

Executive/Council Action Form (ECAF)

**ITEM TITLE:**

MOTION NO. 21-147, approving the Final List of Amendments to the GMA Comprehensive Plan (GMACP) and GMA Development Regulations for Docket XXI

**DEPARTMENT:** Planning & Development Services

**ORIGINATOR:** Steve Skorney

**EXECUTIVE RECOMMENDATION:** Approve

**PURPOSE:** The County Council shall review the PDS recommendations on proposed amendments to the Snohomish County GMACP and development regulations to determine in a public hearing which of the proposed amendments should be further processed on Final Docket XXI for final action by the County Council in 2024.

**BACKGROUND:**

- PDS conducted initial evaluations of 24 non-county initiated (docket) applications to amend the comprehensive plan and implementing development regulations submitted by the October 30, 2020, deadline.
- The 24 Docket XXI applications are being considered in a major docket amendment cycle in conjunction with the 2024 GMACP Update. Twenty of these applications propose amending urban growth area boundaries.
- PDS evaluated the docket proposals for consistency with each of the applicable initial docket review criteria in SCC 30.74.030 and 30.74.040 including whether the proposed amendments are consistent with the CPPs, the MPPs, and the GMA. PDS can only recommend further processing if a proposal meets all of the applicable docket criteria.
- The County Council is required to review the PDS recommendations and has the legislative discretion in a public hearing to determine which of the docket proposals should be further processed on the final docket.
- The County Council has the discretion to modify a proposal or provide an alternative proposal to address reasons provided by PDS to recommend not further processing a proposal.

**FISCAL IMPLICATIONS:**

EXPEND: FUND, AGY, ORG, ACTY, OBJ, AU	CURRENT YR	2ND YR	1ST 6 YRS
<b>TOTAL</b>			

REVENUE: FUND, AGY, ORG, REV, SOURCE	CURRENT YR	2ND YR	1ST 6 YRS
<b>TOTAL</b>			

**DEPARTMENT FISCAL IMPACT NOTES:**

No fiscal impacts anticipated and no budget action needed as this motion only determines if a proposal shall be further processed by PDS.

**CONTRACT INFORMATION:**

ORIGINAL \_\_\_\_\_ CONTRACT# \_\_\_\_\_ AMOUNT \_\_\_\_\_  
AMENDMENT \_\_\_\_\_ CONTRACT# \_\_\_\_\_ AMOUNT \_\_\_\_\_

**Contract Period**

ORIGINAL START \_\_\_\_\_ END \_\_\_\_\_  
AMENDMENT START \_\_\_\_\_ END \_\_\_\_\_

**OTHER DEPARTMENTAL REVIEW/COMMENTS:** Approved/Reviewed by Finance and Risk

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

MOTION NO. 21-147

A MOTION OF THE SNOHOMISH COUNTY COUNCIL APPROVING THE FINAL LIST  
OF AMENDMENTS TO THE GMA COMPREHENSIVE PLAN (GMACP) AND GMA  
DEVELOPMENT REGULATIONS FOR DOCKET XXI

WHEREAS, the Snohomish County Council (county council) adopted chapter 30.74 SCC, "Growth Management Act Public Participation Program Docketing," to comply with the requirements of RCW 36.70A.130 and .470 in order for interested persons to propose amendments and revisions to the comprehensive plan or development regulations; and

WHEREAS, the county council has determined that the consideration of such proposed amendments to the GMCP or development regulations would promote a county purpose as established under RCW 36.70A.130 and 36.70A.470 and chapter 30.74 SCC; and

WHEREAS, the Department of Planning and Development Services (PDS) has processed twenty-four non-county initiated docket proposals received by the October 30, 2020, deadline as major docket cycle amendments and has evaluated the proposed amendments for consistency with the initial docket review criteria in SCC 30.74.030(1) and 30.74.040;

NOW, THEREFORE ON MOTION, the county council hereby approves proposals from the attached list for inclusion on Final Docket XXI and authorizes the county executive, through PDS, to process the proposed amendments consistent with chapters 30.73 and 30.74 SCC, including environmental review under the State Environmental Policy Act (SEPA), for final docket consideration in 2024 in conjunction with final action on the 2024 GMA comprehensive plan update.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2021

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

\_\_\_\_\_  
Council Chair

ATTEST:

\_\_\_\_\_  
Asst. Clerk of the Council

Amended at hearing 03/09/22

ID #	Applicant	Proposed Amendments	Place on Final Docket	Do Not Process Further
<b>General Policy Plan Amendments and Implementing Rezones</b>				
DR1	Town of Darrington	Darrington Urban Growth Area (UGA) adjustment, Future Land Use (FLU) redesignations & rezones		
LS1	City of Lake Stevens	Lake Stevens UGA expansion, FLU redesignation & rezone		
LS2	City of Lake Stevens	Lake Stevens UGA expansion, FLU redesignation & rezone		
LS3	City of Lake Stevens	Lake Stevens UGA expansion, FLU redesignation & rezone		
LS4	City of Lake Stevens	Lake Stevens UGA expansion, FLU redesignations & rezones		
LS5	Glenn Gustafson	Lake Stevens UGA expansion, FLU redesignations & rezones		
LS6	Taylor McLaren	Lake Stevens UGA expansion, FLU redesignations & rezones		
MALT1	John Vangemert	Maltby UGA expansion, FLU redesignation & rezone		
MV1	Natural 9 Holdings	Marysville UGA expansion, FLU redesignation, rezone & policy/objective		
MV2	Northpoint Development	Marysville UGA expansion, FLU redesignation, rezone & policy/objective		
MON1	Wade Edelbrock	Monroe UGA expansion, FLU redesignation & rezone		

Amended at hearing 03/09/22

ID #	Applicant	Proposed Amendments	Place on Final Docket	Do Not Process Further
MON2	Davis-Johnson	Monroe UGA expansion, FLU redesignation & rezone		
STAN1	City of Stanwood	Stanwood UGA expansion		
SW8	Charles Austin	SW UGA expansion, FLU redesignation & rezone		
SW9	Norm Crooks	SW UGA expansion, FLU redesignations & rezones		
SW10	CS Real Estate Development	FLU redesignation & rezone		
SW11	Todd McNeal	FLU redesignation & rezone		
SW13	Gerald Morrier	SW UGA expansion, FLU redesignation & rezone		
SW14	Janice Petrie	SW UGA expansion, FLU redesignation & rezone		
SW15	RNK Investments	SW UGA expansion, FLU redesignation & rezone		
SW16	Village Life	SW UGA expansion, FLU redesignation & rezone		
SW17	Town of Woodway	SW UGA expansion, FLU & MUGA redesignation & rezone,		
RURAL1	Van Dam Farms	FLU redesignation & rezone		
<b>Snohomish County Code (SCC) Amendment</b>				
SW12	Mike Mietzner	Title 30 Code Amendment		

Amended at hearing 03/09/22

**Snohomish County Capital Facility Development Cost Analysis Summary**

Project/Document Title: **MOTION NO. 21-147 A MOTION OF THE SNOHOMISH COUNTY COUNCIL APPROVING THE FINAL LIST OF AMENDMENTS TO THE GMA COMPREHENSIVE PLAN (GMACP) AND GMA DEVELOPMENT REGULATIONS FOR DOCKET XXI**

**Date:** March 25, 2021

**Primary Staff Contact:** Steve Skorney, PDS, ext. 2207

General Cost Analysis Summary:

Snohomish County PDS conducted an initial review and evaluation of twenty-four non-county-initiated docket proposals to amend the GMACP and implementing development regulations. The County Council is required to review the PDS evaluation for each docket proposal and, at a public hearing, determine which of the proposals should be further processed as part of Final Docket XXI.

The docket proposals are being considered as major docket cycle amendments to the comprehensive plan as twenty of the twenty-four proposals will alter urban growth area boundaries. This capital facilities development cost analysis summary is a non-project programmatic review. A more detailed review of county-funded impacts to county capital facilities would occur if there is a future site-specific land use or building permit application that is an outcome of these proposals.

<b>Necessary Facility</b>	<b>Quantification/Qualification of Anticipated Cost:</b>
Parks	County Funded Impacts – <b>Potential increase in collected park impact fees due to potentially higher population and employment densities in certain existing urban areas and in new urban areas that were previously rural. Potential increase in county expenditures to maintain level of service commitments.</b> Other Fund Sources Impacts – <b>None</b>
Roads & Transit	County Funded Impacts – <b>Potential increases in costs to develop, improve and maintain roads. Potential increase in collected transportation impact fees due to potentially higher population and employment densities in certain existing urban areas and in new urban areas that were previously rural.</b> Other Fund Sources Impacts – <b>None anticipated</b>
Surface Water	County Funded Impacts – <b>Potential increases in costs to build and maintain drainage facilities to mitigate impacts. Potential increases in collected drainage fees due to potentially greater impervious surfaces.</b> Other Fund Sources Impacts – <b>None anticipated</b>
Public Schools	County Funded Impacts – <b>None, funding of schools is responsibility of local districts.</b> Other Fund Sources Impacts – <b>None</b>
Electric Power	County Funded Impacts – <b>None, funding of electric power is responsibility of local districts or cities.</b> Other Fund Sources Impacts – <b>None</b>
Public Water	County Funded Impacts – <b>None, funding of public water is responsibility of local districts or cities.</b> Other Fund Sources Impacts – <b>None</b>
Wastewater	County Funded Impacts – <b>None, funding of wastewater is responsibility of local districts or cities.</b> Other Fund Sources Impacts – <b>None</b>

ECAF NO.:  
ECAF RECEIVED:

**MOTION  
ASSIGNMENT SLIP**

**SNOHOMISH COUNTY COUNCIL**

**EXHIBIT #** 3.1.4

**FILE** MOT 21-147

TO: Clerk of the Council

TITLE OF PROPOSED MOTION:

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Clerk's Action: Proposed Motion No. \_\_\_\_\_

Assigned to: \_\_\_\_\_ Date: \_\_\_\_\_

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**STANDING COMMITTEE RECOMMENDATION FORM**

On \_\_\_\_\_, the Committee made the following recommendation:

\_\_\_\_\_ Move to Council for action on: \_\_\_\_\_

To set time and date for a public hearing. suggested time and date is 01/19/22 @ 10:30 a.m.

\_\_\_\_\_ Move to Council as amended for action on: \_\_\_\_\_

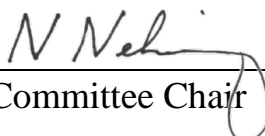
\_\_\_\_\_ Move to Council with no recommendation

**This item \_\_\_ should/ \_\_\_ should not be placed on the Consent Agenda.**

(Consent agenda may be used for routine items that do not require public hearing and do not need discussion at General Legislative Session)

**This item \_\_\_ should/ \_\_\_ should not be placed on the Administrative Matters Agenda**

(Administrative Matters agenda may be used for routine action to set time and date for public hearings)

  
\_\_\_\_\_  
Committee Chair

## Docket XXI – PDS Initial Review Summary

Docket Applicant	UGA Boundary Change	Urban Infill	Other	Location	Recommend on Final Docket
<b>Darrington UGA</b>					
(DR1) Town of Darrington	<u>Remove</u> 262 acres (ULDR3/UI/PIU) from NW portion of UGA; <u>Add</u> 265 ac. (ULDR3/UI/PIU) to the NE boundary; and <u>Add</u> 19 ac. (ULDR3) to the SE boundary	N/A	N/A	Removal area is in the west portion of the UGA and north of SR530; addition areas are north of the town along both sides of SR 530 and south of the town, west of Mt. Loop Hwy	<b>No</b>
<b>Lake Stevens UGA</b>					
(LS1) City of Lake Stevens #1	<u>Add</u> 296 acres (UI) to the north UGA boundary	N/A	N/A	North of SR92 and city limits, east of SR9 and south of 44 <sup>th</sup> St. NE	<b>No</b>
(LS2) City of Lake Stevens #2	<u>Add</u> 3.42 acres (UI) to the east UGA boundary	N/A	N/A	Southeast corner of 28 <sup>th</sup> St. NE and Machias Rd.	<b>No</b>
(LS3) City of Lake Stevens #3	<u>Add</u> 516 acres (ULDR) to the west UGA boundary	N/A	N/A	West of city limits, east of Sunnyside Blvd., south of Soper Hill Rd., north of SR204	<b>No</b>
(LS4) City of Lake Stevens #4	<u>Add</u> 683 acres (ULDR/UCOM) to the south UGA boundary	N/A	N/A	South of city limits, west of 103 <sup>rd</sup> Ave. SE, north of 36 <sup>th</sup> St. SE, east of US2	<b>No</b>
(LS5) Glenn Gustafson	<u>Add</u> 81 acres (UI/UMDR/PIU) to the east UGA boundary	N/A	N/A	East of Machias Rd., south of 20 <sup>th</sup> St. NE	<b>No</b>
(LS6) Taylor McLaren	<u>Add</u> 287 acres (UMDR/UCOM) to the northeast UGA boundary	N/A	N/A	North of city limits and northwest of the intersection of SR92 and Machias Rd. and east of 118 <sup>th</sup> and 123 <sup>rd</sup> Aves.	<b>No</b>



## Docket XXI – PDS Initial Review Summary

Docket Applicant	UGA Boundary Change	Urban Infill	Other	Location	Recommend on Final Docket
<b>Maltby UGA</b>					
(MALT1) John Vangemert	<u>Add</u> 11.75 acres (UI) to the southeast UGA boundary	N/A	N/A	South of 240 <sup>th</sup> St. SW, east of Snohomish-Woodinville Rd and adjacent to the King County line	<b>No</b>
<b>Marysville UGA</b>					
(MV1) Natural 9 Holdings	<u>Add</u> 141 acres (UMDR) to the east UGA boundary	N/A	<u>Delete</u> GPP Objective LU6.D and Policy LU6.D.1	East of city limits, south of 132 <sup>nd</sup> St. NE and west of 67 <sup>th</sup> Ave. NE	<b>No</b>
(MV2) Northpoint Development	<u>Add</u> 182.5 acres (UI) to the east UGA boundary	N/A	<u>Delete</u> GPP Objective LU6.D and Policy LU6.D.1	North and east of city limits, north of 152 <sup>nd</sup> St. NE and west of 67 <sup>th</sup> Ave. NE	<b>No</b>
<b>Monroe UGA</b>					
(MON1) Wade Edelbrock	<u>Add</u> 87 acres (ULDR) to the north UGA boundary	N/A	N/A	North of city limits and northeast of Chain Lake Road	<b>No</b>
(MON2) Davis-Johnson	<u>Add</u> 22 acres (ULDR) to the north UGA boundary	N/A	N/A	North of city limits and west of Chain Lake Road	<b>No</b>
<b>Stanwood UGA</b>					
(STAN1) City of Stanwood	<u>Add</u> 18 acres to the UGA that is owned by the city and a utility and within the floodplain, retain RCF	N/A	N/A	North of SR532 and bounded on the west by the Stillaguamish River	<b>No</b>

