

2024 Comprehensive Plan *Update*



Snohomish County

Planning for a resilient, vibrant, and inclusive future

Snohomish County 2024 Comprehensive Plan Update

April 30, 2024

Planning and Community Development Committee Briefing
Future Land Use Map & Zoning Amendments
Final Docket XXI

Purpose of Briefing

- Review Planning Commission and Executive Recommendations on Final Docket XXI and Council-initiated map amendment proposals
- Overview of Executive Recommended FLU and Zoning Amendments
- Opportunity for questions
- Detailed staff reports were provided in advance of this briefing
- No action requested this morning

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Background

- **The Future Land Use (FLU) Map** is LU Map 1 in the Land Use Element. It sets the Urban Growth Area (UGA) boundaries and provides generalized future land use plan designations that guide development in unincorporated Snohomish County. Three alternatives were studied in the DEIS issued last September. The Planning Commission held a hearing and then made recommendations on the proposed amendments. The Executive reviewed the Planning Commission recommendations and has forwarded a recommended FLU Map to guide growth for the next 20 years to 2044.
- **Zoning** is used to implement the FLU Map and defines the more detailed rules under which a property may be developed. The Executive has forwarded recommended amendments to the official zoning map that implement the proposed FLU Map.

Background

- The Growth Management Act (GMA) requires that by December 31, 2024:

RCW 36.70A.130(3)(b) The county comprehensive plan designating urban growth areas, and the densities permitted in the urban growth areas by the comprehensive plans of the county and each city located within the urban growth areas, shall be revised to accommodate the urban growth projected to occur in the county for the succeeding 20-year period. The review required by this subsection may be combined with the review and evaluation required by RCW 36.70A.215 [Buildable Lands].

- GMA also allows for “UGA swaps” to redirect growth.

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Background

- The update of the FLU Map must also be consistent with:
 - Puget Sound Regional Council VISION 2050 Regional Growth Strategy and multicounty planning policies (MPPs), including:
 - MPP-RGS-5 Ensure long-term stability and sustainability of the urban growth area consistent with the regional vision.
 - MPP-RGS-6 Encourage efficient use of urban land by optimizing the development potential of existing urban lands and increasing density in the urban growth area in locations consistent with the Regional Growth Strategy.
 - MPP-RGS-12 Avoid increasing development capacity inconsistent with the Regional Growth Strategy in regional geographies not served by high-capacity transit.
 - Snohomish County Countywide Planning Policies (CPPs):
 - UGA expansions must be consistent with CPP DP-2 and require consideration of reasonable measures to accommodate growth inside the existing UGA.
 - CPP DP-3 covers UGA swaps.

Planning Commission and Executive Recommendations on Final Docket XXI



Final Docket XXI Recommendations

- The County Council placed ten proposals on Final Docket XXI by Amended Motion No. 21-147 on March 9, 2022, for further processing and final action in 2024 in conjunction with final action on the 2024 Update of the GMA Comprehensive Plan. One was withdrawn, leaving 9 studied in the DEIS.
- SCC 30.74.060 establishes the criteria for review and requires that staff forward recommendation to Planning Commission prior to their hearing, and then final recommendations forwarded to the County Council.
- The Planning Commission recommendations were forwarded to the County Council with the ordinances. The Executive forwarded four ordinances to approve proposals from Final Docket XXI.

Final Docket XXI Possible Actions (SCC 30.74.060(7))

Consistent with SCC 30.73.070(1), the County Council is not required to take action on any proposed amendment on the final docket. The options available to the County Council include, but are not limited to:

- (a) Adopting the proposed amendment from the final docket;
- (b) Amending and adopting the proposed amendment consistent with chapter 30.73 SCC;
- (c) Removing the proposed amendment from the final docket by motion;
- (d) Not introducing an ordinance to approve the proposed amendment;
- (e) Delaying consideration of the proposed amendment to a future docket; or
- (f) Otherwise not taking action on the proposed amendment.

Description			Final Evaluation								
Docket Proposal	Proposal	Location	a. Maintain Consistency with Comp Plan	b. Supported by CUE, TE, PE, other elements of Comp Plan	c. Consistent With Comp Plan Goals, Policies, Objectives	d. Consistent with CPPs	e. Consistent with GMA (including MPPs)	f. New information	Staff Rec.	Planning Commission Recommendation	Executive Recommendation
(DR1) Town of Darrington (Revised) (Council District: 1)	<u>Revised. Remove</u> 262 acres (ULDR3/UI/PIU, redes rural/resource) from NW portion of UGA; <u>Add</u> 125.4 acres (ULDR3/UI/PIU) to the NE boundary; and <u>Add</u> 6.2 acres (ULDR3) to the SE boundary	Removal area is the farthest west portion of the UGA and north of SR530; addition areas are north of the town along SR 530 and south of the town, west of Clear Creek Rd	As studied: No Revised: Yes	As studied: No Revised: Yes	As studied: No Revised: Yes	As studied: No Revised: Yes	As studied: No Revised: Yes	N/A	Deny	Revise	Approve Revised DR1
(LS2) City of Lake Stevens #2 (Council District: 5)	<u>Add</u> 3.42 acres (UI) to the east UGA boundary	Southeast corner of 28 th St. NE and Machias Rd.	No	No	No	No	No	N/A	Deny	(No recommendation)	Not Included
(MALT1) John Vangemert (Council District: 5)	<u>Add</u> 10.7 acres (UI) to the southeast UGA boundary	South of 240 th St. SW, east of Snohomish-Woodinville Rd and adjacent to the King County line	No	No	No	No	No	N/A	Deny	Approve	Not Included
(MV2) Northpoint Development (Council District: 1)	<u>Add</u> 182.5 acres (UI) to the east UGA boundary <u>Delete</u> GPP Objective LU6.D and Policy LU6.D.1	North and east of city limits, north of 152 nd St. NE and west of 67 th Ave. NE	No	No	No	No	No	N/A	Deny	Approve	Not Included
(MON2) Davis-Johnson (Council District: 5)	<u>Add</u> 22 acres (ULDR) to the north UGA boundary	North of city limits and west of Chain Lake Road	No	No	No	No	No	N/A	Deny	(No recommendation)	Not Included

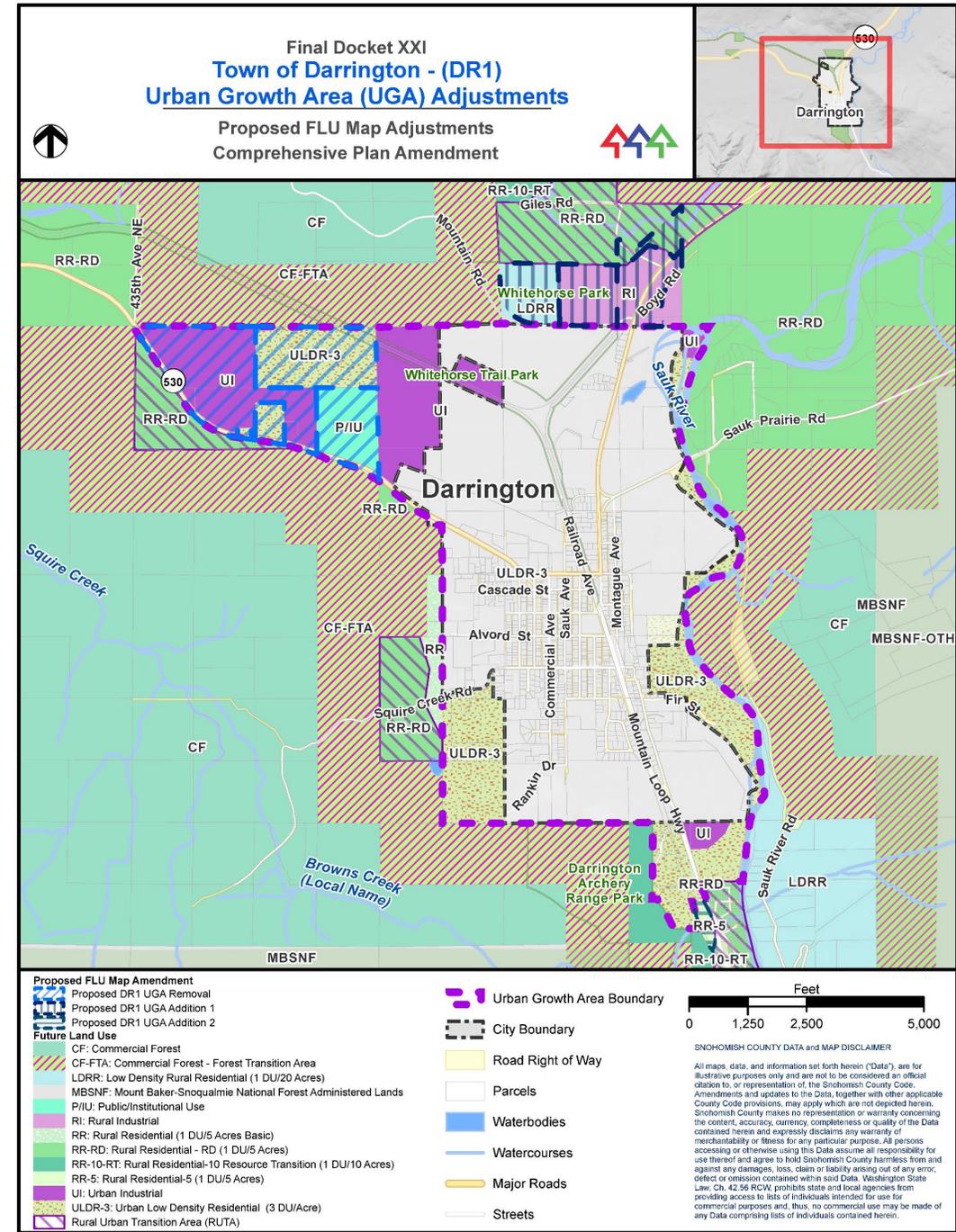
Description			Final Evaluation									
Docket Proposal	Proposal	Location	a. Maintain Consistency with Comp Plan	b. Supported by CUE, TE, PE, other elements of Comp Plan	c. Consistent With Comp Plan Goals, Policies, Objectives	d. Consistent with CPPs	e. Consistent with GMA (including MPPs)	f. New information	Staff Rec.	Planning Commission Recommendation	Executive Recommendation	
(SW10) CS Real Estate Development (Council District: 4)	Redesignate 14 acres from UI to Urban Center with implementing zoning	SW corner of 183 rd St. SE and SR527	Yes	Yes	Yes	Yes	Yes	Yes Under Vision 2040, growth in uninc. MUGAs discouraged, but under Vision 2050 this area in HCT Communities where growth is encouraged	Approve	Approve	Approve	
(SW11) Todd McNeal (Withdrawn)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
(SW12) Mike Mietzner (Council District: 2 & 3)	Amend SCC 30.23.040(14) to increase the area eligible for 75 ft height limits for MFR development from 800' to 2000' east of SR 99	East of SR99 between Everett city limits to the north and SR525 to the south, within proposed Urban Core Subarea	Yes	Yes	Yes	Yes	Yes	Yes The area affected by this code amendment is within the proposed Urban Core Subarea with policies that would support this code change throughout the Urban Core Subarea	Approve	Approve	Approve	
(SW14) Janice Petrie (Council District: 4)	Add 10.75 acres (UMDR) to the east UGA boundary	South of Strumme Rd. and east of Sunset Rd.	No	No	No	No	No	N/A	Deny	Deny	Not Included	
(SW17) Town of Woodway (Council District: 3)	Add existing Town limits and pier to SWUGA and include pier in Woodway MUGA	Puget Sound within Town limits and pier west of Point Wells site.	Yes	Yes	Yes	Yes	Yes	Yes For SW17 Part 1 proposal, Town of Woodway presented information that shows legal boundary for Town of Woodway at incorporation extended to the County line, which was not known to County staff when UGA boundary was set.	Approve	Approve	Approve	

