step in the development process to apply for a quasi-judicial rezone prior to new development, as is often necessary in areas where the FLU map has not been fully implemented in the zoning.

- H. Procedural requirements.

1. The zoning map amendments in this ordinance are a Type 3 legislative action under SCC 30.73.010 and 30.73.020.
2. As required by RCW 30.70A.106(1), a notice of intent to adopt the proposed zoning amendments was transmitted to the Washington State Department of Commerce for distribution to state agencies on May 5, 2025.
3. State Environmental Policy Act (SEPA), chapter 43.21C RCW, requirements with respect to this non-project action were satisfied through analysis in the Environmental Impact Statement (EIS) for the Snohomish County 2024 Comprehensive Plan Update and an addendum to that EIS issued to that effect on May 5, 2025.
4. The public participation process for the proposed zoning amendments has complied with all applicable requirements of the GMA and SCC.

1 5. As required by RCW 36.70A.370, the Washington State Attorney General last issued an advisory
2 memorandum in October 2024 titled "Advisory Memorandum and Recommended Process for
3 Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of
4 Private Property" to help local governments avoid unconstitutional takings of private property.
5 The process outlined in the State Attorney General's 2024 advisory memorandum was used by
6 the County in objectively evaluating the regulatory changes in this proposal.

7
8 I. The zoning map amendments in this ordinance are consistent with the record:

9
10 1. This ordinance amends the Snohomish County Official Zoning Map to adopt LDMR and MR
11 zones over approximately 3,500 acres within the Southwest County Urban Growth Area to more
12 fully implement the UMDR and UHDR designations respectively on the adopted GMACP FLU
13 Map.

14
15 2. The zoning map amendments are consistent with the record as set forth in the PDS Staff Report
16 dated April 4, 2025.

17
18 Section 2. The County Council makes the following conclusions:

19
20 A. The amendments proposed by this ordinance are consistent with all applicable federal, state, and
21 local laws and regulations.

22
23 B. The amendments proposed by this ordinance are consistent with the goals, objectives, and policies
24 of the MPPs, CPPs, and the Snohomish County GMACP.

25
26 C. The County has complied with all SEPA requirements in respect to this non-project action.

27
28 D. The public participation process used in the adoption of this ordinance complies with all applicable
29 requirements of the GMA and title 30 SCC.

30
31 E. The amendments proposed by this ordinance do not result in an unconstitutional taking of private
32 property for a public purpose.

33
34 Section 3. The County Council bases its findings and conclusions on the entire record of the
35 County Council, including all testimony and exhibits. Any finding, which should be deemed a conclusion,
36 and any conclusion which should be deemed a finding, is hereby adopted as such.

37
38 Section 4. The Snohomish County Official Zoning Map maintained pursuant to SCC 30.21.030
39 shall be revised to reflect the zoning map amendments adopted by the County Council as indicated in
40 Exhibit A to this ordinance, which is attached hereto and incorporated by reference into this ordinance.

41
42 Section 5. Severability and Savings. If any section, sentence, clause or phrase of this ordinance
43 shall be held to be invalid by the Growth Management Hearings Board (Board), or unconstitutional by a

1 court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or
2 constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided, however,
3 that if any section, sentence, clause or phrase of this ordinance is held to be invalid by the Board or
4 court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the
5 effective date of this ordinance shall be in full force and effect for that individual section, sentence,
6 clause or phrase as if this ordinance had never been adopted.

7
8
9 PASSED this _____ day of _____, 20__.