## Docket XXI – PDS Initial Review Summary

Docket Applicant	UGA Boundary Change	Urban Infill	Other	Location	Recommend on Final Docket
<b>Southwest UGA</b>					
(SW8) Charles Austin	<u>Add</u> 116 acres (ULDR) to the east UGA boundary	N/A	N/A	Along both sides of 43 <sup>rd</sup> Ave.; north of Jewel Rd./196 <sup>th</sup> St. SE, south of 188 <sup>th</sup> St. SE, west of transmission lines	<b>No</b>
(SW9) Norman Crooks	<u>Add</u> 165 acres (UMDR/UHDR) to the east boundary of the UGA	N/A	N/A	Along both sides of 43 <sup>rd</sup> Ave., south of Jewel Rd./196 <sup>th</sup> St. SE, north of Maltby Rd., west of transmission lines	<b>No</b>
(SW10) CS Real Estate Development	N/A	<u>Redesignate</u> 14 acres from UI to Urban Center with implementing zoning	N/A	SW corner of 183 <sup>rd</sup> St. SE and SR527	<b>YES</b>
(SW11) Todd McNeal	N/A	<u>Redesignate</u> 5 acres from ULDR to UMDR with implementing zoning	N/A	!6516 35 <sup>th</sup> Ave. SE	<b>No</b>
(SW12) Mike Mietzner	N/A	N/A	<u>Amend</u> SCC 30.23.040(14) to increase the area eligible for higher density MFR development from 800' to 2000' east of SR99 ROW	The proposed code amendment would apply to a 497 acre area east of the SR99 ROW located between Everett city limits to the north and SR525 to the south	<b>YES</b>
(SW13) Gerald Morrier	<u>Add</u> 250 acres (ULDR) to the north and east UGA boundary	N/A	N/A	Both sides of 156 <sup>th</sup> St. SE, south to 164 <sup>th</sup> St. SE, west to Sunset Rd. and transmission line	<b>No</b>

## Docket XXI – PDS Initial Review Summary

Docket Applicant	UGA Boundary Change	Urban Infill	Other	Location	Recommend on Final Docket
(SW14) Janice Petrie	Add 10.75 acres (UMDR) to the east UGA boundary	N/A	N/A	South of Strumme Rd. and east of Sunset Rd.	<b>No</b>
(SW15) RNK Investments	<u>Add</u> 64 acres (UMDR) to the east UGA boundary	N/A	N/A	South of Strumme Rd., north of 169 <sup>th</sup> St. SE, west of Sunset Rd.	<b>No</b>
(SW16) Village Life	<u>Add</u> 116 (UMDR) to the east UGA boundary	N/A	N/A	Along both sides of 43 <sup>rd</sup> Ave.; north of Jewel Rd./196 <sup>th</sup> St. SE, south of 188 <sup>th</sup> St. SE, west of transmission lines	<b>No</b>
(SW17) Town of Woodway	<u>Add</u> two areas to the western boundary of the SWUGA: Part 1) map correction to add the Town's remaining incorporated area; and Part 2) map correction to add the deep water pier at Point Wells, redesignate to Urban Village, and extend the SWUGA boundary to the county line	N/A	<u>Amend</u> Woodway's MUGA boundary to be consistent with proposed SWUGA boundary changes	West of Woodway and Point Wells to the county jurisdictional line midway between the east and west shores of Puget Sound	<b>Yes, Part 1 No, Part 2</b>
<b>Rural Area</b>					
(RURAL1) Van Dam Farms	N/A	N/A	<u>Redesignate</u> 78 acres from RR-10 to RR and rezone from A-10 to R-5  <u>Delete</u> GPP Objective LU6.D and Policy LU6.D.1	West of 67 <sup>th</sup> Ave. NE, east of Marysville UGA, south of 132 <sup>nd</sup> St. NE, north of 108 <sup>th</sup> St. NE	<b>No</b>

Docket XXI – Updated PDS Initial Evaluations Summary – 12/2/21

EXHIBIT # 3.1.5A

FILE MOT 21-147

Docket Applicant	UGA Boundary Change	Urban Infill	Other	Location	Recommend on Final Docket
<b>Darrington UGA</b>					
(DR1) Town of Darrington	Remove 262 acres (ULDR3/UI/PIU) from NW portion of UGA; Add 272 ac. (ULDR3/UI/PIU) to the NE boundary; and Add 20 ac. (ULDR3) to the SE boundary	N/A	N/A	Removal area is the westerly portion of the UGA and north of SR 530; addition areas are north of the town along SR 530 and south of the town, west of Clear Creek Rd	No
<b>Lake Stevens UGA</b>					
(LS1) City of Lake Stevens #1	Add 296 acres (UI) to the north UGA boundary	N/A	N/A	North of SR 92 and city limits, east of SR 9 and south of 44 <sup>th</sup> St. NE	No
(LS2) City of Lake Stevens #2	Add 3.42 acres (UI) to the east UGA boundary	N/A	N/A	Southeast corner of 28 <sup>th</sup> St. NE and Machias Rd.	Yes
(LS3) City of Lake Stevens #3	Add 516 acres (ULDR) to the west UGA boundary	N/A	N/A	West of city limits, east of Sunnyside Blvd., south of Soper Hill Rd., north of SR 204	No
(LS4) City of Lake Stevens #4	Add 683 acres (ULDR/UCOM) to the south UGA boundary	N/A	N/A	South of city limits, west of 103 <sup>rd</sup> Ave. SE, north of 36 <sup>th</sup> St, SE, east of US 2	No
(LS5) Glenn Gustafson	Add 81 acres (UI/UMDR/PIU) to the east UGA boundary	N/A	N/A	East of Machias Rd., south of 20 <sup>th</sup> St. NE	No
(LS6) Taylor McLaren	Add 287 acres (UMDR/UCOM) to the northeast UGA boundary	N/A	N/A	North of city limits and northwest of the intersection of SR 92 and Machias Rd. and east of 118 <sup>th</sup> and 123 <sup>rd</sup> Aves.	No
<b>Maltby UGA</b>					
(MALT1) John Vangemert	Add 11.75 acres (UI) to the southeast UGA boundary	N/A	N/A	South of 240 <sup>th</sup> St. SW, east of Snohomish-Woodinville Rd and adjacent to the King County line	No

**Docket XXI – Updated PDS Initial Evaluations Summary – 12/2/21**

Docket Applicant	UGA Boundary Change	Urban Infill	Other	Location	Recommend on Final Docket
<b>Marysville UGA</b>					
(MV1) Natural 9 Holdings	Add 141 acres (UMDR) to the east UGA boundary	N/A	Delete GPP Objective LU6.D and Policy LU6.D.1	East of city limits, south of 132 <sup>nd</sup> St. NE and west of 67 <sup>th</sup> Ave. NE	<b>No</b>
(MV2) Northpoint Development	Add 182.5 acres (UI) to the east UGA boundary	N/A	Delete GPP Objective LU6.D and Policy LU6.D.1	North and east of city limits, north of 152 <sup>nd</sup> St. NE and west of 67 <sup>th</sup> Ave. NE	<b>No</b>
<b>Monroe UGA</b>					
(MON1) Wade Edelbrock	Add 87 acres (ULDR) to the north UGA boundary	N/A	N/A	North of city limits and northeast of Chain Lake Road	<b>No</b>
(MON2) Davis-Johnson	Add 22 acres (ULDR) to the north UGA boundary	N/A	N/A	North of city limits and west of Chain Lake Road	<b>No</b>
<b>Stanwood UGA</b>					
(STAN1) City of Stanwood <b>WITHDRAWN</b>	Add 18 acres (PIU/retain RCF) to the west UGA boundary	N/A	N/A	North of SR 532 and the city limits and bounded on the west by the Stillaguamish River	<b>No</b>
<b>Southwest UGA</b>					
(SW8) Charles Austin	Add 116 acres (ULDR) to the east UGA boundary	N/A	N/A	Along both sides of 43 <sup>rd</sup> Ave.; north of Jewel Rd./196 <sup>th</sup> St. SE, south of 188 <sup>th</sup> St. SE, west of transmission lines	<b>No</b>
(SW9) Norman Crooks	Add 165 acres (ULDR/UMDR/UHDR) to the east UGA boundary	N/A	N/A	Along both sides of 43 <sup>rd</sup> Ave., south of Jewel Rd./196 <sup>th</sup> St. SE, north of Maltby Rd., west of transmission lines	<b>No</b>
(SW10) CS Real Estate Development	N/A	Redesignate 14 acres from UI to Urban Center with implementing zoning	N/A	SW corner of 183 <sup>rd</sup> St. SE and SR 527	<b>Yes</b>
(SW11) Todd McNeal	N/A	Redesignate 5 acres from ULDR to UMDR with implementing zoning	N/A	West side of 35 <sup>th</sup> Ave. SE, south of 164 <sup>th</sup> St. SE and north of 168 <sup>th</sup> St. SE	<b>Yes</b>

**Docket XXI – Updated PDS Initial Evaluations Summary – 12/2/21**

<i>Docket Applicant</i>	<i>UGA Boundary Change</i>	<i>Urban Infill</i>	<i>Other</i>	<i>Location</i>	<i>Recommend on Final Docket</i>
<i>(SW12) Mike Mietzner</i>	N/A	N/A	<u>Amend SCC 30.23.040(14)</u> to increase area eligible for higher density MFR development from 800' to 2000' east of SR99 ROW	<i>The proposed code amendment would apply to the area east of the SR99 ROW located between Everett city limits to the north and SR525 to the south</i>	<b>Yes</b>
<i>(SW13) Gerald Morrier</i>	<u>Add 250 acres (ULDR) to the north and east UGA boundary</u>	N/A	N/A	<i>Both sides of 156<sup>th</sup> St. SE, north of 164<sup>th</sup> St. SE, west to Sunset Rd. and transmission line</i>	<b>No</b>
<b>(SW14) Janice Petrie</b>	<b>Add 10.75 acres (UMDR) to the east UGA boundary</b>	<b>N/A</b>	<b>N/A</b>	<b>South of Strumme Rd. and east of Sunset Rd.</b>	<b>Yes</b>
<i>(SW15) RNK Investments</i>	<u>Add 64 acres (UMDR) to the east UGA boundary</u>	N/A	N/A	<i>South of Strumme Rd., north of 169<sup>th</sup> St. SE, east of Sunset Rd.</i>	<b>No</b>
<i>(SW16) Village Life</i>	<u>Add 116 acres (UMDR) to the east UGA boundary</u>	N/A	N/A	<i>Along both sides of 43<sup>rd</sup> Ave.; north of Jewel Rd./196<sup>th</sup> St. SE, south of 188<sup>th</sup> St. SE, west of transmission lines</i>	<b>No</b>
<i>(SW17) Town of Woodway</i>	<u>Part 1) Add remaining portion of the Town limits within Puget Sound to the SWUGA; 2) Expand SWUGA boundary adjacent to unincorporated Point Wells west to the county line in Puget Sound</u>	N/A	<u>Amend Woodway's MUGA boundary to be consistent with proposed UGA boundary change</u>	<i>West of Woodway and Point Wells to the county jurisdictional line in Puget Sound</i>	<b>Yes – Part 1 No – Part 2</b>
<b>Rural Area</b>					
<i>(RURAL1) Van Dam Farms</i>	N/A	N/A	<u>Redesignate 78 acres from RR-10 to RR and rezone from A-10 to R-5</u> <u>Delete GPP Objective LU6.D and Policy LU6.D.1</u>	<i>West of 67<sup>th</sup> Ave. NE, east of Marysville UGA, south of 132<sup>nd</sup> St. NE, north of 108<sup>th</sup> St. NE</i>	<b>No</b>



## Snohomish County Council

**Committee:** Planning  
**ECAF:** 2021-0067  
**Proposal:** Mot 21-147

**Report by:** Geoffrey Thomas  
 Chief of Staff  
**Date:** 05/04/21

### Consideration

The proposed motion, when an attachment is amended, will approve those proposals that PDS will process further and review in greater detail. By December 2021, PDS would return a recommendation to Council on those proposals to include in Final Docket XXI. Following a public hearing in January 2022, Council would consider approving the final proposals that would be considered in 2024 as part of the 2024 GMA Comprehensive Plan Update.

### Background

Snohomish County Code Chapter 30.74,<sup>1</sup> “Growth Management Act Public Participation Program Docketing,” is established to provide the framework for persons to propose amendments to the County’s comprehensive plan and development regulations that can be submitted to the County for consideration. Under the docket framework, Snohomish County can consider and adopt non-County initiated “major” proposals every four years and non-County initiated “minor” proposals every two years. “Major” proposals are proposals that would alter boundaries of urban growth areas, add significant population or employment capacity, have significant environmental or capital facilities impacts, or propose significant policy changes. “Minor” proposals are all other types of proposals that do not meet the definition of “major” proposals.

On or before October 30, 2020, Snohomish County’s Department of Planning and Development Services (PDS) received twenty-four, non-county initiated docket proposals. PDS staff has prepared a PowerPoint Presentation within which staff provides a summary and evaluation of each proposal. Staff will present the twenty-four proposals at Planning Committee on 05/04/21. Within the presentation, staff will describe how each proposal conforms to applicable initial review criteria.<sup>2</sup>

Based on reviewing applicable initial review criteria, PDS recommends that three of the proposals be moved forward for further processing; those proposals are: (SW10) CS Real Estate, (SW12) Mietzner, and (SW17 Part 1) Town of Woodway. The County Council may add or remove proposals to be moved on for further staff review as the Council considers approving Motion 21-147. Those proposals that are moved on for further review will be evaluated based on draft 2044 growth targets and the buildable lands report in the fall of 2021. An updated Docket XXI recommendation will be presented to the Council in December 2021. Following a public hearing in January 2022, Council will determine which proposals will be placed on the Final Docket XXI for further review with the 2024 Plan Update.

<sup>1</sup> Link: [ch. 30.74 Growth Management Act Public Participation Program Docketing | Snohomish County Code](#)

<sup>2</sup> Link: <https://snohomish.county.codes/SCC/30.74.030> and <https://snohomish.county.codes/SCC/30.74.040>

## **Current Proposal**

The proposed motion includes a two-page attachment listing twenty-four proposals. The listing is displayed in a table format with the final two column headings as “Place on Final Docket” and “Do Not Process Further.” The two final columns are blank for each proposal. Before the motion can be acted upon, Council would provide direction to staff or offer amendments to a main motion to add an “X” in the appropriate column for each proposal. For example, to approve PDS staff’s recommendation, Council could provide direction to add an “X” under “Place on Final Docket” for SW10, SW12, and SW17 Part 1 and to add an “X” under “Do Not Process Further” for all other proposals.

The proposed motion would approve the proposals that would move forward for further review by PDS staff. After additional review, PDS would make a recommendation on those proposals to Council in December 2021 before Council holds a public hearing in January 2022 to determine whether proposals will be placed on Final Docket XXI for further review with the 2024 Comprehensive Plan Update.

**Handling:** NORMAL.

**Approved-as-to-form:** N/A.

**Risk Management:** APPROVE.

**Executive Recommendation:** APPROVE.

**Request:** Move to GLS on 05/12/21 to consider taking action.



# Docket XXI

## Comprehensive Plan Amendments

### Initial Evaluation

Motion 21-147

Snohomish County Council Planning Committee

May 4, 2021



# Comprehensive Plan Amendment Process

- The Growth Management Act (GMA) allows changes to a comprehensive plan no more frequently than once per year with limited exceptions.
- The GMA also requires a process (the docket) for citizens and non-county agencies to propose amendments to the comprehensive plan.
- Snohomish County adopts county-initiated plan amendments annually.
- Snohomish County docket (non-county initiated) adopted every two or four years depending if minor or major docket cycle.