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DR1 – Town of Darrington-Revised (Ord. 24-026)

- Remove 262 acres (ULDR3/UI/PIU, redesignate to rural/ resource) from NW portion of UGA; Add 125.4 acres (ULDR3/UI/PIU) to the NE boundary; and Add 6.2 acres (ULDR3) to the SE boundary
- Revised proposal excludes floodplain, excludes designated resource lands, does not increase capacity, and additions include less than 15% critical areas.

Planning Commission Recommendation: Revise
Executive Recommendation: Approve as revised
Council District: 1



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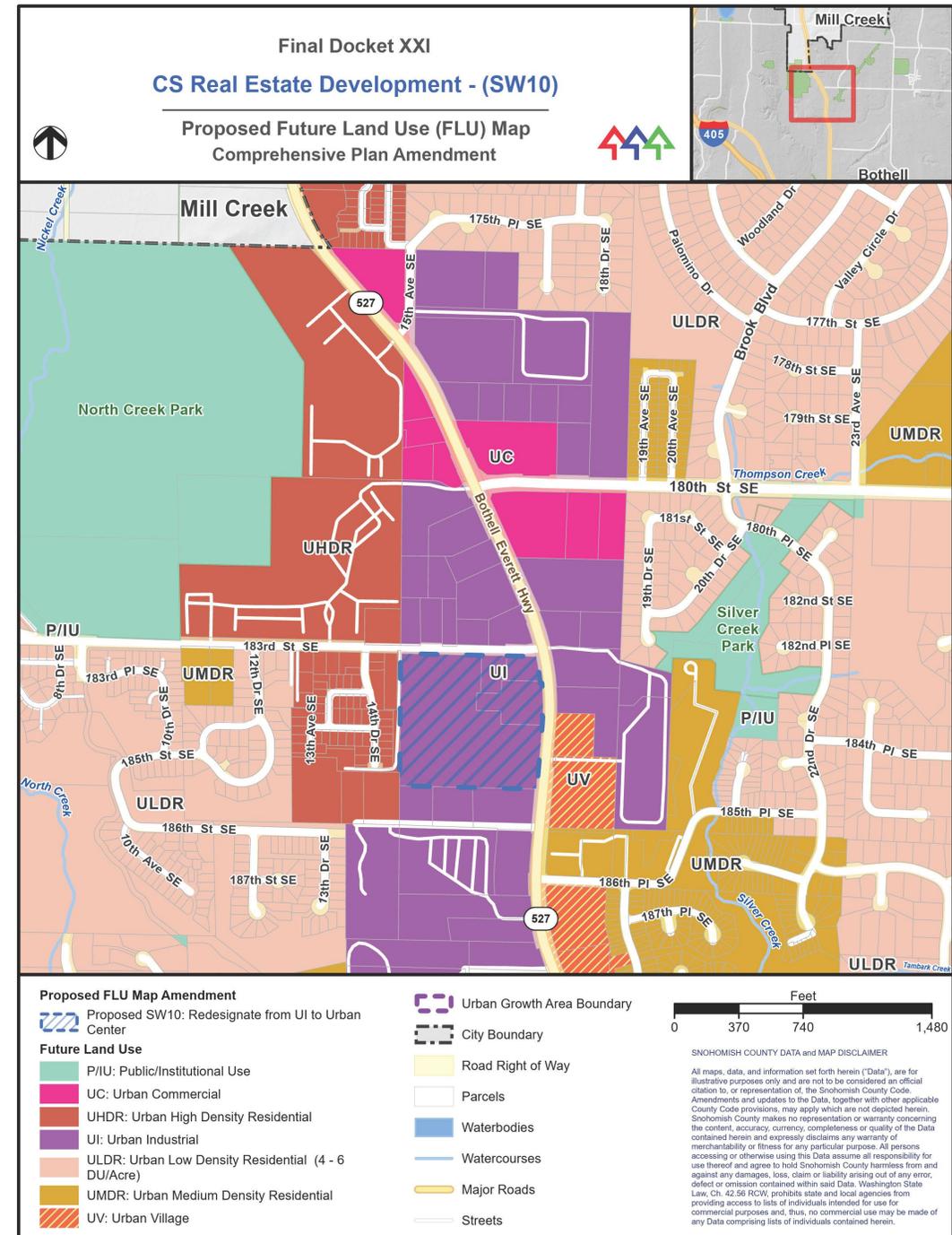
SW10 – CS Real Estate Development (Ord. 24-027)

- Proposed redesignation within the Southwest UGA of 14 acres from Urban Industrial to Urban Center with rezone to Urban Center.
- A private school building was permitted and is partially built on part of the site.
- Community Transit’s Swift Green Line provides bus rapid transit (BRT) service on SR 527 and a Swift stop is located 1,000 ft. north of the site.

Planning Commission Recommendation: Approve

Executive Recommendation: Approve

Council District: 4



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SW12 – Mietzner

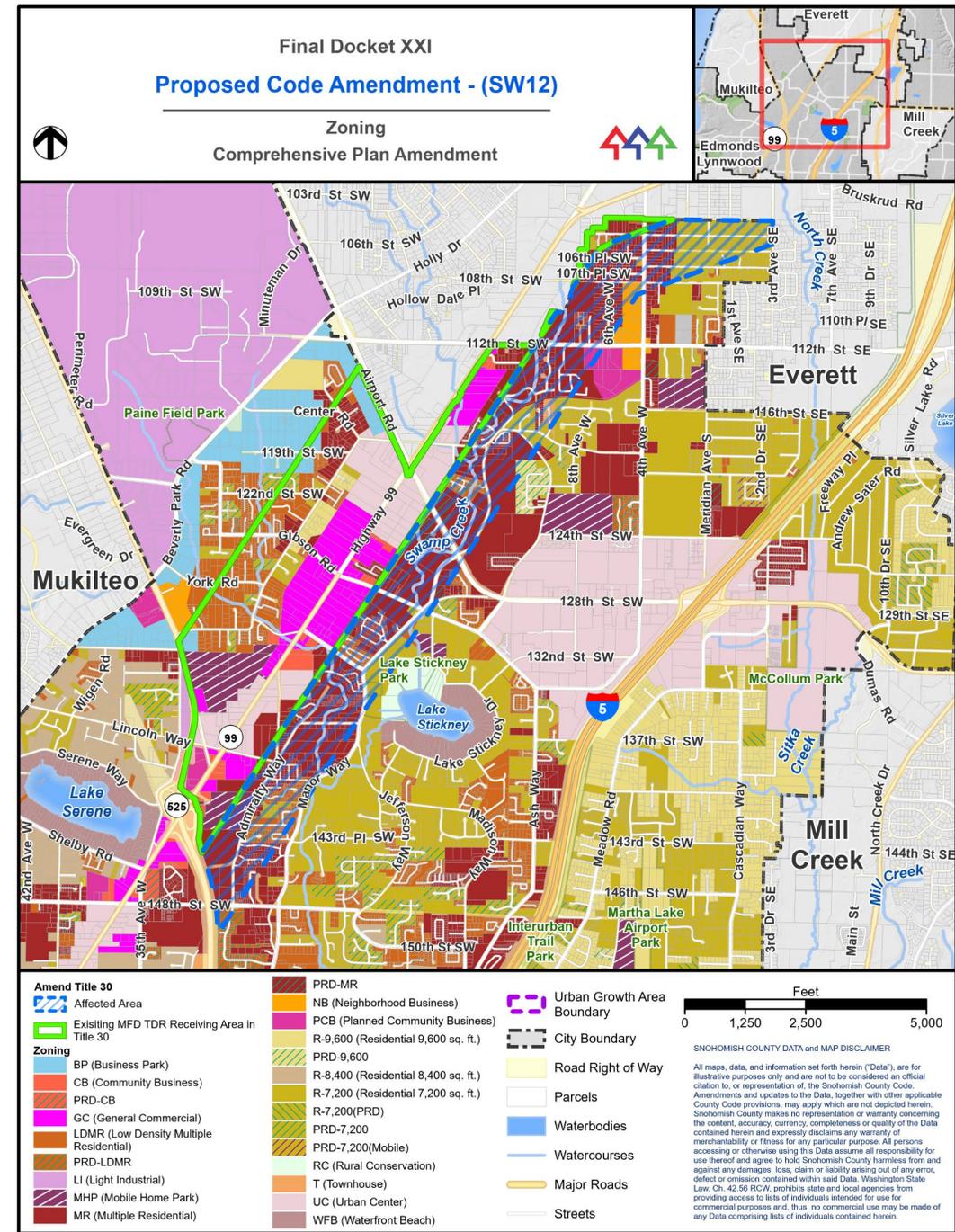
(Ord. 24-028)