10
11 SNOHOMISH COUNCIL
12 Snohomish, Washington

13
14
15 _____
16 Council Chair

17 ATTEST:

18
19
20 _____
21 Deputy Clerk of the Council


22
23 () APPROVED
24 () EMERGENCY
25 () VETOED

26 DATE:

27
28 _____
29 County Executive

30 ATTEST:

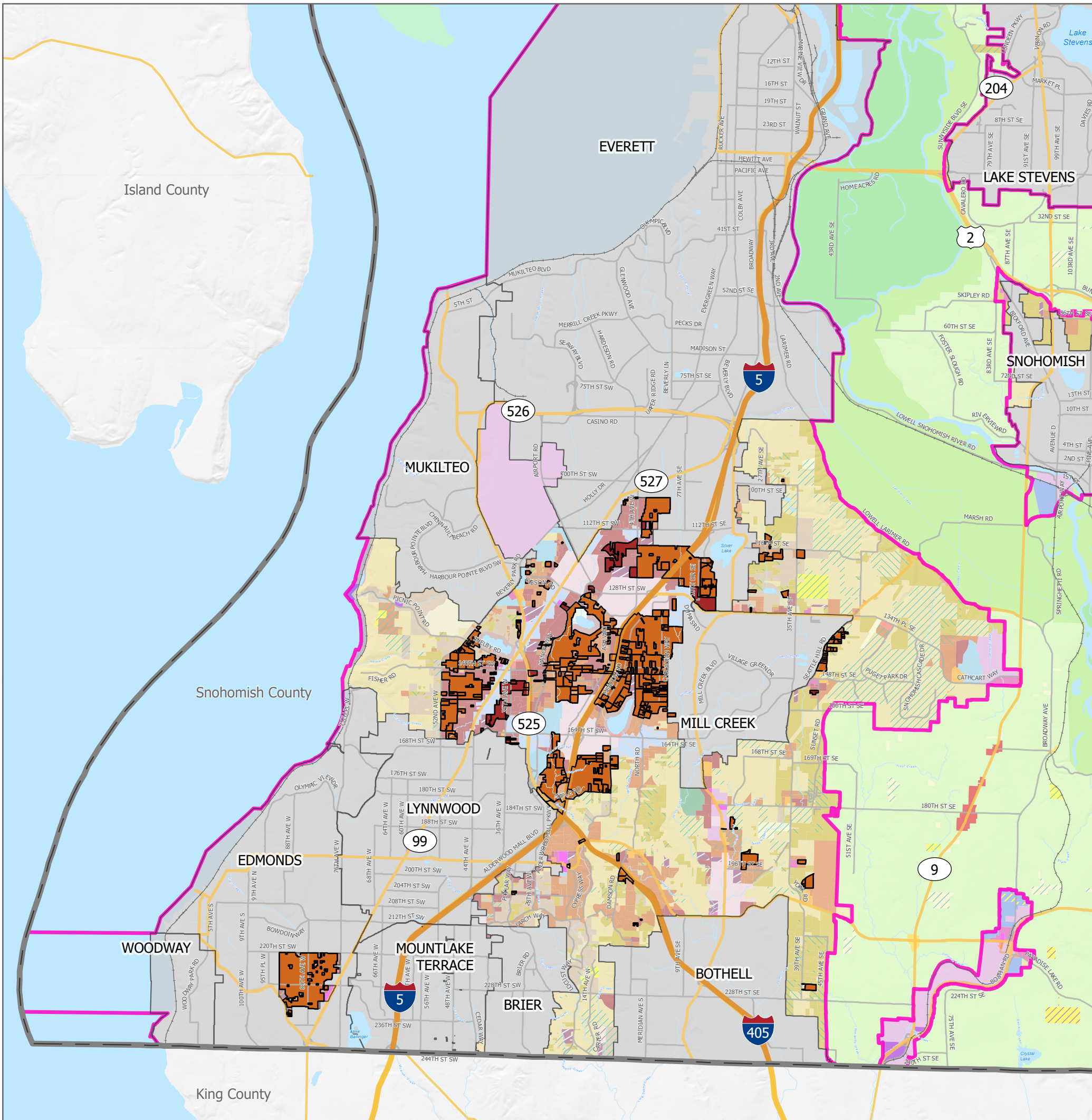
31
32 _____
33
34 Approved as to form only:

35  July 31, 2025
36 _____
37 Deputy Prosecuting Attorney

1
2
3

EXHIBIT A

[INSERT ZONING MAP HERE]



2025 Area-wide Rezones

Existing Zoning

F

F and R

F and R ORV

SA-1

A-10

RRT-10

R-5

RD

RC

R-20,000

R-12,500

R-9,600

R-9,600(PRD)

R-8,400

R-8,400(PRD)

R-7,200

R-7,200(PRD)

WFB

PRUD

F Forestry

F and R Forestry and Recreation

F and R ORV Forestry and Recreation-Off Road Vehicle

SA-1 Suburban Agriculture-1 Acre

A-10 Agriculture-10 Acre

RRT-10 Rural Resource Transition-10 Acre

R-5 Rural-5 Acre

RD Rural Diversification

RC Rural Conservation

R-20,000 Residential 20,000 sq. ft.

R-12,500 Residential 12,500 sq. ft.

R-9,600 Residential 9,600 sq. ft.

R-9,600(PRD) Residential 9,600 sq. ft. (Planned Residential Development)

R-8,400 Residential 8,400 sq. ft.

R-8,400(PRD) Residential 8,400 sq. ft. (Planned Residential Development)

R-7,200 Residential 7,200 sq. ft.

R-7,200(PRD) Residential 7,200 sq. ft. (Planned Residential Development)

WFB Waterfront Beach

PRUD Planned Residential Unit Devl.

T

LDMR

LDMR(PRD)

MR

MR(PRD)

MHP

RFS

NB

PCB

CB

UC

GC

RB

CRC

MUC

IP

PIP

BP

RI

LI

HI

T Townhouse

LDMR Low Density Multiple Residential

LDMR(PRD) Low Density Multiple Residential (Planned Residential Development)

MR Multiple Residential

MR(PRD) Multiple Residential (Planned Residential Development)

MHP Mobile Home Park

RFS Rural Freeway Service

NB Neighborhood Business

PCB Planned Community Business

CB Community Business

UC Urban Center

GC General Commercial

RB Rural Business

CRC Clearview Rural Commercial

MUC Mixed-Use Corridor

IP Industrial Park

PIP Planned Industrial Park

BP Planned Industrial Park

RI Rural Industrial

LI Light Industrial

HI Heavy Industrial

PRD SA-1

PRD-20,000

PRD-20,000(Mobile)

PRD-12,500(Mobile)

PRD-9,600

PRD-8,400

PRD-7,200

PRD-7,200(Mobile)

PRD-LDMR

PRD-MR

PRD-CB

PRD SA-1 Planned Residential Development

Suburban Agriculture-1 Acre

PRD-20,000 Planned Residential Development

PRD-20,000 Residential 20,000 sq. ft.

PRD-20,000(Mobile) Planned Residential Development (Mobile)

Residential 20,000 sq. ft.

PRD-12,500(Mobile) Planned Residential Development (Mobile)

Residential 12,500 sq. ft.

PRD-9,600 Planned Residential Development

Residential 9,600 sq. ft.

PRD-8,400 Planned Residential Development

Residential 8,400 sq. ft.

PRD-7,200 Planned Residential Development

Residential 7,200 sq. ft.

PRD-7,200(Mobile) Planned Residential Development (Mobile)

Residential 7,200 sq. ft.

PRD-LDMR Planned Residential Development

Low Density Multiple Residential

PRD-MR Planned Residential Development

Multiple Residential

PRD-CB Planned Residential Development

Community Business

Area Wide Zoning Amendments:

LDMR

MR

County Boundary

Incorporated City

Urban Growth Area (UGA) Boundary

Lakes

Streams

Road Types

Interstate

State Route

Arterial

Railroad

0

1

2

Miles

N

Date: 07/10/2025

Snohomish County

Snohomish County Data and Map Disclaimer

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