# Snohomish County Docket Cycles

## Major Dockets

- Include proposals that:
  - Alter UGA boundaries
  - Add significant population or employment capacity
  - Have significant environmental or capital facilities impacts
  - Propose significant policy change
- Final action occurs every four years

## Minor Dockets

- All docket proposals that are not considered major
- Final action within two years if a minor docket cycle
- Final action every four years if part of a major docket cycle



# Snohomish County Initial Docket XXI Process

1

PDS completes initial docket review & recommendations by end of 1<sup>st</sup> quarter 2021

2

PDS briefs County Council on Docket XXI recommendations – May 2021

3

PDS re-reviews docket proposals based on draft 2044 Growth targets/BLR - Fall 2021

4

PDS briefs County Council on updated Docket XXI recommendations - December 2021

5

County Council holds January 2022 public hearing and determines proposals to be placed on Final Docket XXI for further review with 2024 Plan Update



# 2024 GMA Update Project Timeline (Tentative)

#	Project/Task	2021	2022	2023	2024
1	Buildable Lands Report	■			
2	Countywide Planning Policy Update	■			
3	2044 Initial Growth Targets	■			
4	Set the Final Docket	■			
5	Office of Financial Management Issues 2024-2044 Forecast		●		
6	Compliance Review	■	■		
7	Comprehensive Plan Policy Review	■	■		
8	SEPA Review Process		■	■	■
9	Planning Commission Briefings and Hearings			■	
10	County Council Process				■
11	Public Participation	■	■	■	■
12	Urban Core Subarea Plan Element	■	■	■	■

# Snohomish County Docket XXI

**Twenty-four** docket proposals to amend the county's GMA comprehensive plan and implementing zoning and regulations

**Twenty** UGA expansions

**Two** Urban infills

**One** development code amendment

**One** major policy deletion/increase rural population capacity



# District 1 Docket XXI Proposals

- DR1 – Town of Darrington**
- LS1 – City of Lake Stevens**
- LS6 – McLaren**
- MV1 – Natural 9 Holdings**
- MV2 – Northpoint Dev.**
- RURAL1 – Van Dam Farms**
- STAN1 – City of Stanwood**

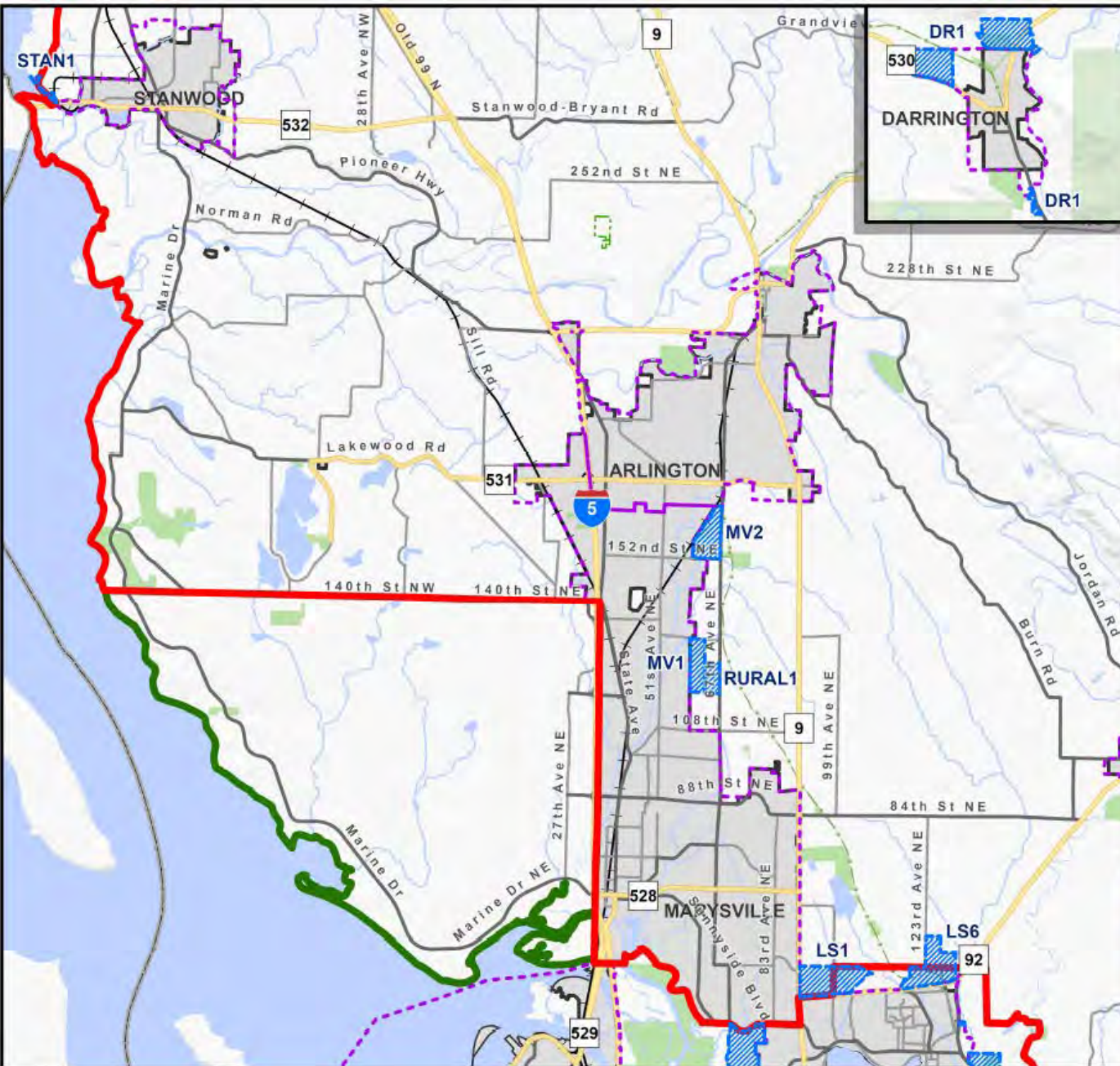
**Docket XXI Proposals**

**Snohomish County Council District 1**

- Docket XXI Proposals
- County Council District 1
- Urban Growth Area
- City Boundary
- Tulalip Indian Reservation
- Stillaguamish Indian Reservation
- County Park
- Waterbodies
- Watercourses
- Major Roads
- Streets

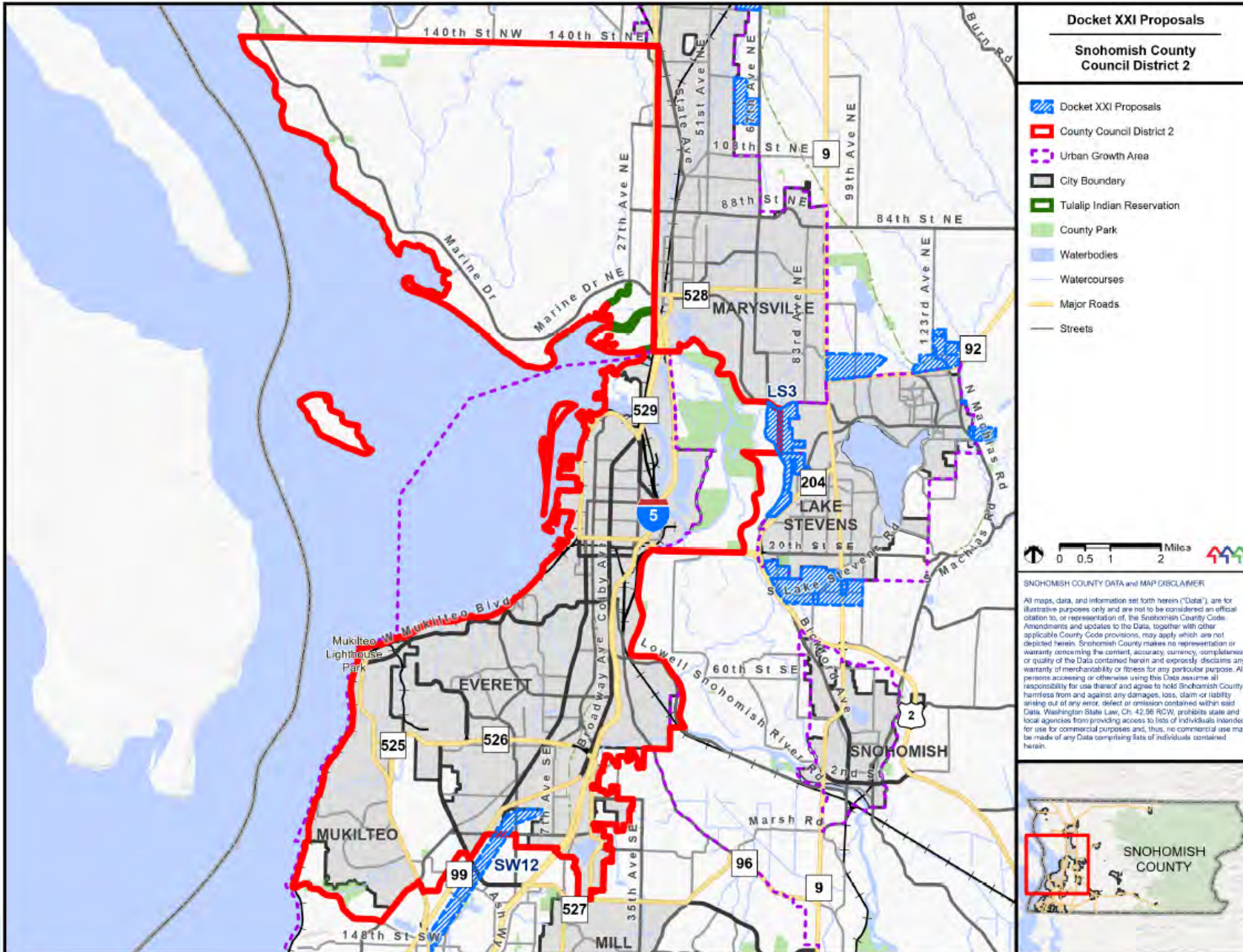
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# District 2 Docket XXI Proposals

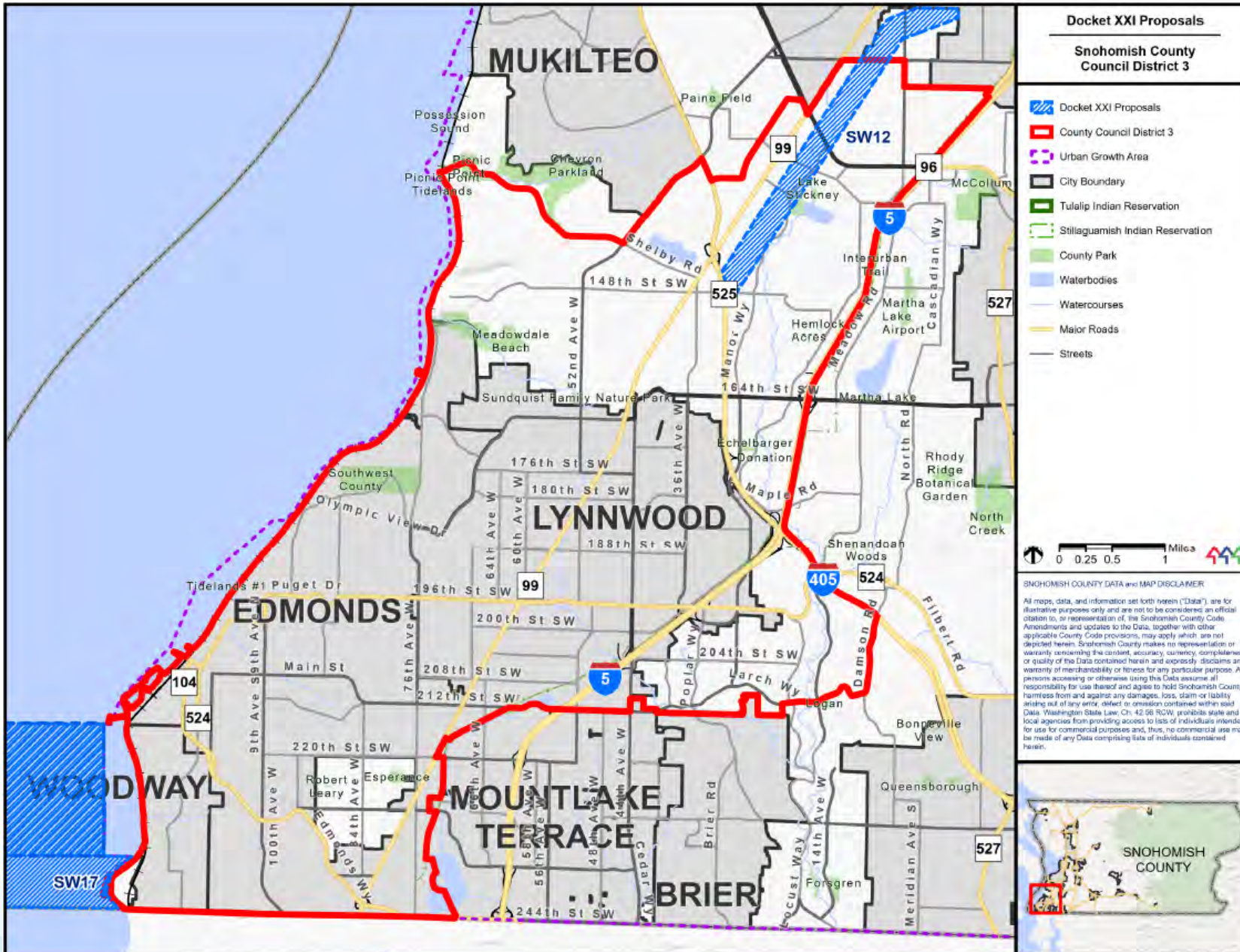
**LS3 – City of Lake Stevens**  
**SW12 – Mietzner**