- Proposed amendment to Section 30.23.040(14) of Snohomish County Code
- The proposed amendment would expand the area currently eligible for the increased height limits of 75 feet for multi-family residential development in NB, PCB, CB, and GC zones, from 800 feet to 2,000 feet east of the SR 99 right-of-way, north of SR 525 and south of the City of Everett.

Planning Commission Recommendation: **Approve**

Executive Recommendation: **Approve**

Council Districts: 2 & 3



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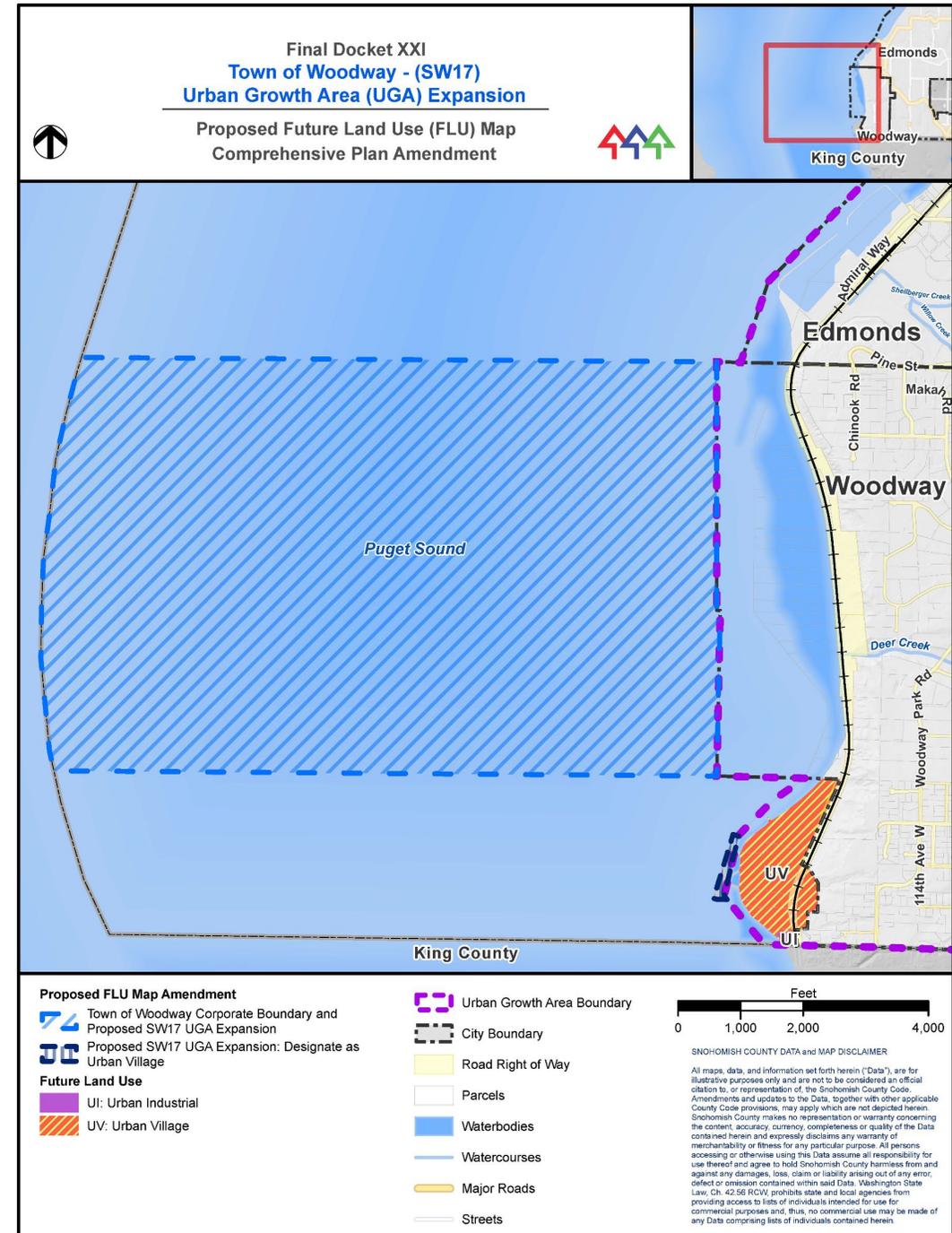
SW17 – Town of Woodway (Ord. 24-029)

- SW17 proposes to expand the western boundary of the Southwest UGA and Woodway's Municipal Urban Growth Area to:
 - Part 1 - Add the Town of Woodway's remaining incorporated area which lies within Puget Sound (1,607 acres);
 - Part 2 – Add the deep-water pier at Point Wells and redesignate as Urban Village (2.99 acres).

Planning Commission Recommendation: Approve

Executive Recommendation: Approve

Council District: 3



Council-Initiated Map Amendments



Council-Initiated Map Amendments: Southwest UGA

- Motion No. 22-090 – Southwest UGA Expansions: expand the east side of the Southwest UGA by 789 acres generally using the Puget Sound Power & Light/Olympic Pipeline utility corridor as an eastern boundary, for mostly ULDR and UMDR residential use, with Urban High Density Residential north of Maltby Rd. Publicly owned properties and the major Timber Creek open space tract would be designated Public/Institutional Use.

Planning Commission Recommendation: No Recommendation

Executive Recommendation: Not included

Council Districts: 4 & 5



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Council-Initiated Map Amendments: Lake Stevens UGA

- Motion No. 22-095 – Lake Stevens UGA Expansions: add a total of approximately 313.5 acres to the Lake Stevens UGA and consists of three expansion areas:
 - Add 216 acres to the west side of the Lake Stevens UGA along Sunnyside Blvd for Urban Low Density Residential (ULDR).
 - Addition of approximately 11.5 acres, including right-of-way, south of the Lake Stevens UGA along the east side of SR 9. The area is developed with existing commercial uses.
 - Addition of approximately 86 acres to the east side of the UGA south of 4th Street NE and west of 131st Ave NE for ULDR and P/IU. This area includes the former Lake Stevens landfill site.

Planning Commission Recommendation: No Recommendation

Executive Recommendation: Not included

Council District: 5



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Council-Initiated Map Amendments: Maltby UGA

- Motion No. 22-098 – Maltby UGA Expansions: add a total of 255 acres plus additional right-of-way to the Maltby UGA consisting of three UGA expansion areas:
 - Add 142 acres plus additional right-of-way to the of the northwest side of the Maltby UGA generally east of SR 9 and around the intersection of Maltby Road and SR 9, with Urban Commercial, Urban Industrial, and Public/Institutional future land use designations.
 - Add 112 acres to the southeast corner of the Maltby UGA extending to the King County line including 11.5 acres for Urban Industrial and a 100.6-acre school district property proposed for Public/Institutional Use.
 - Addition of 0.87 acres of land west of SR 9 to correct a potential past mapping error.

Planning Commission Recommendation: Approve

Executive Recommendation: Not included

Council District: 5



Council-Initiated Map Amendments: Monroe UGA

- Motion No. 22-099 – Monroe UGA Expansions: expand the northwestern part of Monroe UGA by 68 acres between US-2 and Roosevelt Rd and redesignate from Rural Residential with Rural/Urban Transition Area overlay to ULDR on the FLU Map.

Planning Commission Recommendation: No Recommendation

Executive Recommendation: Not included

Council District: 5



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Council-Initiated Map Amendments: Southwest UGA

- Motion No. 22-134 (as modified by the Planning Commission)
 - Expand the Southwest UGA east, north of Maltby Rd, to add approx. 378 acres, including approx. 268 acres of UMDR, 66 acres of ULDR and 44 acres of Public/Institutional Use.