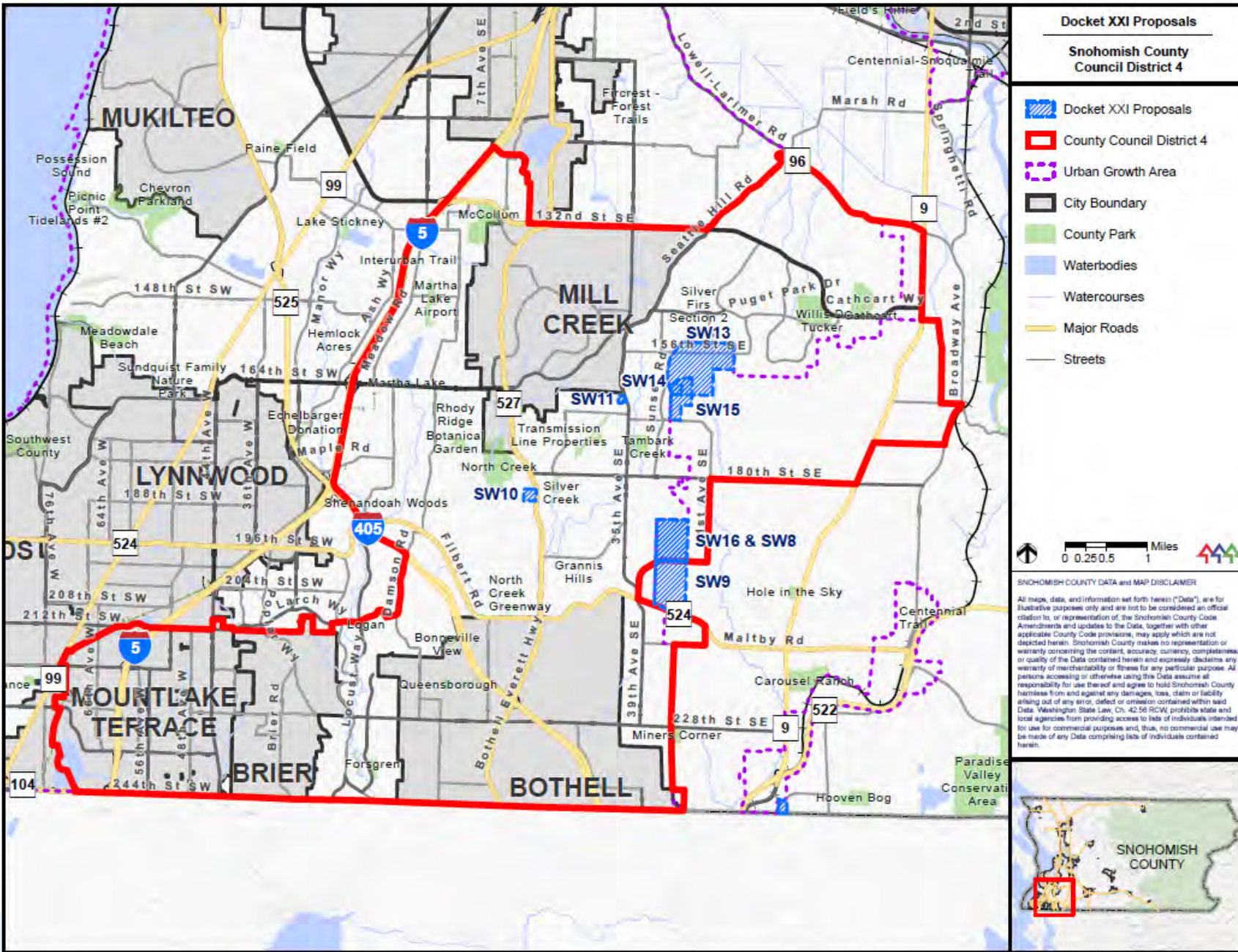


# District 3 Docket XXI Proposals

**SW12 – Mietzner**  
**SW17 – Town of Woodway**



# District 4 Docket XXI Proposals



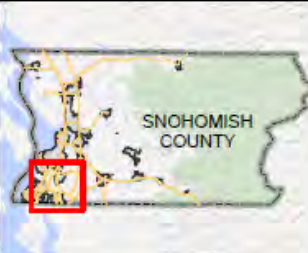
## Docket XXI Proposals Snohomish County Council District 4

- Docket XXI Proposals
- County Council District 4
- Urban Growth Area
- City Boundary
- County Park
- Waterbodies
- Watercourses
- Major Roads
- Streets



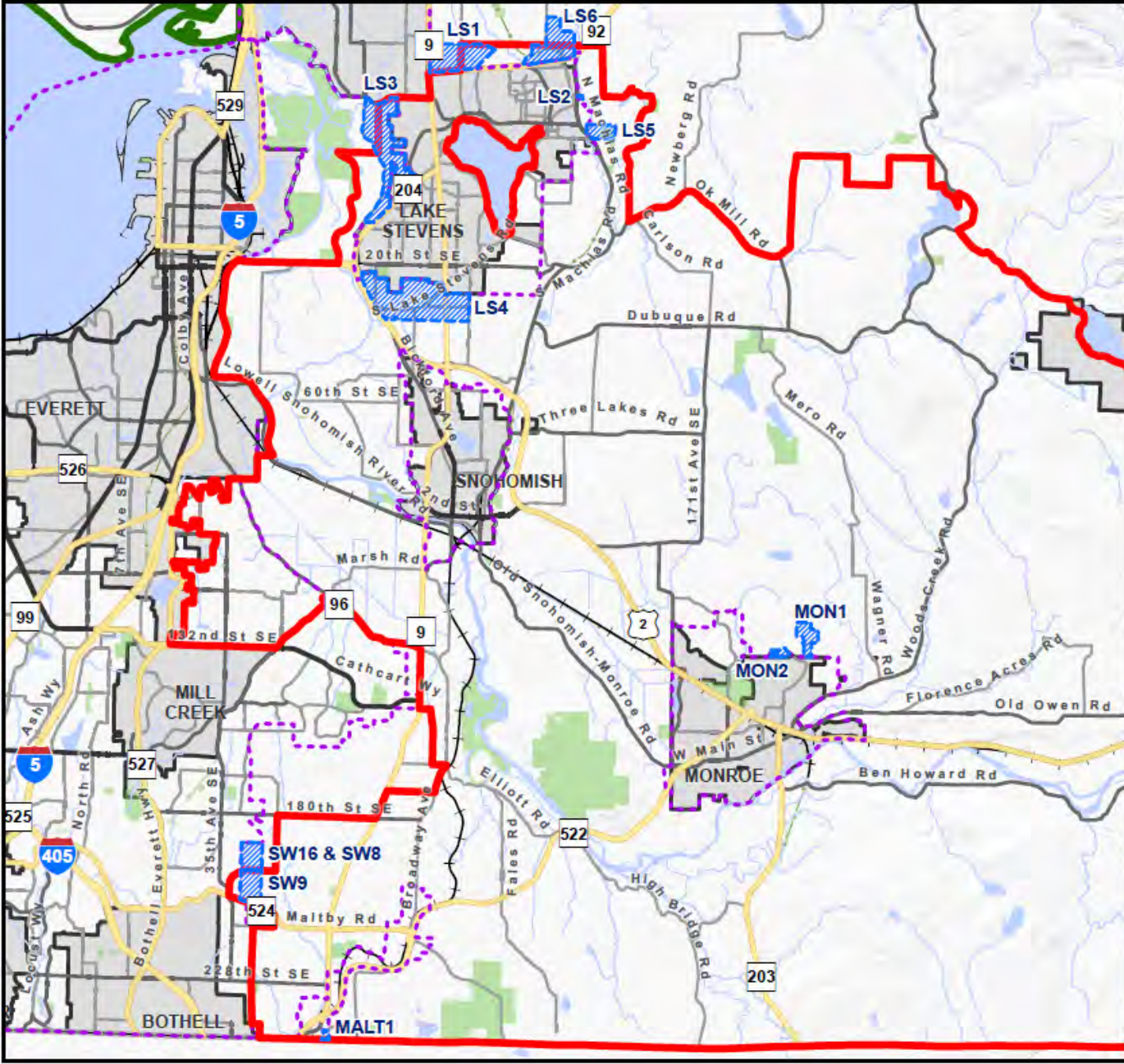
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- SW8 - Austin**
- SW10 – CS Real Estate**
- SW11 – McNeal**
- SW13 – Morrier**
- SW14 – Petrie**
- SW15 – RNK Investments**
- SW16 – Village Life**

# District 5 Docket XXI Proposals



**Docket XXI Proposals**  
Snohomish County Council District 5

- Docket XXI Proposals
- County Council District 5
- Urban Growth Area
- City Boundary
- County Park
- Waterbodies
- Watercourses
- Major Roads
- Streets

0 0.5 1 2 Miles

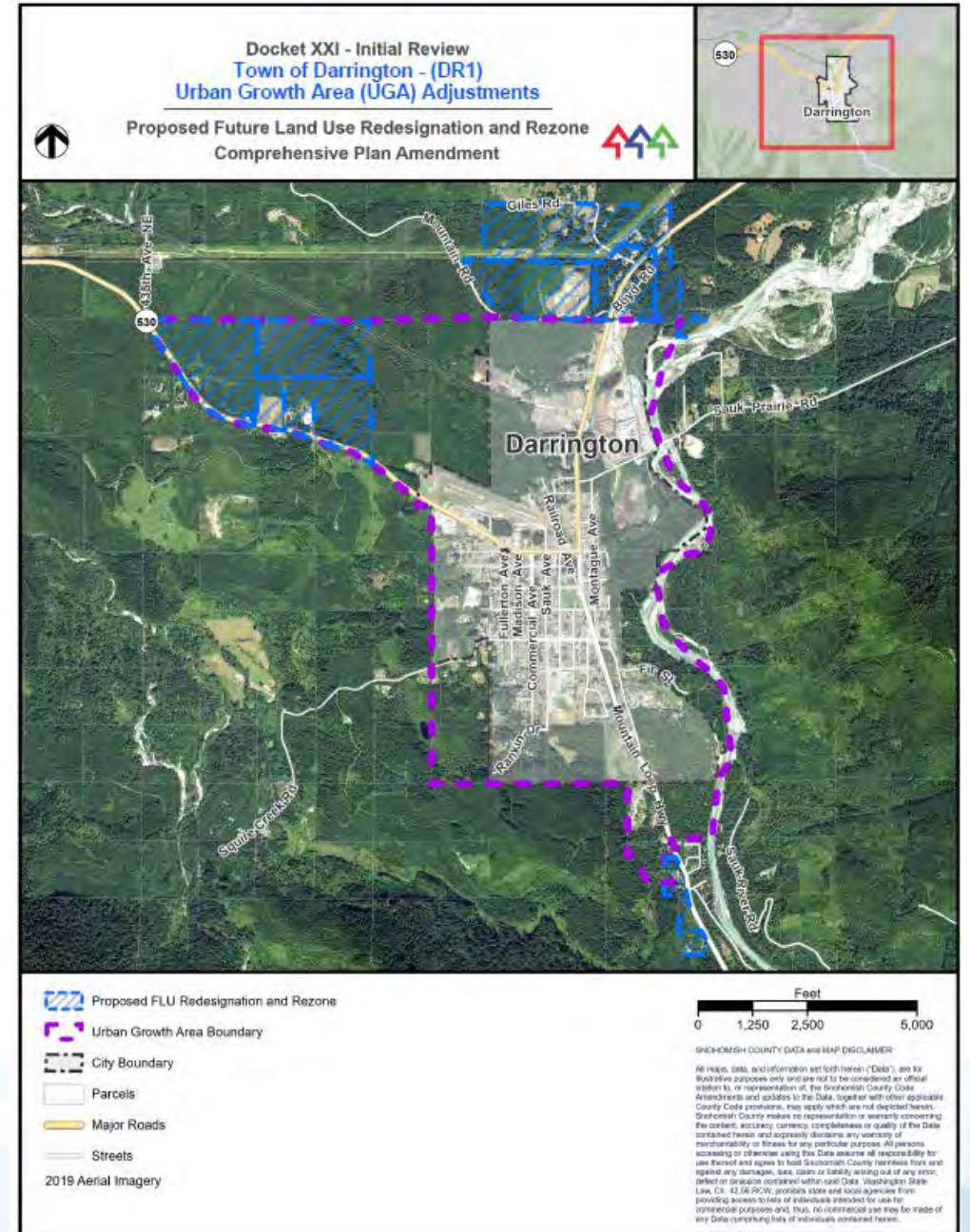
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- LS1 – City of Lake Stevens**
- LS2 – City of Lake Stevens**
- LS3 – City of Lake Stevens**
- LS4 – City of Lake Stevens**
- LS5 – Gustafson**
- LS6 – McLaren**
- MALT1 – Vangemert**
- MON1 – Edelbrock**
- MON2 – Davis/Johnson**
- SW9 - Crooks**

# Town of Darrington (DR1)

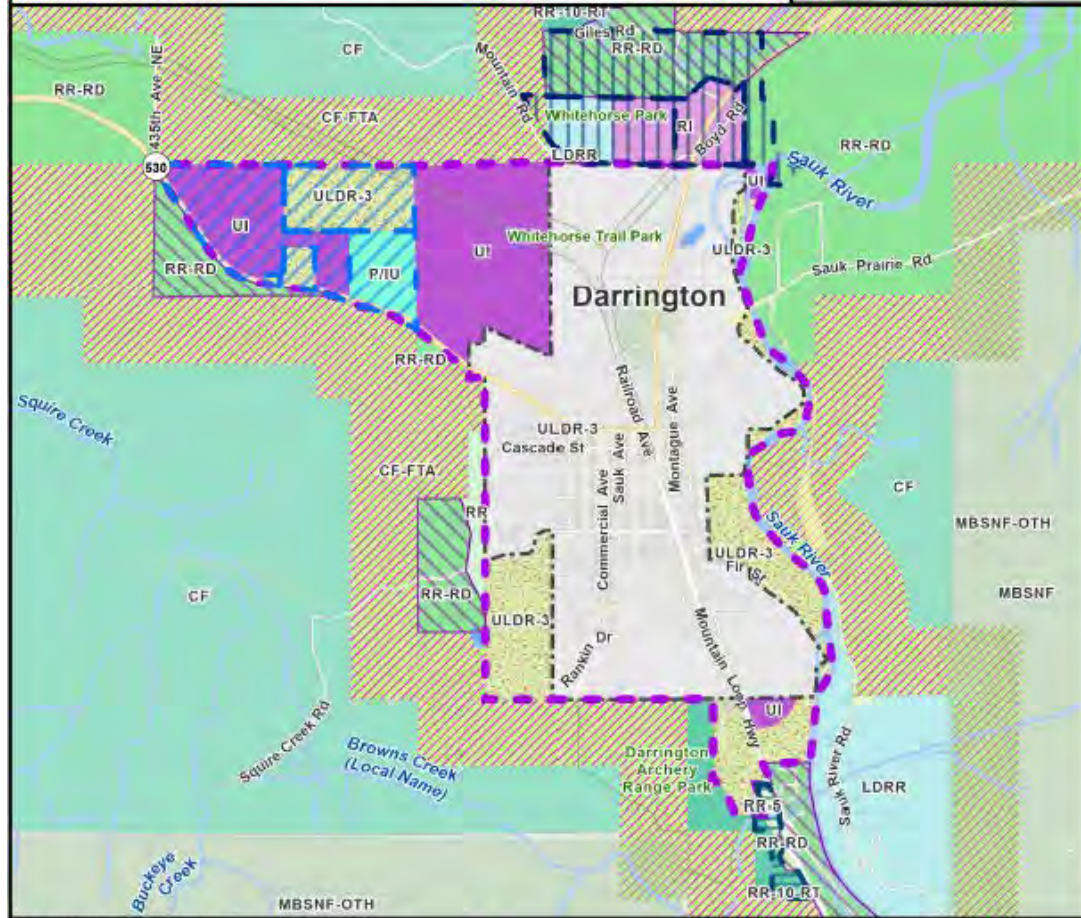
## Docket Proposal

- Proposed Darrington UGA adjustment.
- Remove 262 acres (ULDR-3/UI/PIU) from NW portion of the UGA.
- Add 272 acres (ULDR3/UI/PIU) to the NE UGA boundary.
- Add 20 acres (ULDR3) to the SE UGA boundary.



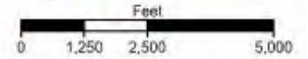
Docket XXI - Initial Review  
Town of Darrington - (DR1)  
Urban Growth Area (UGA) Adjustments

Proposed Future Land Use (FLU) Map  
Comprehensive Plan Amendment



- Proposed FLU Map Amendment**
- Proposed DR1 UGA Removal
  - Proposed DR1 UGA Addition 1
  - Proposed DR1 UGA Addition 2
- Future Land Use**
- CF: Commercial Forest
  - CF-FTA: Commercial Forest - Forest Transition Area
  - LDRR: Low Density Rural Residential (1 DU/20 Acres)
  - MBSNF: Mount Baker-Snoqualmie National Forest Administered Lands
  - P/IU: Public/Institutional Use
  - RI: Rural Industrial
  - RR: Rural Residential (1 DU/5 Acres, Basic)
  - RR-RD: Rural Residential - RD (1 DU/5 Acres)
  - RR-10-RT: Rural Residential-10 Resource Transition (1 DU/10 Acres)
  - RR-5: Rural Residential-5 (1 DU/5 Acres)
  - UI: Urban Industrial
  - ULDR-3: Urban Low Density Residential (3 DU/Acre)
  - RUTA: Rural Urban Transition Area (RUTA)

- Urban Growth Area Boundary
- City Boundary
- Road Right of Way
- Parcels
- Waterbodies
- Watercourses
- Major Roads
- Streets



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Snohomish County

# Town of Darrington (DR1)

## Key PDS Evaluation Findings

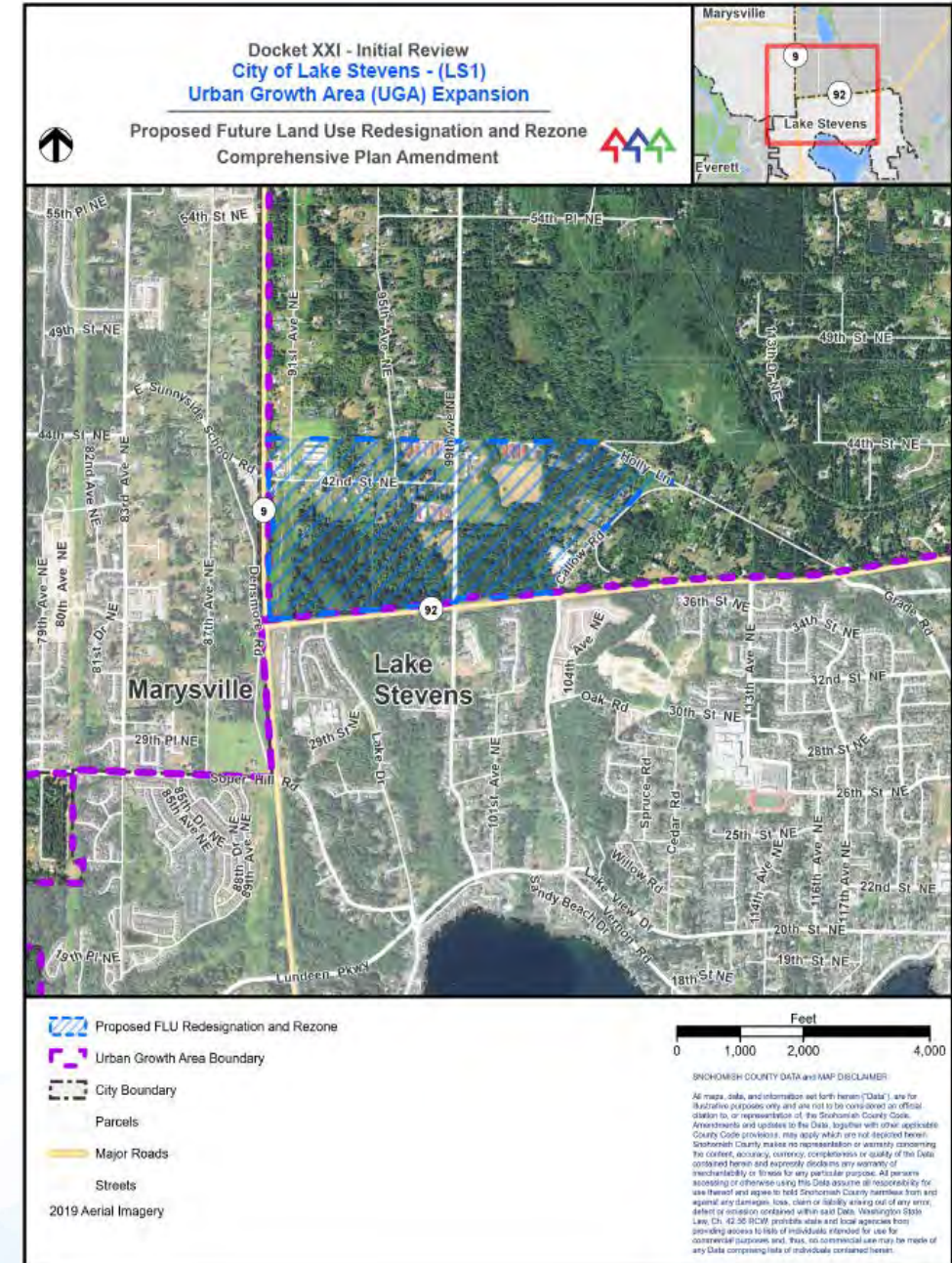
- DR1 is inconsistent with the GMA, MPPs and CPPs
- The DR1 proposal is not a UGA adjustment and would increase the Darrington UGA population by 399.
- Only 7.6% of additional Darrington UGA population capacity has been used since 2015 and has not reached the CPP 50% threshold.
- Darrington is not a High-Capacity Transit Community and the proposal is not consistent with the Regional Growth Strategy to avoid adding capacity to areas not served by HCT.



# City of Lake Stevens (LS1)

## Docket Proposal

- Proposed Lake Stevens UGA expansion.
- Add 296 acres to the north UGA boundary and redesignate to Urban Industrial.
- The LS1 site contains significant Critical Areas including Stevens Creek and a 40 acre inventoried wetland.
- The site is accessed by two state highways (SR 92 and SR 9), 99<sup>th</sup> Ave NE, and 42<sup>nd</sup> St NE.
- The LS1 site is not served by sewer and is not located within the adjacent Lake Stevens Sewer District.







# City of Lake Stevens (LS1)

## Key PDS Evaluation Findings

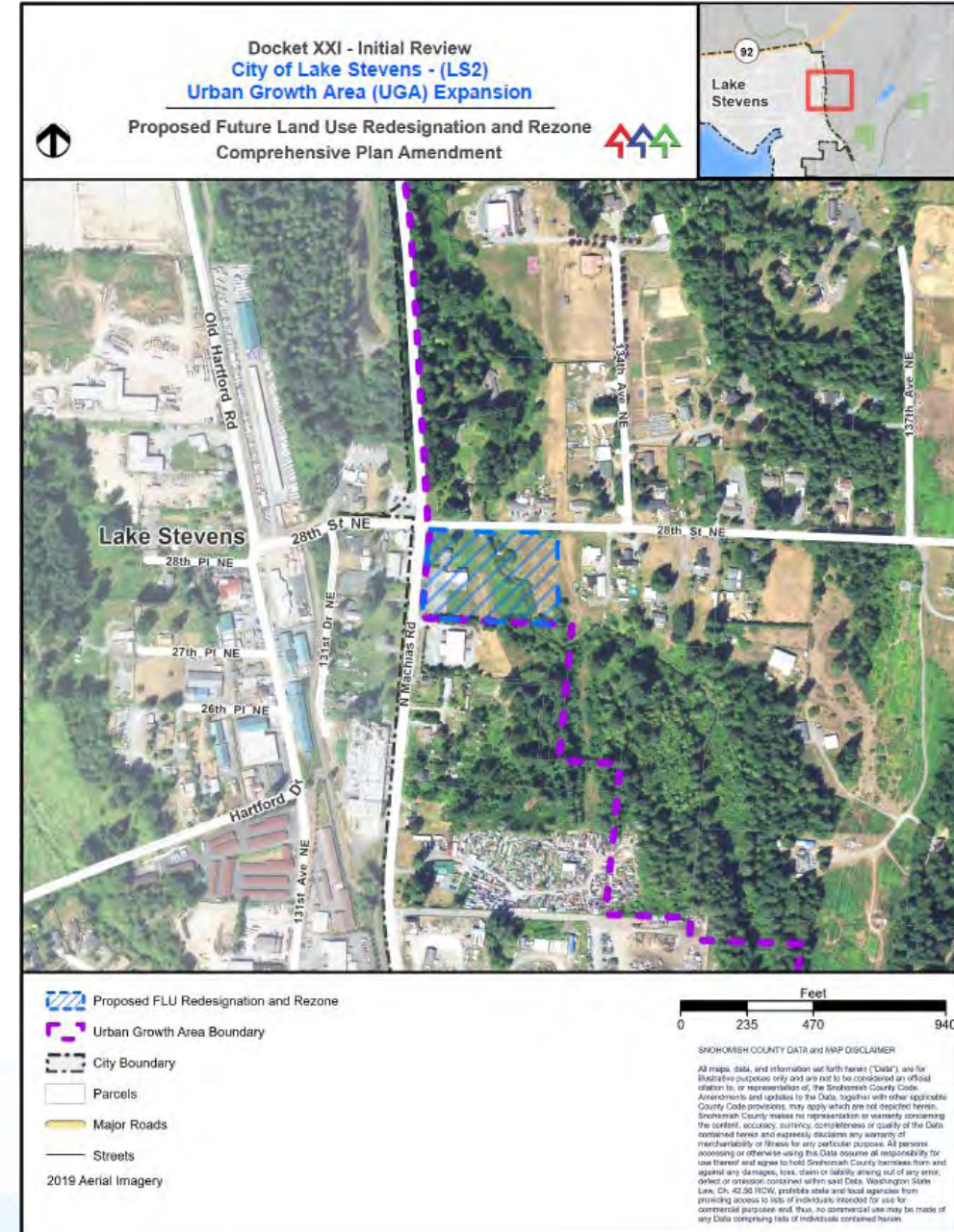
- LS1 is inconsistent with the GMA, MPPs and CPPs.
- LS1 has not demonstrated that urban transportation improvements are available or programmed to serve the proposal site as required by the GMA.
- LS1 contributes additional traffic impacts to SR 9, SR 92, SR 204 and the US 2 Trestle which are at overcapacity. Rural two-lane roads that access the site were not designed to accommodate urban traffic that would be generated by LS1
- Only 29.5% of additional UGA employment capacity has been used since 2015 and has not reached the CPP 50% threshold.
- Lake Stevens is not a High-Capacity Transit Community and the proposal is not consistent with the Regional Growth Strategy to avoid adding capacity to areas not served by HCT.



# City of Lake Stevens (LS2)

## Docket Proposal

- Proposed Lake Stevens UGA expansion.
- Add 3.42 acres to the east UGA boundary and redesignate to Urban Industrial.
- Critical Areas on the site include Little Pilchuck Creek, a salmon-bearing stream and shoreline of statewide significance, and associated wetlands.
- Site is accessed by North Machias Road and 28<sup>th</sup> St. NE. Site is not served by sewer and is no located within the nearby Lake Stevens Sewer District.





# City of Lake Stevens (LS2)

## Key PDS Evaluation Findings

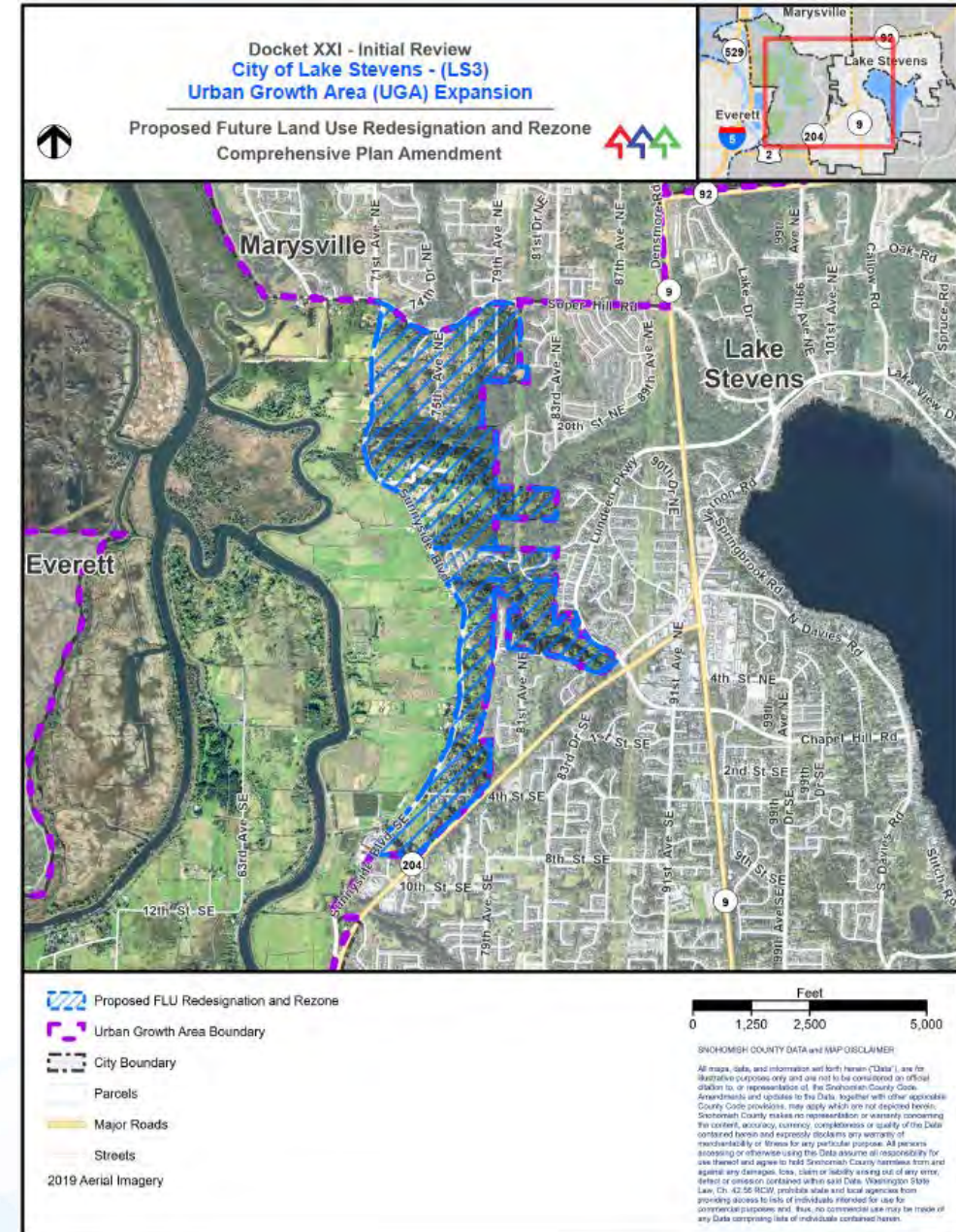
- LS2 is inconsistent with the GMA, MPPs and CPPs.
- LS2 has not demonstrated that urban transportation improvements are available or programmed to serve the proposal site as required by the GMA.
- LS2 contributes to traffic impacts on SR 9, SR 92, SR 204 and the US 2 Trestle which are at overcapacity. North Machias Road was not designed to accommodate urban traffic that would be generated by LS2.
- Only 29.5% of additional UGA employment capacity has been used since 2015 and has not reached the CPP 50% threshold.
- Lake Stevens is not a High-Capacity Transit Community and the proposal is not consistent with the Regional Growth Strategy to avoid adding capacity to areas not served by HCT.