Planning Commission Recommendation: Approve as modified

Executive Recommendation: Approve as modified

Council District: 4 & 5



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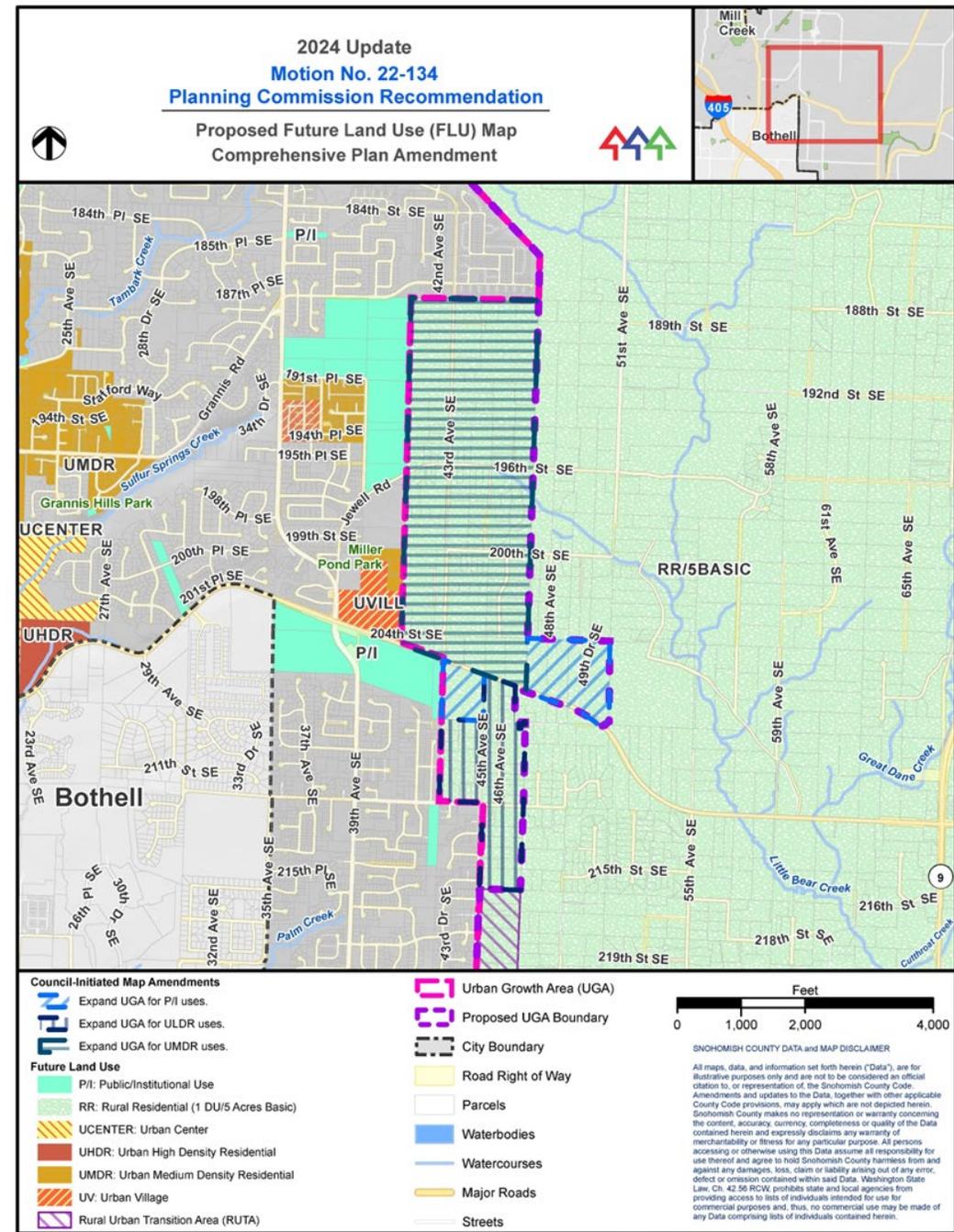
Council-Initiated Map Amendments: Southwest UGA (Ord. 24-030)

- Motion No. 22-134 (as modified by the Planning Commission)
 - Planning Commission modified the proposal to add 78 acres south of Maltby Rd to the UGA expansion. This additional area had been studied as part of Alt. 3 in the DEIS.

Planning Commission Recommendation: Approve as modified

Executive Recommendation: Approve as modified

Council District: 4 & 5

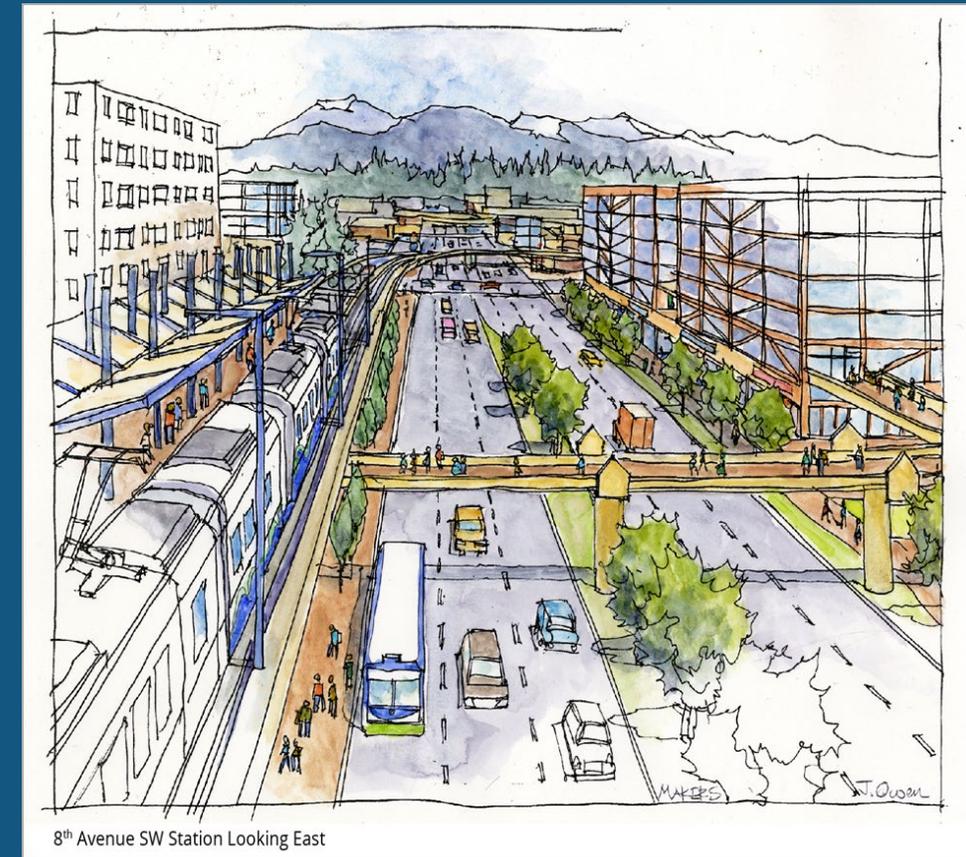


Executive Recommended FLU Map and Zoning

(Ords. 24-031 and 24-032)



- Urban Core Subarea Plan
- HCT Communities Infill Review
- Docket Requests (separate ordinances)
 - DR1 – Town of Darrington UGA Swap
 - SW10 – CS Real Estate Development Urban Center
 - SW12 – Mietzner (Code Amendment)
 - SW17 – Town of Woodway UGA Adjustment
- Council-Initiated Map Amendment (separate ordinance)
 - Motion No. 22-134 – Southwest UGA Expansion (as modified by the Planning Commission)
- Technical Amendments
 - Arlington UGA technical correction
 - Delete RUTA adjacent to DR1 UGA Removal Area
 - Delete Rural Use Zone