# City of Lake Stevens (LS3)

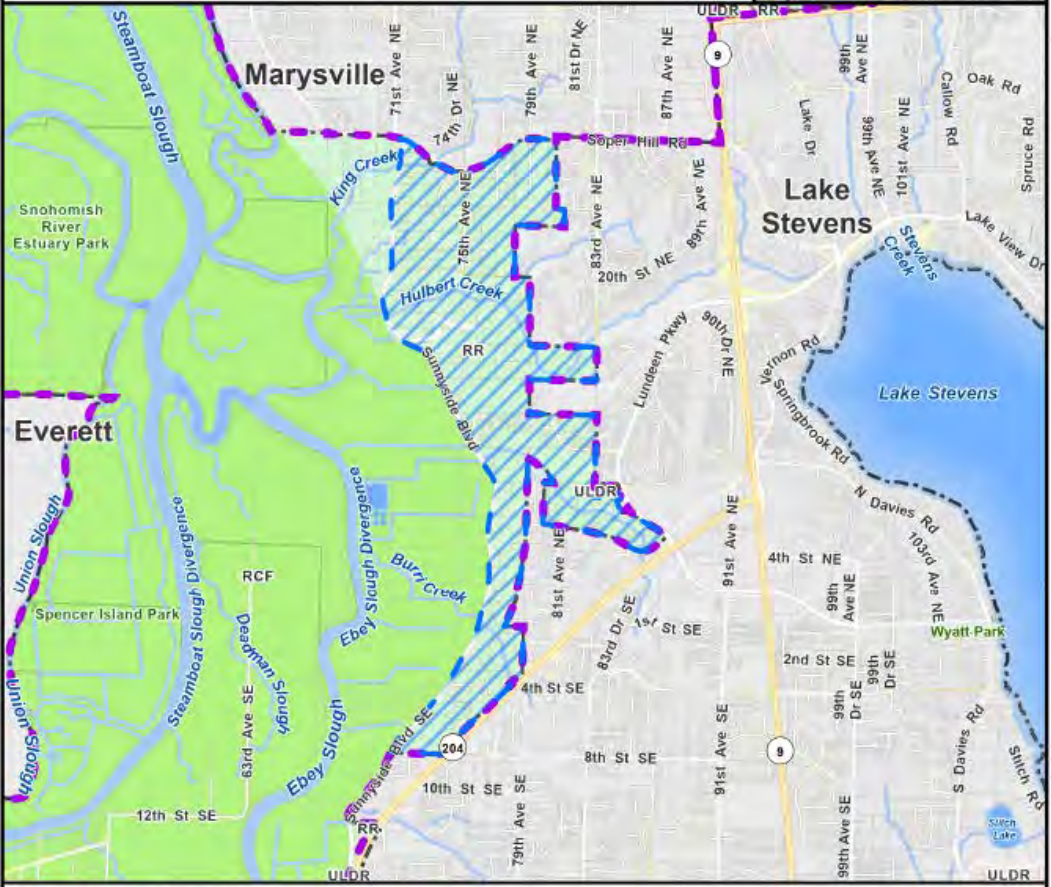
## Docket Proposal

- Proposed Lake Stevens UGA expansion.
- Add 516 acres to the west UGA boundary and redesignate to Urban Low Density Residential.
- Critical Areas on the site include steep slopes, several fish-bearing streams and associated wetlands.
- Primary access is by Sunnyside Blvd, Soper Hill Road and Vernon Road.
- The majority of the site is not served by sewer and not located within the nearby Lake Stevens Sewer District
  - The exception is the grandfathered Valtera View Estates subdivision which has district sewer service.



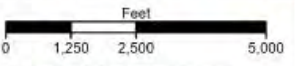
Docket XXI - Initial Review  
 City of Lake Stevens - (LS3)  
 Urban Growth Area (UGA) Expansion

Proposed Future Land Use (FLU) Map  
 Comprehensive Plan Amendment



- Proposed FLU Map Amendment**
- Proposed LS3 UGA Expansion: Redesignate from RR to Urban Low Density Residential
- Future Land Use**
- RCF: Riverway Commercial Farmland
  - RR: Rural Residential (1 DU/5 Acres Basic)
  - ULDR: Urban Low Density Residential (4 - 6 DU/Acre)
  - Rural Urban Transition Area (RUTA)

- Urban Growth Area Boundary
- City Boundary
- Road Right of Way
- Parcels
- Waterbodies
- Watercourses
- Major Roads
- Streets



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Snohomish County

# City of Lake Stevens (LS3)

## Key PDS Evaluation Findings

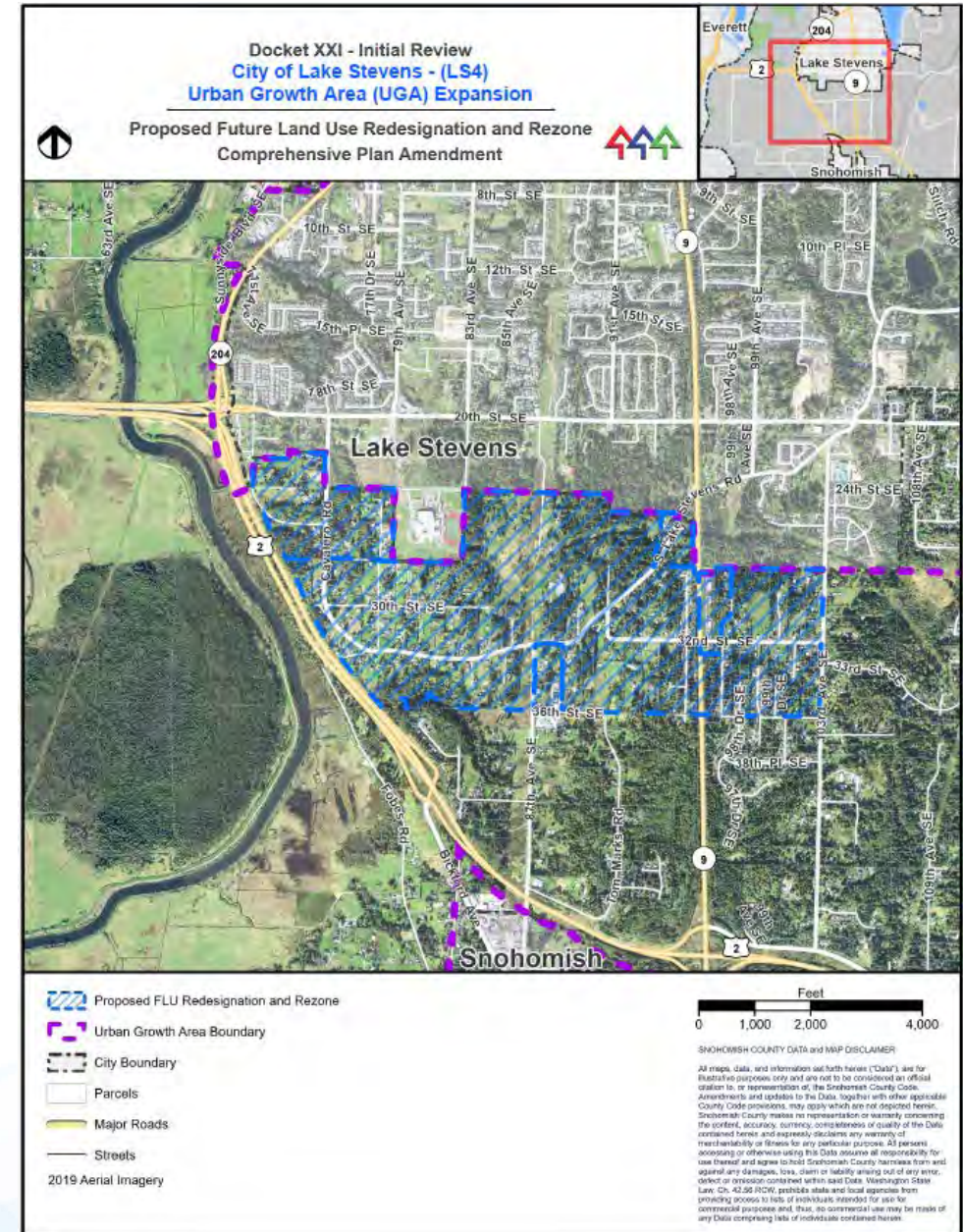
- LS3 is inconsistent with the GMA, MPPs and CPPs.
- LS3 proposal has not demonstrated that urban transportation improvements are available or programmed to serve the proposal site as required by the GMA.
- LS3 contributes to traffic impacts on SR 9, SR 92, SR 204 and the US 2 Trestle which are at overcapacity. Rural roads that access the site were not designed to accommodate urban traffic that would be generated by LS3 including Sunnyside Blvd.
- Only 32.4% of additional UGA population capacity has been used since 2015 and has not reached the CPP 50% threshold.
- Lake Stevens is not a High-Capacity Transit Community and the proposal is not consistent with the Regional Growth Strategy to avoid adding capacity to areas not served by HCT.



# City of Lake Stevens (LS4)

## Docket Proposal

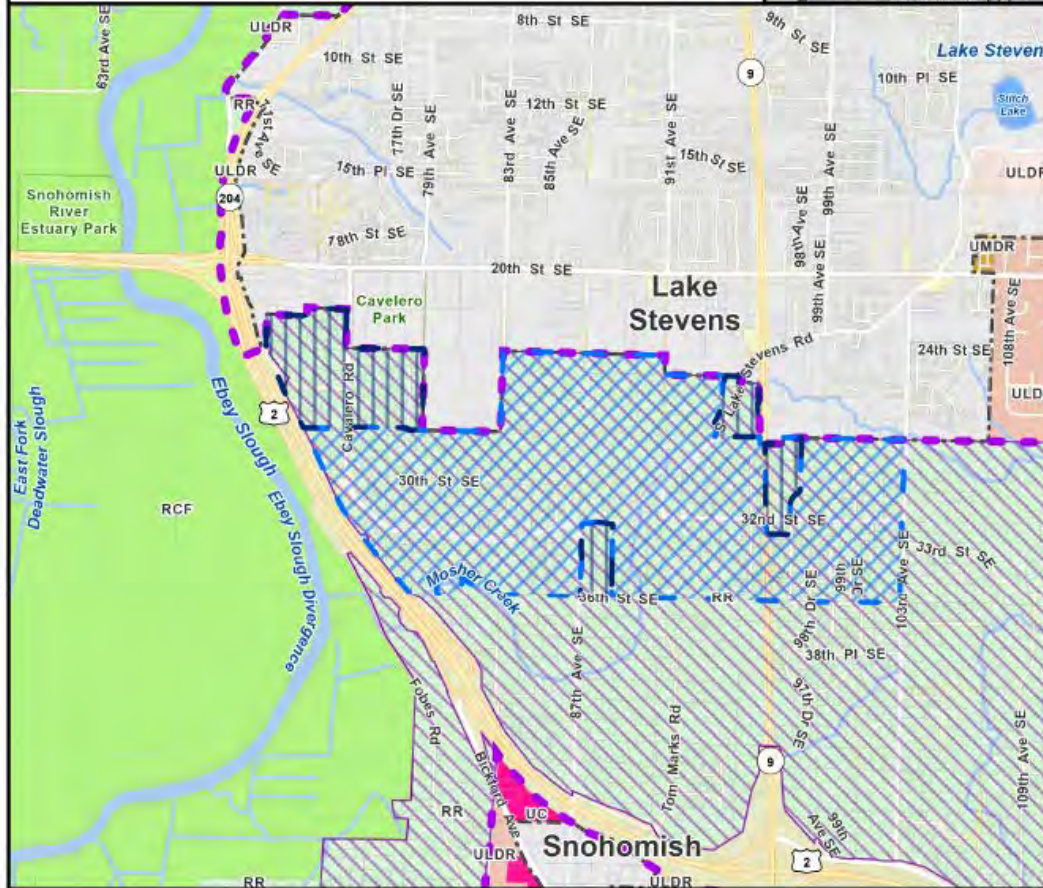
- Proposed Lake Stevens UGA expansion.
- Add 683 acres to the south UGA boundary and redesignate to Urban Low Density Residential and Urban Commercial.
- Critical Areas on the site include one fish-bearing stream, several wetlands, and small areas of steep slopes.
- Primary access includes Cavalero Rd., South Lake Stevens Rd., and State Route 9.
- The site is not served by sewer and not located within the Lake Stevens Sewer District.





Docket XXI - Initial Review  
 City of Lake Stevens - (LS4)  
 Urban Growth Area (UGA) Expansion

Proposed Future Land Use (FLU) Map  
 Comprehensive Plan Amendment



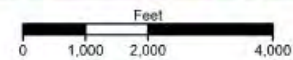
Proposed FLU Map Amendment

- Proposed LS4 UGA Expansion: Redesignate from RR and RUTA to Urban Low Density Residential
- Proposed LS4 UGA Expansion: Redesignate from RR and RUTA to Urban Commercial

Future Land Use

- RCF: Riverway Commercial Farmland
- RR: Rural Residential (1 DU/5 Acres Basic)
- UC: Urban Commercial
- ULDR: Urban Low Density Residential (4 - 6 DU/Acre)
- UMDR: Urban Medium Density Residential
- Rural Urban Transition Area (RUTA)

- Urban Growth Area Boundary
- City Boundary
- Road Right of Way
- Parcels
- Waterbodies
- Watercourses
- Major Roads
- Streets