8th Avenue SW Station Looking East

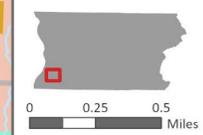
SNOHOMISH COUNTY URBAN CORE SUBAREA FUTURE LAND USE

UC Map 5-1

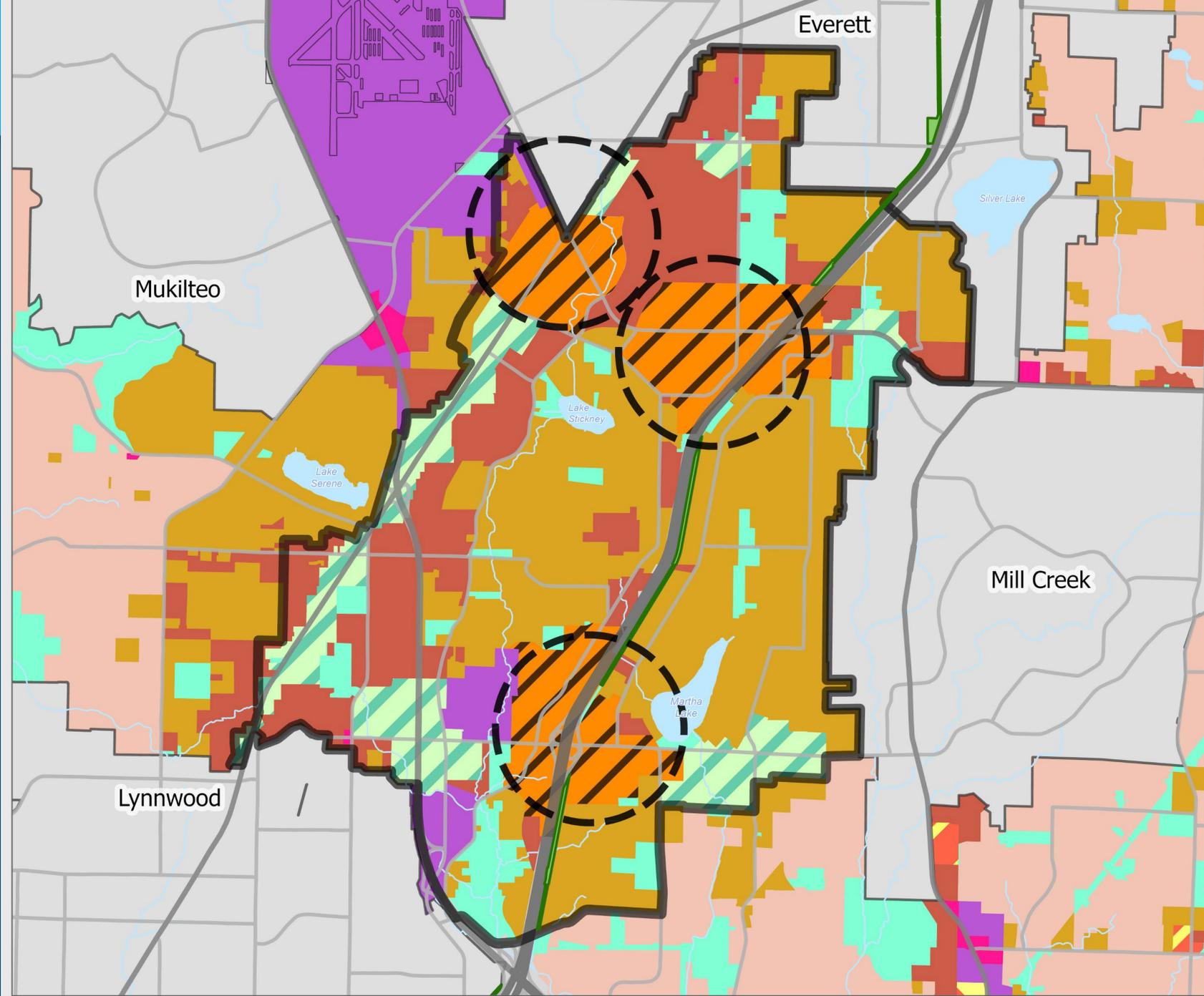
- Urban Core Subarea Plan Boundary
- Planned Light Rail Station Location (0.5 Mile Radius)
- City Limits
- Airport Features
- Interurban Trail
- Lakes
- Streams
- Interstate
- State Route
- Arterial

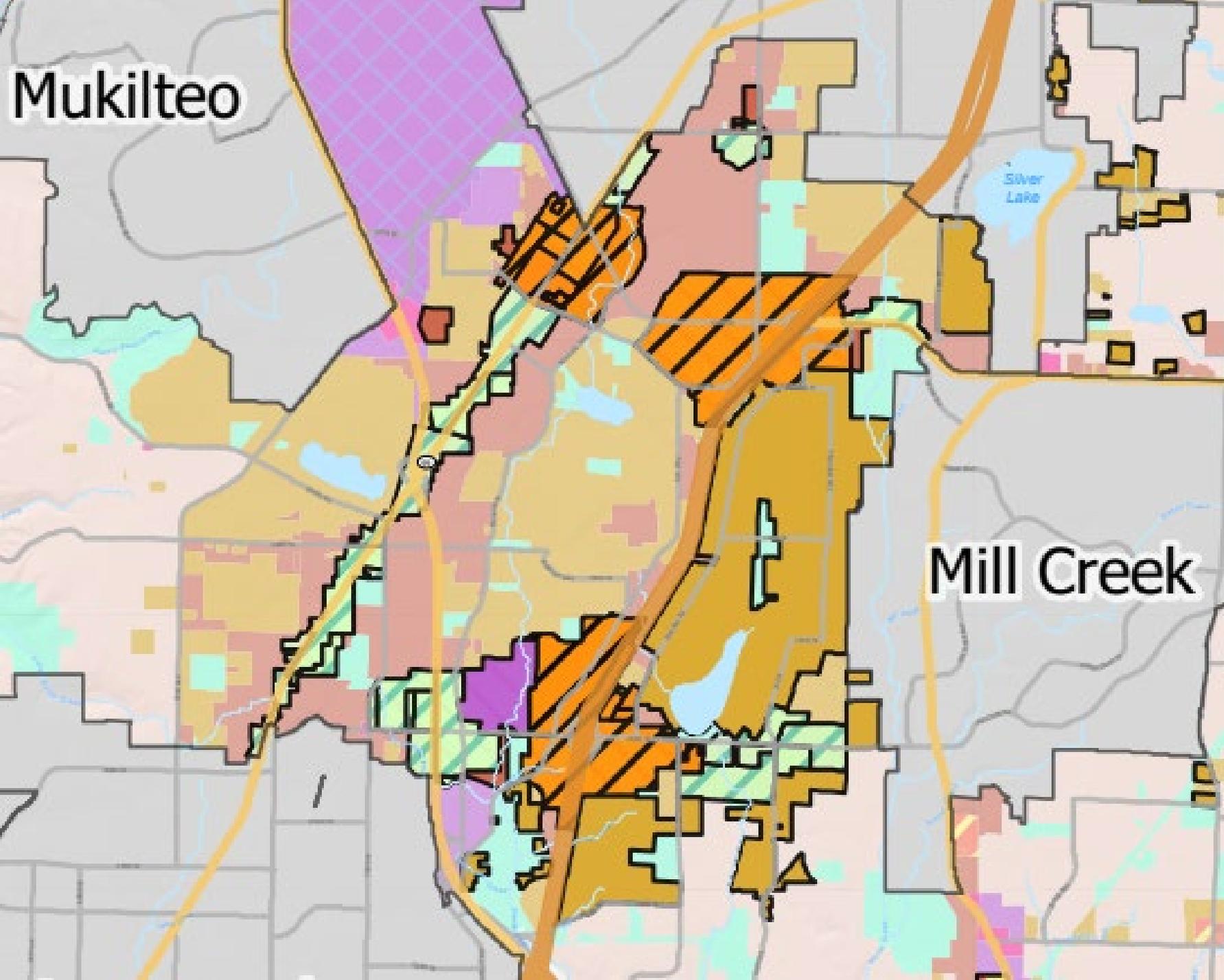
Future Land Use

- LRC (Light Rail Community)
- MUC (Mixed Use Corridor)
- P/I (Public/Institutional Use)
- UCOM (Urban Commercial)
- UHDR (Urban High Density Residential)
- UI (Urban Industrial)
- ULDR (Urban Low Density Residential)
- UMDR (Urban Medium Density Residential)
- UV (Urban Village)



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SNOHOMISH COUNTY URBAN CORE SUBAREA PROPOSED FLUM

Future Land Use

-  LRC (Light Rail Community)
-  MUC (Mixed Use Corridor)
-  P/I (Public/Institutional Use)
-  UCOM (Urban Commercial)
-  UHDR (Urban High Density Residential)
-  Residential
-  UI (Urban Industrial)
-  ULDR (Urban Low Density Residential)
-  UMDR (Urban Medium Density Residential)
-  UV (Urban Village)

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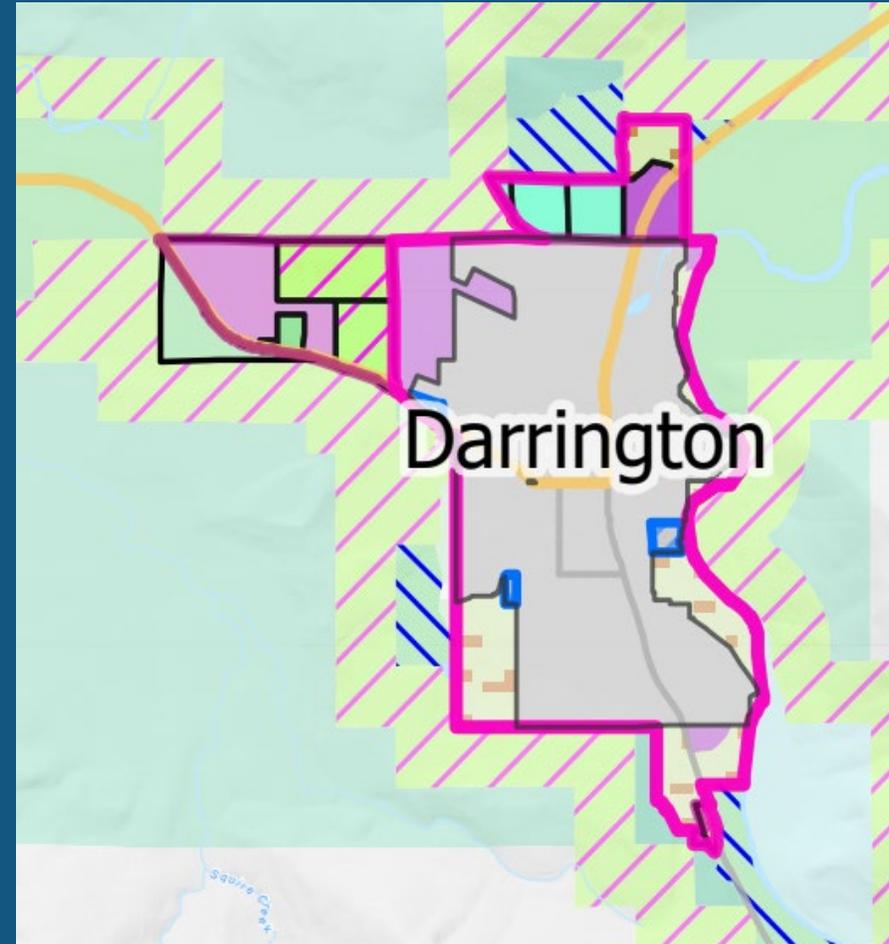
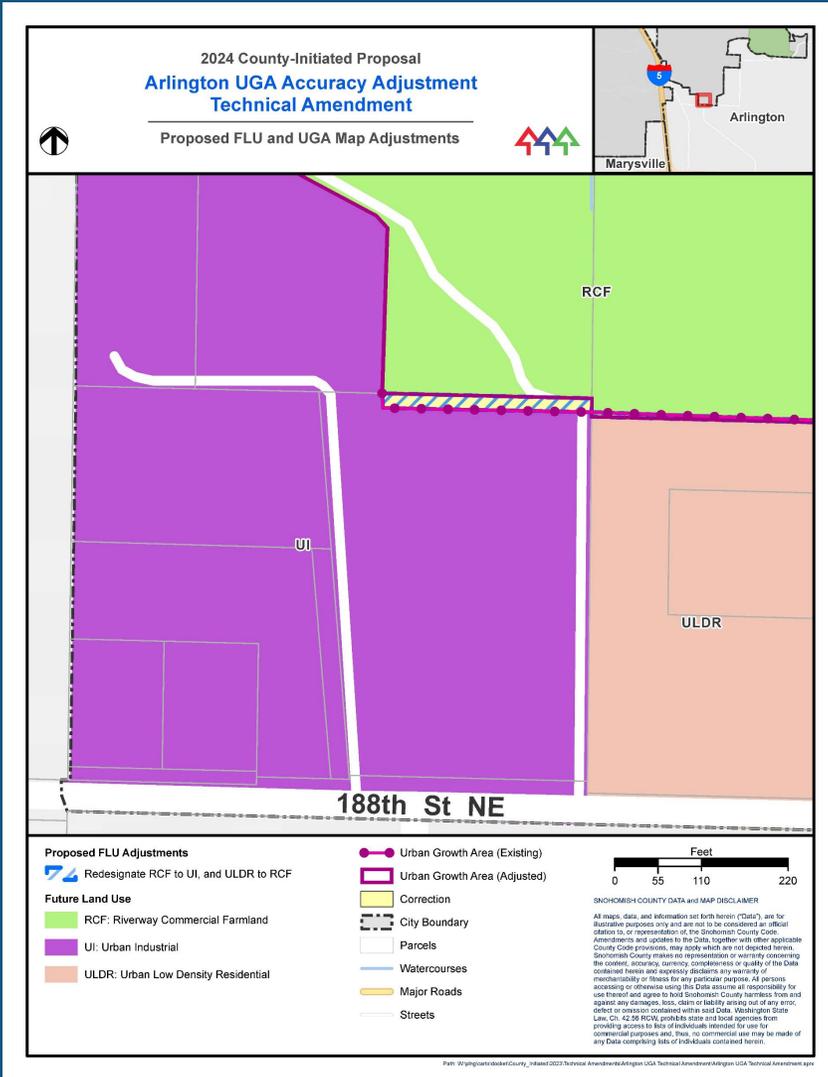
HCT Communities Infill Review

- Focus on identifying areas in HCT Communities regional geography to redesignate from ULDR to UMDR
 - Development capacity in community would increase
 - Near existing medium or high-density residential designations, mixed uses, or services
 - Served by existing or planned transit including local bus service, or on transit emphasis corridors
 - Avoid “spot-designating” to ensure cohesive form and scale consistent with planning for active transportation and local transit
 - Avoid areas at the exterior of UGA that are unsewerable, have unsuitable topography, or areas beneath airport runway approaches.



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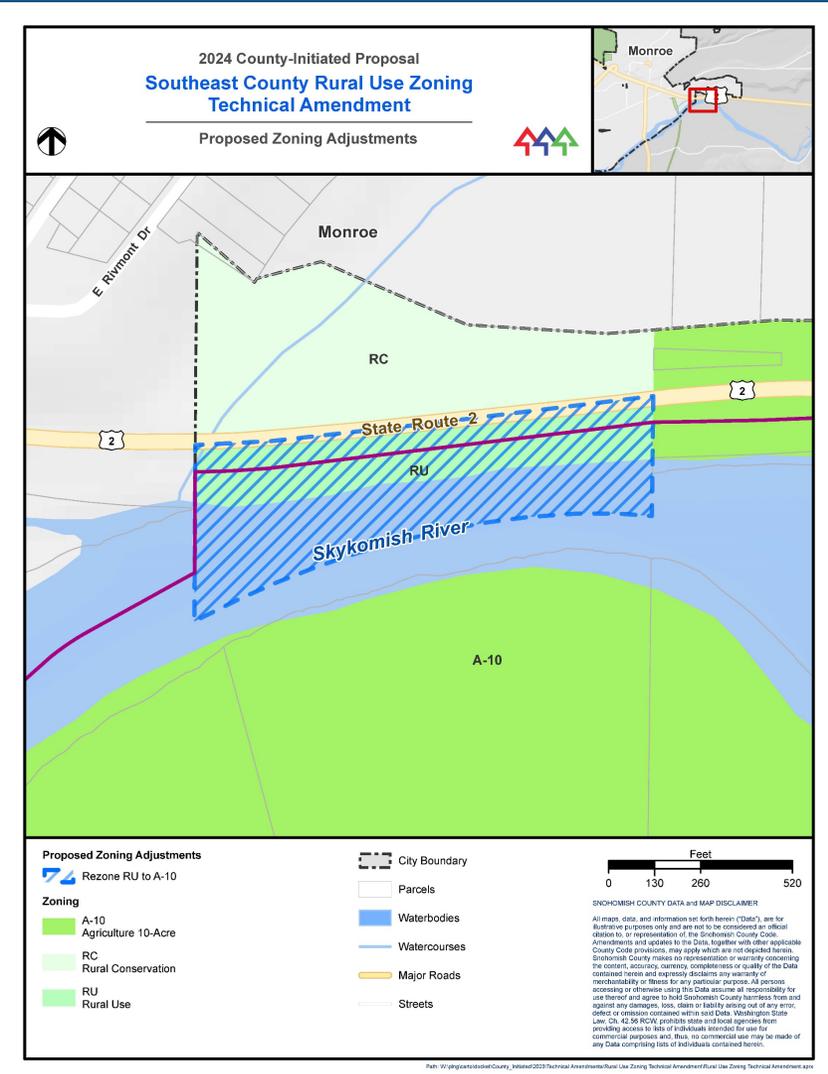
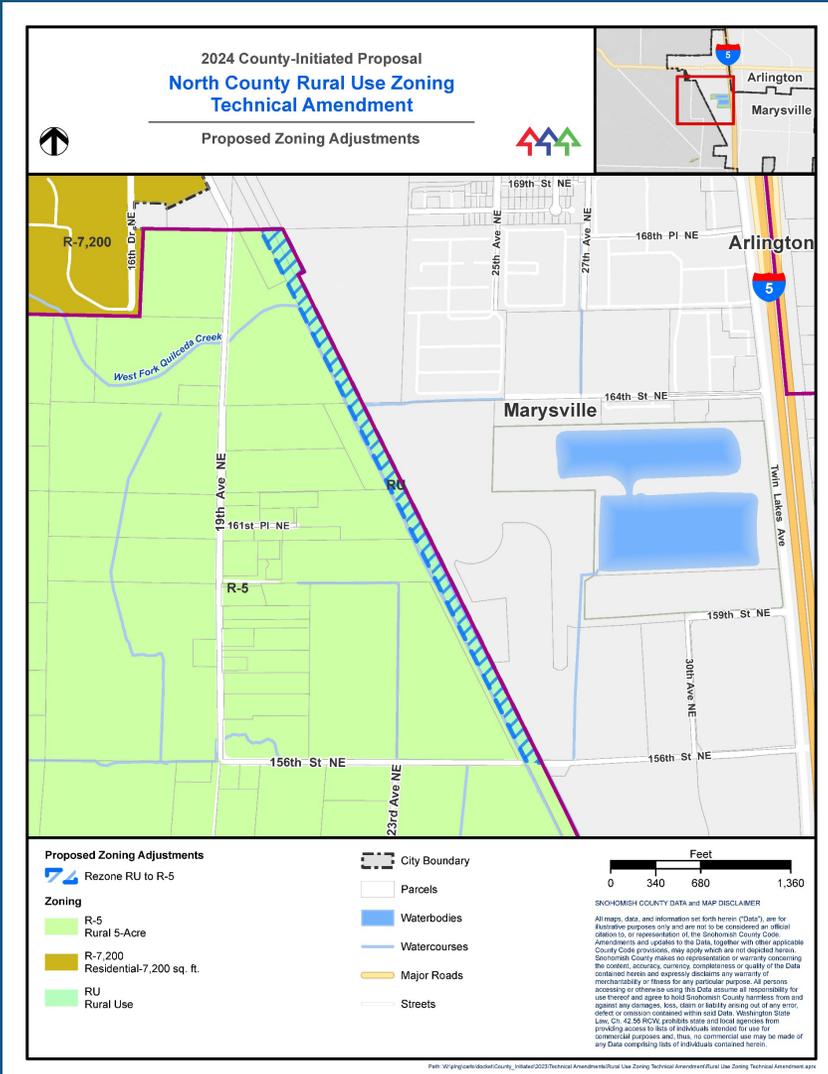
Executive Recommendation: Technical FLU Amendments