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Snohomish County

# City of Lake Stevens (LS4)

## Key PDS Evaluation Findings

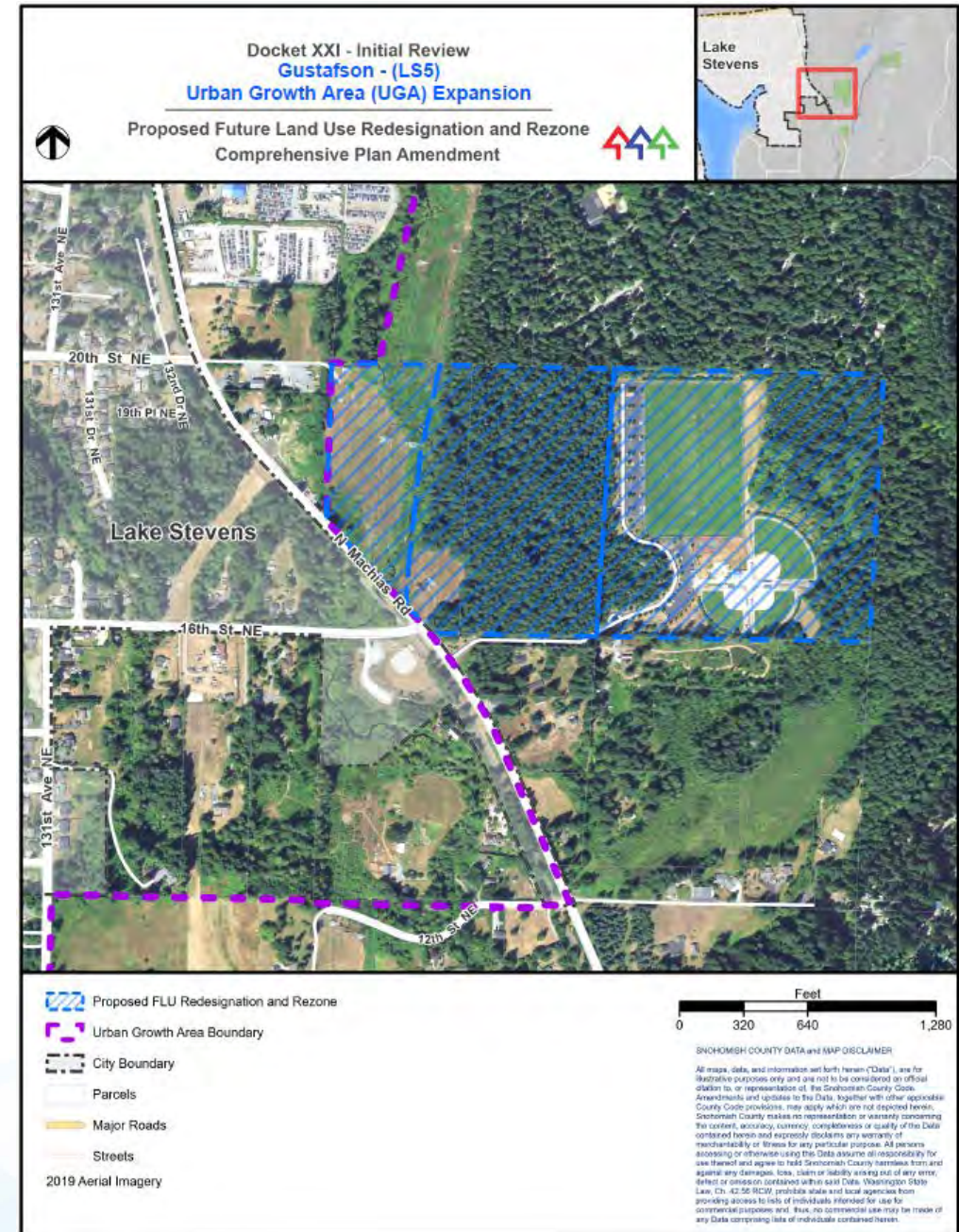
- LS4 is inconsistent with the GMA, MPPs and CPPs.
- LS4 has not demonstrated that urban transportation improvements are available or programmed to serve the proposal site as required by the GMA.
- LS4 contributes to traffic impacts on SR 9 and the US 2 Trestle which are at overcapacity. Impacted county rural roads were not designed to accommodate urban traffic that would be generated by the LS4 proposal.
- Only 32.4% of additional UGA population capacity and 29.5% of additional employment capacity have been used since 2015 and have not reached the CPP 50% thresholds.
- Lake Stevens is not a High-Capacity Transit Community and the proposal is not consistent with the Regional Growth Strategy to avoid adding capacity to areas not served by HCT.



# City of Lake Stevens (LS5)

## Docket Proposal

- Proposed Lake Stevens UGA expansion.
- Add 81 acres to the east UGA boundary and redesignate to Urban Industrial, Urban Medium Density Residential and Public/Institutional Use.
- Critical Areas on the site include Little Pilchuck Creek, classified as a shoreline of statewide significance and a salmon-bearing stream, and several wetlands.
- Primary access is provided by North Machias Road and 20<sup>th</sup> Street NE. Non-motorized access provided by the Centennial Trail located west of the site.
- The site is not served by sewer and not located within the Lake Stevens Sewer District.






Docket XXI - Initial Review  
Gustafson - (LS5)  
Urban Growth Area (UGA) Expansion

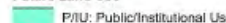
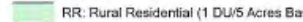
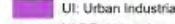
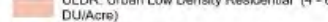

Proposed Future Land Use (FLU) Map  
Comprehensive Plan Amendment



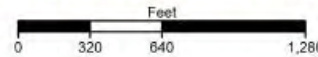
**Proposed FLU Map Amendment**

-  Proposed L55 UGA Expansion: Redesignate from RR and RUTA to Urban Industrial
-  Proposed L55 UGA Expansion: Redesignate from RR and RUTA to Urban Medium Density Residential
-  Proposed L55 UGA Expansion: Redesignate from RR and RUTA to Public/Institutional Use

**Future Land Use**

-  P/IU: Public/Institutional Use
-  RR: Rural Residential (1 DU/5 Acres Basic)
-  UI: Urban Industrial
-  ULDR: Urban Low Density Residential (4 - 6 DU/Acre)
-  Rural Urban Transition Area (RUTA)

-  Urban Growth Area Boundary
-  City Boundary
-  Road Right of Way
-  Parcels
-  Waterbodies
-  Watercourses
-  Major Roads
-  Streets



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**Snohomish County**

# City of Lake Stevens (LS5)

## Key PDS Evaluation Findings

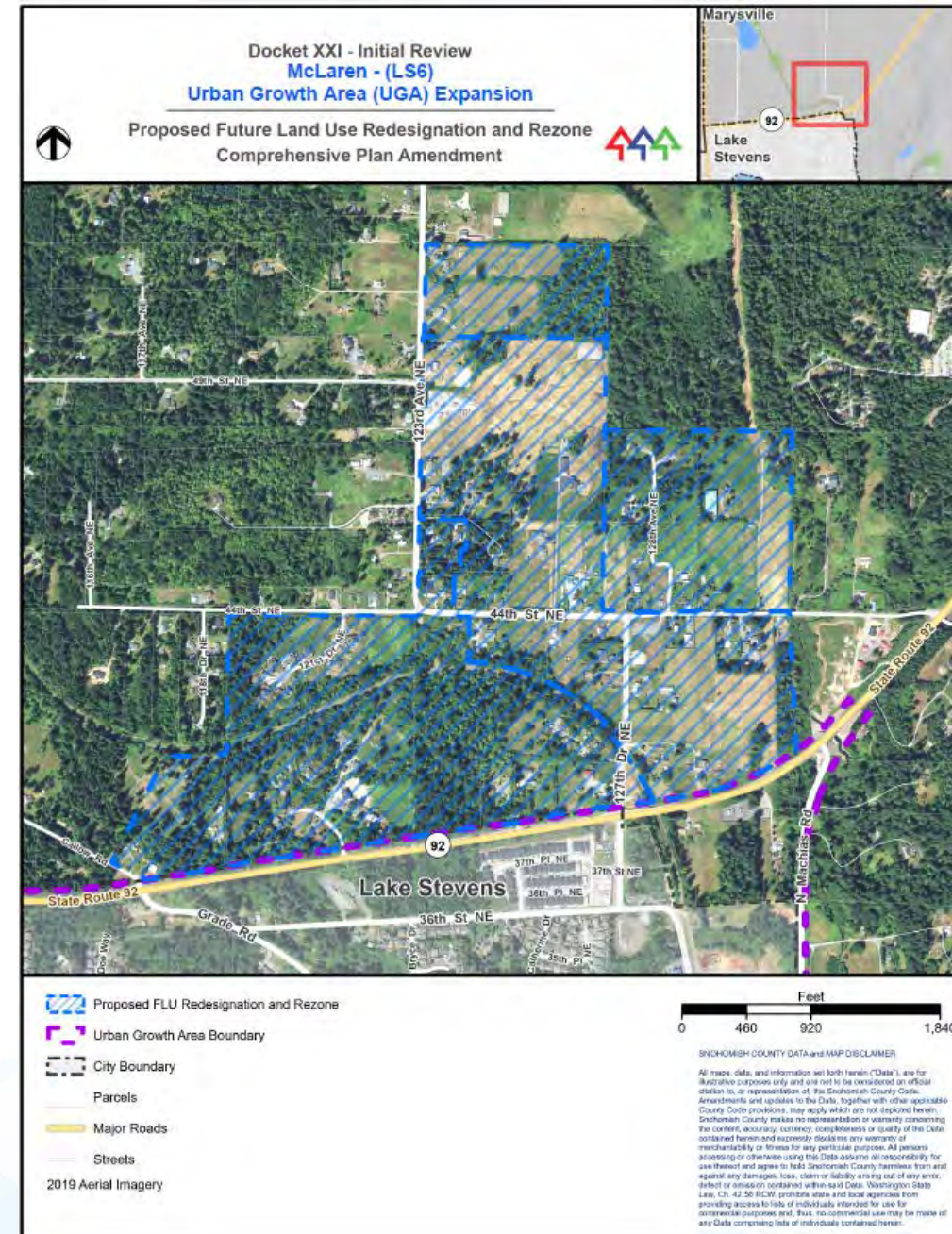
- LS5 is inconsistent with the GMA, MPPs and CPPs.
- LS5 has not demonstrated that urban transportation improvements are available or programmed to serve the proposal site as required by the GMA.
- LS5 contributes to traffic impacts on SR 9, SR 92, SR 204 and the US 2 Trestle which are at overcapacity. North Machias Road was not designed to accommodate urban traffic that would be generated by LS5.
- Only 32.4% of additional UGA population capacity and 29.5% of additional employment capacity has been used since 2015 and have not reached the CPP 50% thresholds.
- Lake Stevens is not a High-Capacity Transit Community and the proposal is not consistent with the Regional Growth Strategy to avoid adding capacity to areas not served by HCT.



# City of Lake Stevens (LS6)

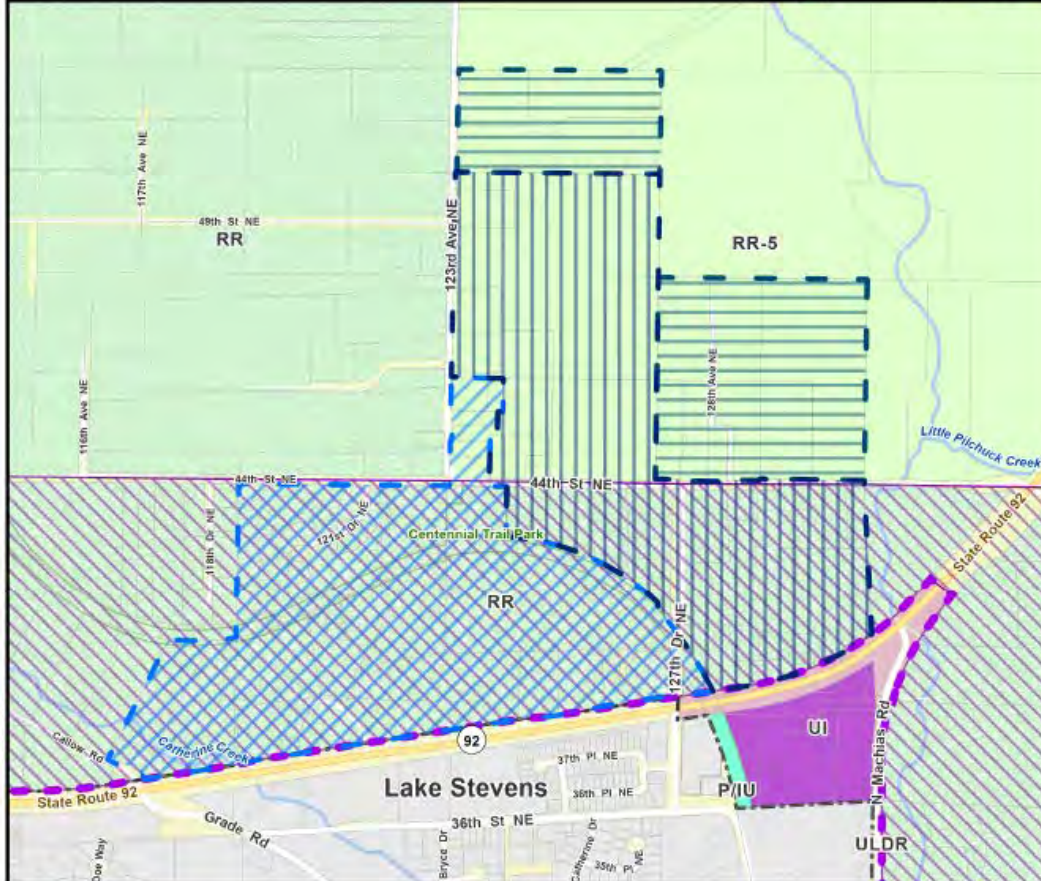
## Docket Proposal

- Proposed Lake Stevens UGA expansion.
- Add 287 acres to the north UGA boundary and redesignate to Urban Medium Density Residential and Urban Commercial.
- Critical Areas on the site include Catherine Creek, a fish-bearing stream, and several significant wetlands. Little Pilchuck Creek, classified as a shoreline of statewide significance and a salmon-bearing stream, flows parallel to the east boundary of the proposal site.
- Primary access to LS6 is provided by SR 9, SR92, 44 St. NE and 123<sup>rd</sup> Ave. NE. The Centennial Trail bisects the middle of the proposal site.
- The site is not served by sewer and is not located within the Lake Stevens Sewer District.



Docket XXI - Initial Review  
McLaren - (LS6)  
Urban Growth Area (UGA) Expansion

Proposed Future Land Use (FLU) Map  
Comprehensive Plan Amendment



**Proposed FLU Map Amendment**

Proposed LS6 UGA Expansion: Redesignate from RR, RR-5, and RUTA to Urban Commercial

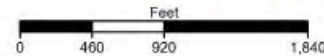
Proposed LS6 UGA Expansion: Redesignate from RR, RR-5, and RUTA to Urban Medium Density Residential

Proposed LS6 UGA Expansion: Redesignate from RR-5 to Urban Low Density Residential

**Future Land Use**

- P/IU: Public Institutional Use
- RR: Rural Residential (1 DU/5 Acres Basic)
- RR-5: Rural Residential-5 (1 DU/5 Acres)
- UI: Urban Industrial
- ULDR: Urban Low Density Residential (4 - 6 DU/Acre)
- Rural Urban Transition Area (RUTA)

- Urban Growth Area Boundary
- City Boundary
- Road Right of Way
- Parcels
- Waterbodies
- Watercourses
- Major Roads
- Streets



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# City of Lake Stevens (LS6)

## Key PDS Evaluation Findings

- LS6 is inconsistent with the GMA, MPPs and CPPs.
- LS6 has not demonstrated that urban transportation improvements are available or programmed to serve the proposal site as required by the GMA.
- LS6 will contribute to over capacity conditions on SR 9, SR 92, SR 204 and the US 2 Trestle. The rural two-lane roads that serve the site were not designed to accommodate urban traffic that would be generated by LS6.
- Only 32.4% of additional UGA population capacity and 29.5% of additional employment capacity has been used since 2015 and have not reached the CPP 50% thresholds.
- Lake Stevens is not a High-Capacity Transit Community and the proposal is not consistent with the Regional Growth Strategy to avoid adding capacity to areas not served by HCT.