Delete RUTA west of DR1 UGA Removal Area (see black outlined triangular area)

2024 Comprehensive Plan Update

Executive Recommendation: Technical Zoning Amendments



SNOHOMISH COUNTY 2024 GMA COMPREHENSIVE PLAN FUTURE LAND USE

Executive Recommendation

- | | | |
|----------------------------------|--|--|
| Current FLU Designations | <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> Urban High Density Residential (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 | <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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 |

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

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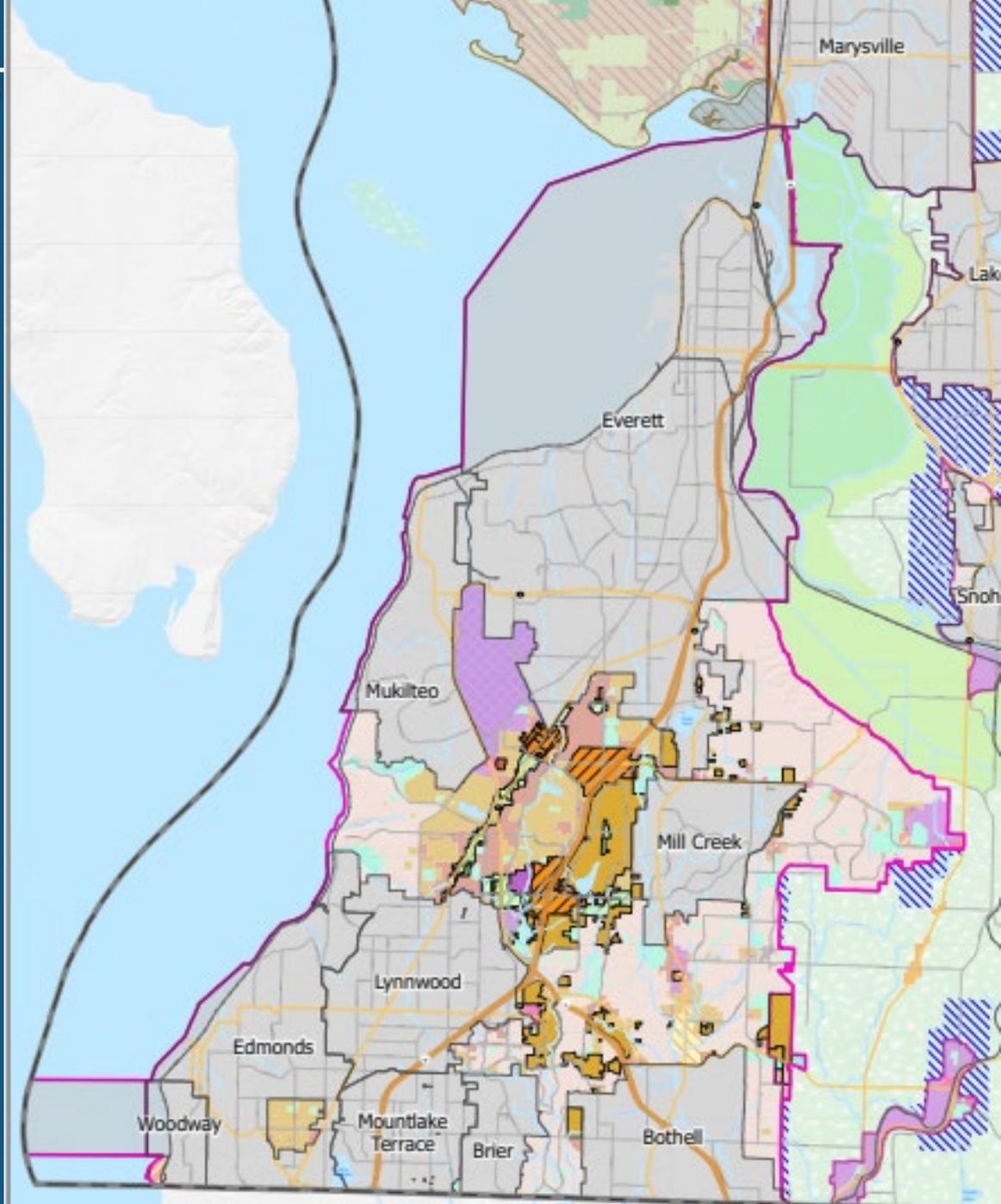
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Executive Recommendation

- Most proposed FLU designation changes and rezones to increase capacity affect the HCT Communities regional geography
- 2,346 acres proposed for redesignation from ULDR to UMDR within the existing UGA
- 983 acres proposed for redesignation to Light Rail Community near future light rail stations
- 730 acres proposed for redesignation to Mixed Use Corridor in transit corridors within the Urban Core Subarea



SNOHOMISH COUNTY 2024 GMA COMPREHENSIVE PLAN ZONING EXECUTIVE RECOMMENDATION

Executive Recommendation

- Map Amendments
- UGA Boundary (Proposed)
- Proposed New Zoning: Mixed-Use Corridor (MUC)

PROPOSED REZONES

- | | |
|---------------------------------------|-------------------------------------|
| A-10 Agriculture-10 Acre | R-12,500 Residential 12,500 sq. ft. |
| BP Business Park | R-5 Rural-5 Acre |
| F Forestry | R-7,200 Residential 7,200 sq. ft. |
| HI Heavy Industrial | R-9,600 Residential 9,600 sq. ft. |
| LDMR Low Density Multiple Residential | RD Rural Diversification |
| MR Multiple Residential | RI Rural Industrial |
| PCB Planned Community Business | UC Urban Center |

EXISTING ZONING

- | | | |
|-------------|---------------------|--------------------|
| A-10 | PRD-MR | R-7,200 |
| BP | NB | R-7,200 (PRD) |
| CB | PCB | PRD-7,200 |
| PRD-CB | PIP | PRD-7,200 (Mobile) |
| CRC | PRUD | RB |
| F | R-5 | RC |
| F & R | R-20,000 | RD |
| F & R (ORV) | PRD-20,000 | RFS |
| GC | PRD-20,000 (Mobile) | RI |
| HI | R-12,500 | RRT-10 |
| IP | PRD-12,500 (Mobile) | RU |
| LDMR | R-9,600 | SA-1 |
| PRD-LDMR | PRD-9,600 (PRD) | PRD SA-1 |
| LI | PRD-9,600 | T |
| MHP | R-8,400 | UC |
| MR | R-8,400 (PRD) | WFB |
| MR (PRD) | PRD-8,400 | |

- County Boundary
- Incorporated City
- Tribal Land
- National Forest
- Water Bodies
- Interstate
- State Route
- Arterial



Snohomish County

0 2 4 Miles

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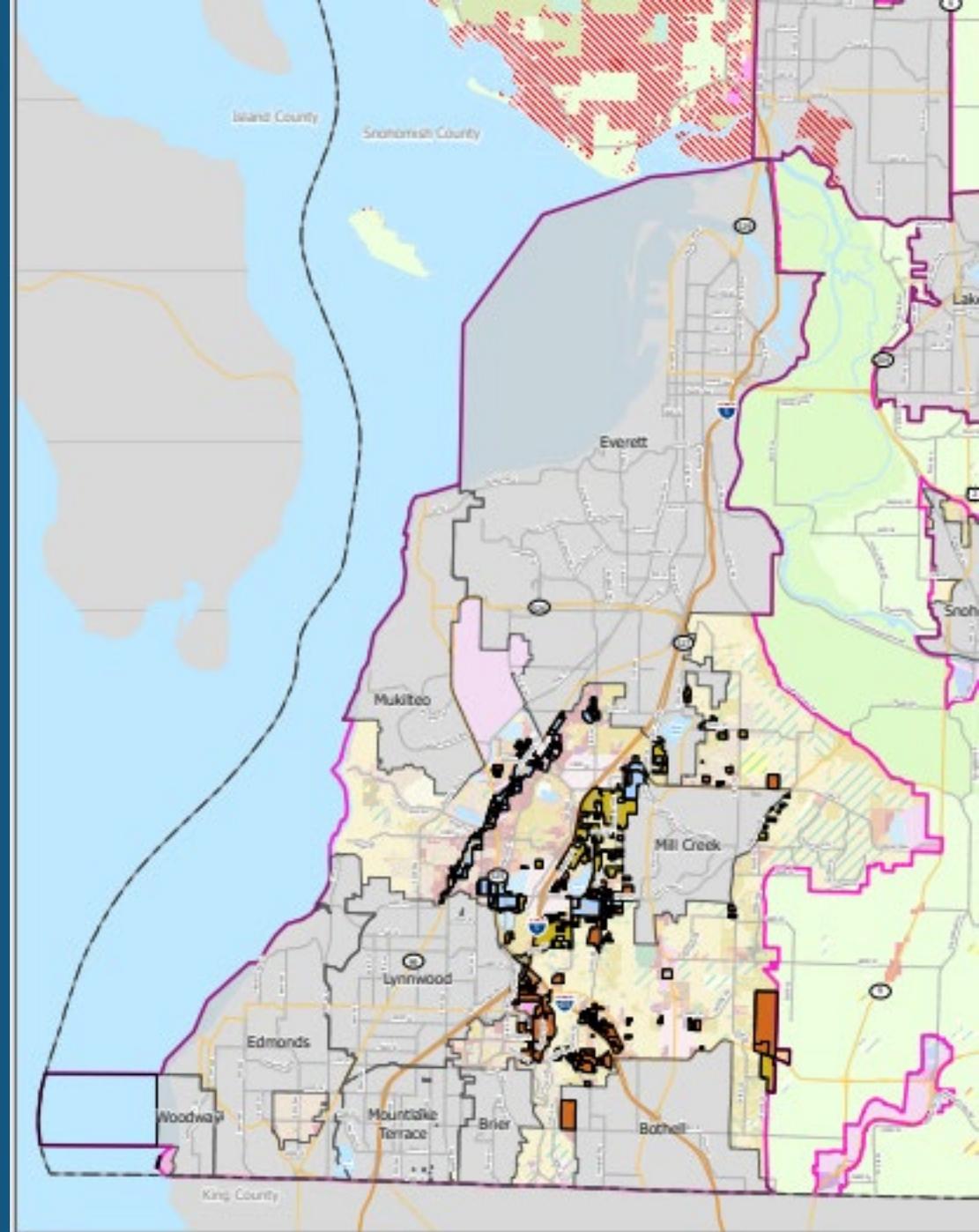


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Executive Recommendation

- Most zoning changes are intended to implement proposed FLU designation changes to increase capacity within the HCT Communities regional geography
- Proposed rezones to implement redesignations to UMDR on the FLU Map include both R-7,200 and LDMR zones



Note: Zoning data is current as of February 1st, 2024.

- The State Environmental Policy Act (SEPA) does not require the designation of a “preferred alternative” in a FEIS. Staff recommend designating a preferred alternative only if Council is likely to adopt the plan amendments therein, as selection of a preferred alternative signals to the public likely future Council action.
- The project team wants to ensure that all potential comprehensive plan amendments the Council may have interest in considering upon final adoption have environmental analysis completed. If there are potential amendments outside of what was considered in the DEIS, they will need to undergo environmental review that may be possible within the FEIS or may require an addendum or supplemental EIS depending on the scope of the amendment. This may require additional time to complete.
- As a reminder the Draft EIS (DEIS) included three land use alternatives: No Action, Alternative 2 (medium growth), and Alternative 3 (high growth).
- No further environmental analysis is needed on infill amendments, council motions, or docket applications that were considered as part of the DEIS and which the County Council may want to consider for adoption.



- New comprehensive plan amendments that are outside the “bookends” of the DEIS will lead to additional environmental review and could jeopardize completing the 2024 Update by December 31, 2024. They may also trigger amendments to other elements of the comprehensive plan such as the Transportation Element and land capacity analysis, and could require additional public notice.
- Pursuant to county code, the Council must wait at least seven days after publication of the FEIS to take final action on amendments to the GMA Comprehensive Plan.
- Completion of the FEIS is expected to take about three months after Council direction, and the final document will also include responses to comments on the DEIS.

The bottom line is the project team needs confirmation not later than May 29, 2024 of any additional amendments not included in the DEIS Alternatives 1-3 that the County Council would like additional environmental analysis on, and which alternative, if any, the Council would like to designate as a Preferred Alternative in the FEIS.

2024 Comprehensive Plan *Update*

Upcoming Briefings

Subject to change

May 7 (Public Infrastructure and Conservation)

- Transportation Element

May 21 (Public Infrastructure and Conservation)

- Park and Recreation Element

May 21 (Planning and Community Development)

- Land Use Element
- Housing Element
- FEIS decision?

June 4 (Planning and Community Development)

- Natural Environment Element
- Economic Development Element
- Interjurisdictional Coordination Element

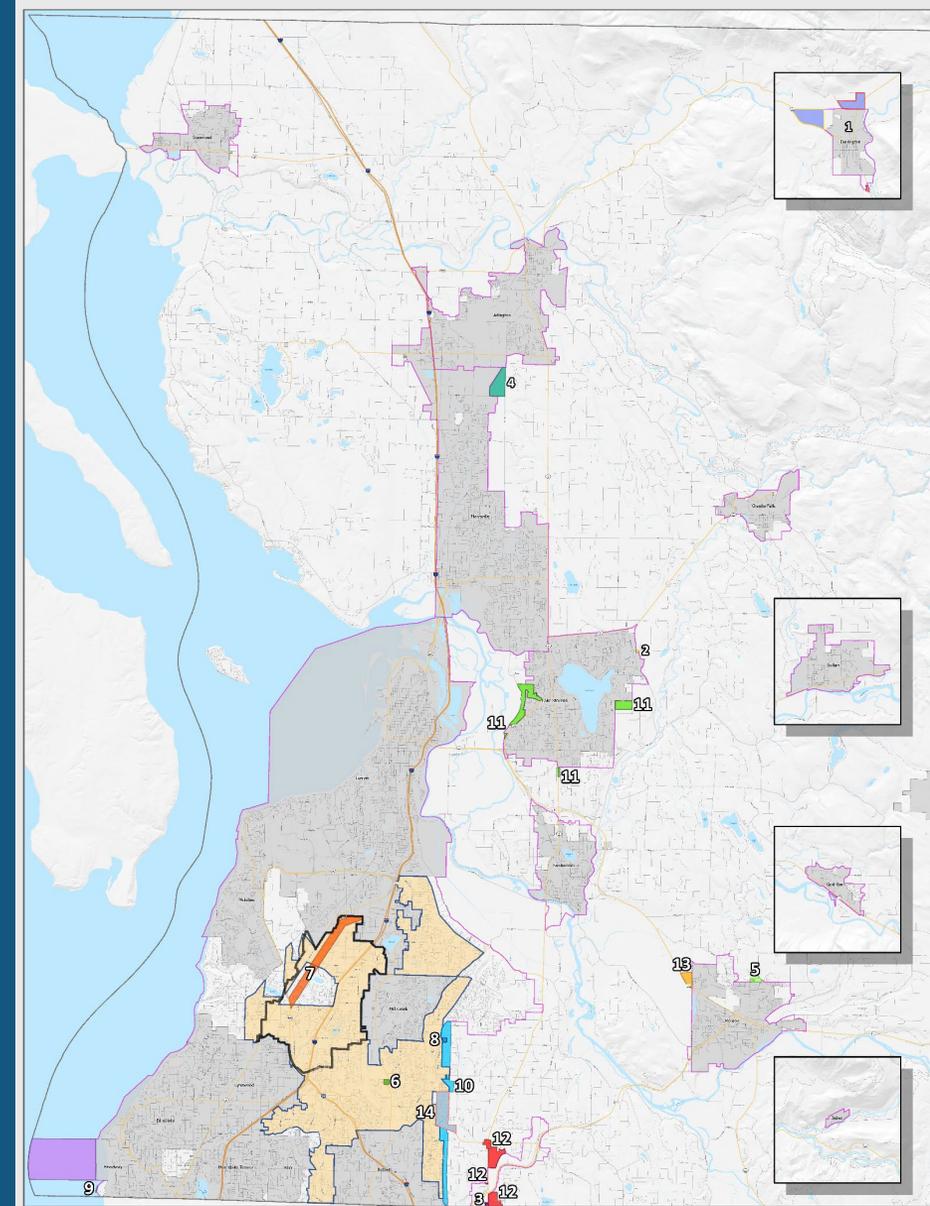
June 18 (Planning and Community Development)

- Tribal Coordination Element
- Climate Change and Resiliency Element
- Capital Facilities and Utilities Element
- Wrap-Up Q & A

Questions?

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

2024 Comprehensive Plan Update



2024 Update EIS Potential Map Amendments

DOCKET		Council-Initiated Amendments	
1. DR1 Expansion	UGA swap - Remove west part of UGA and redesignate to rural/residence uses. Add areas to north and south for Public/Recreational (PR), Urban Medium Density Residential (UMDR), and Urban Low Density Residential (ULDR) uses.	10. Motion No. 22-030	Expand UGA 798 acres for UDR, UMDR, Urban High Density Residential (UHDR), and P1 uses.
2. DR1 Nuggeton	Expand UGA 3.4 acres for U1 use.	11. Motion No. 22-095	Expand UGA 302 acres for UDR, P1, and Urban Commercial (UCOM) uses.
3. L12	Expand UGA 11.8 acres for U1 use (overlaps Motion 22-095).	12. Motion No. 22-098	Expand UGA 253 acres for P1, U1, and UCOM uses.
4. WVC	Expand UGA 100.105 acres for U1 use.	13. Motion No. 22-099	Expand UGA 461 acres for UDR use.
5. WMC	Expand UGA 22 acres for Urban Low Density Residential (ULDR) use.	14. Motion No. 22-134	Expand UGA 300 acres for UDR and P1 uses (overlaps Motion 22-095).
6. SW10	Redesignate 14 acres from U1 to Urban Center.		
7. SW13	Revised CC 20.21.040 to expand area west of SR 99 where higher multi-family density is allowed.		
8. SW14	Expand UGA 101 acres for Urban Medium Density Residential (UMDR) use (overlaps Motion 22-095).		
9. SW17	Adjust UGA west of Woodway to include existing town limits and pier.		

Legend:

- Urban Core Subarea Plan Boundary
- Initial Review Area
- City Limits
- UGA Boundary
- Streams
- State Route
- Arterial
- Local Road

Scale: 0 1.5 3 Miles

North Arrow

Snohomish County Data and Map Disclaimer

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