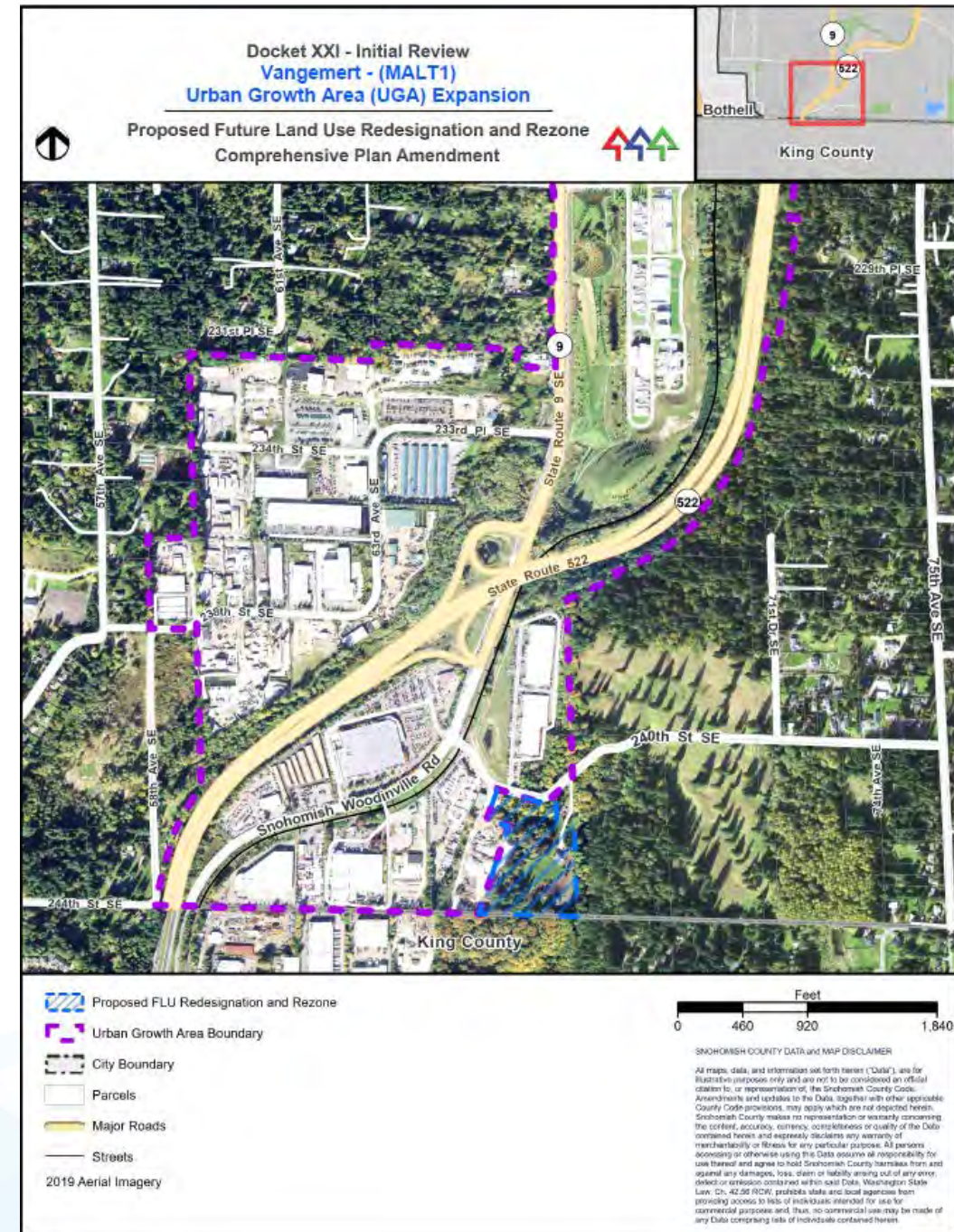




# John Vangemert (MALT1)

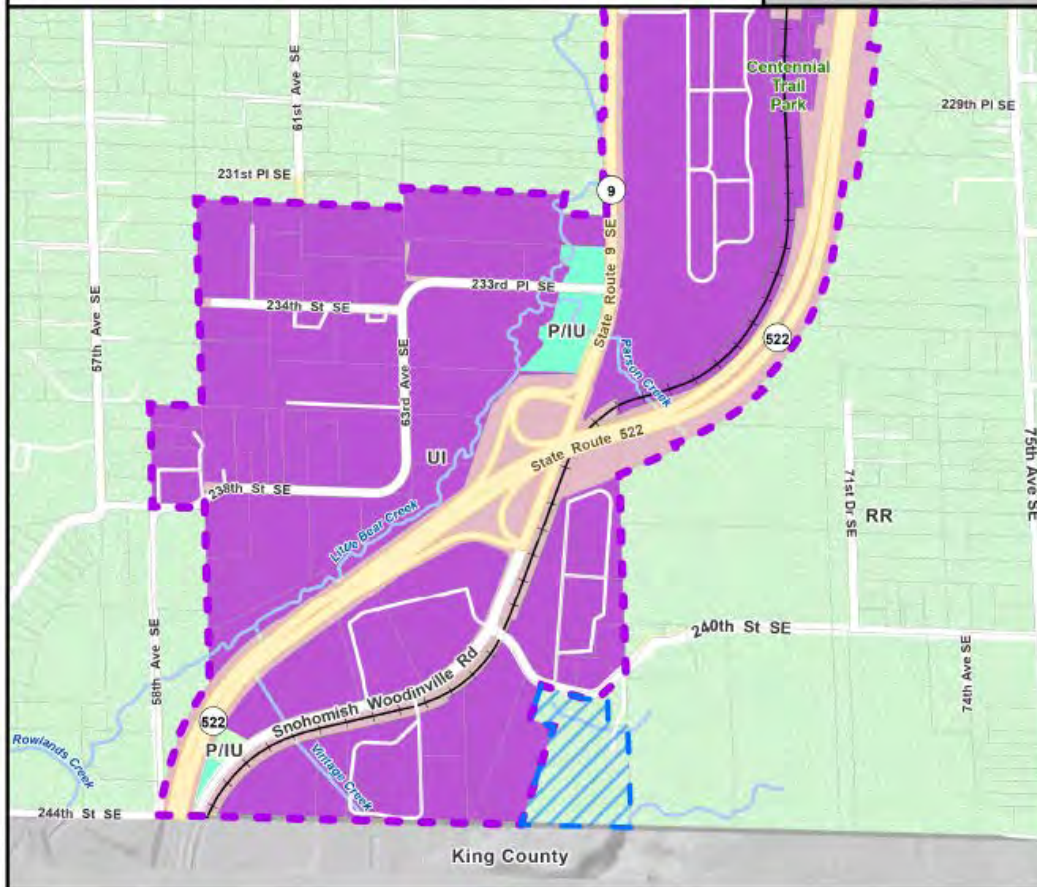
## Docket Proposal

- Proposed Maltby UGA expansion.
- Add 11.75 acres to the southeast UGA boundary and redesignate to Urban Industrial.
- Critical Areas on the site include steep slopes greater than 33% and a non-fish habitat stream.
- A designated open space tract owned by the City of Woodinville is directly south of the site. Northshore School district property is located east of the site on the old Wellington Hills golf course.
- Public road access to the site is provided by 240<sup>th</sup> St. SE, a rural minor collector. The site is within one-half mile of Snohomish-Woodinville Road.
- The site is outside of and adjacent to sewer service provided by the Cross Valley Water District.



Docket XXI - Initial Review  
 Vangemert - (MALT1)  
 Urban Growth Area (UGA) Expansion

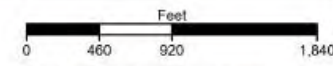
Proposed Future Land Use (FLU) Map  
 Comprehensive Plan Amendment



**Proposed FLU Map Amendment**  
 Proposed MALT1 UGA Expansion: Redesignate from RR to Urban Industrial

**Future Land Use**  
 P/IU: Public/Institutional Use  
 RR: Rural Residential (1 DU/5 Acres Basic)  
 UI: Urban Industrial

- Urban Growth Area Boundary
- City Boundary
- Road Right of Way
- Parcels
- Waterbodies
- Watercourses
- Major Roads
- Streets



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# John Vangemert (MALT1)

## Key PDS Evaluation Findings

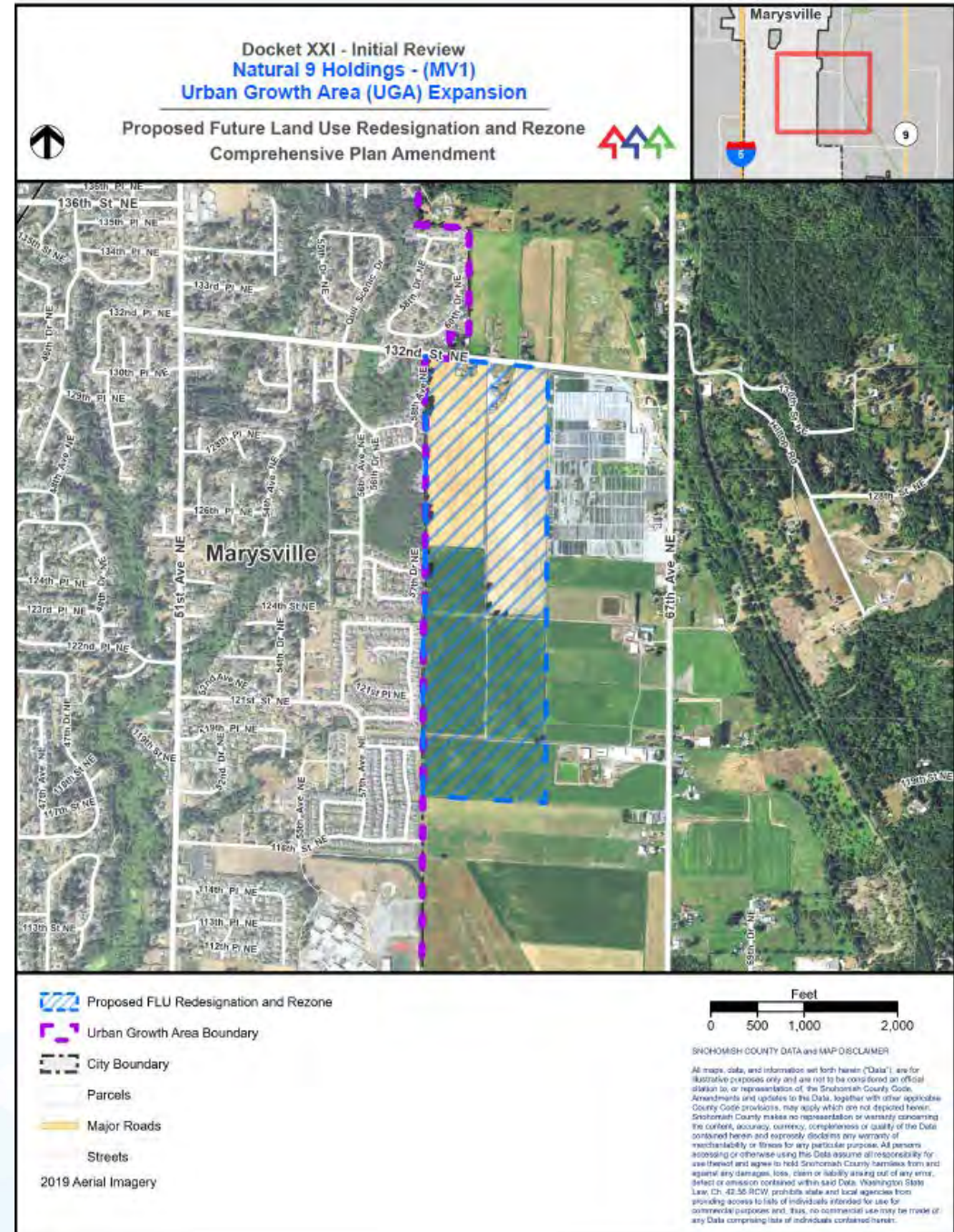
- MALT1 is inconsistent with the GMA, MPPs and CPPs.
- MALT1 has not demonstrated that urban transportation improvements are available or programmed to serve the proposal site as required by the GMA.
- MALT1 will contribute to traffic congestion issues particularly on Snohomish-Woodinville Road which is operating at ultimate capacity due to constraints preventing capacity improvements.
- Expanding Maltby UGA employment capacity is inconsistent with the Regional Growth Strategy as this UGA is not identified as a high-capacity transit community.
- Proposal inconsistent with MPPs that direct the county to first optimize industrial development within existing urban areas.
- Only .03% of additional Maltby UGA employment capacity has been used since 2015 and has not reached the CPP 50% threshold.



# Natural 9 Holdings (MV1)

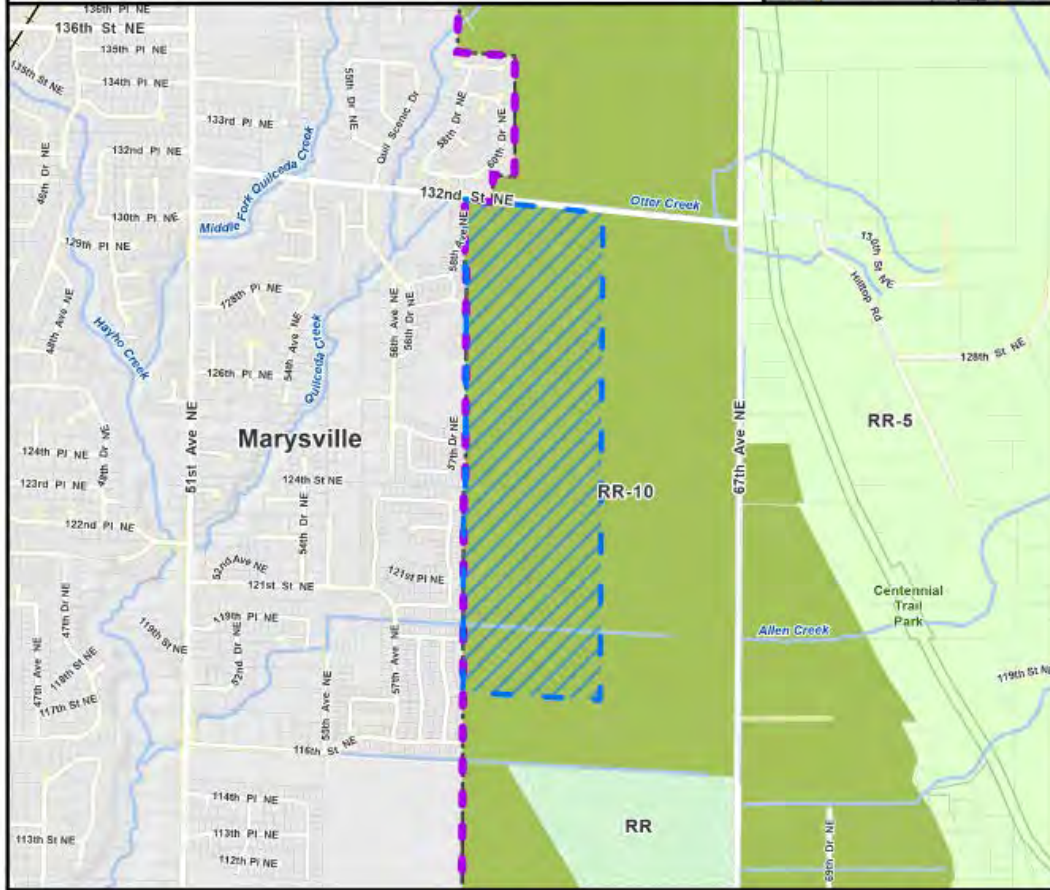
## Docket Proposal

- Proposed Marysville UGA expansion and repeal of GPP Objective LU 6.D and Policy 6.D.1 supporting RR-10 designation
- Add 141 acres to the east UGA boundary and redesignate from RR-10 to Urban Medium Density Residential.
- RR-10 designation adopted to maintain the large parcel pattern in the Arlington/Marysville area east of I-5 to preserve small farms and low-density rural uses
- Critical Areas on the site consist of an east-west channeled seasonal tributary of Quilceda Creek. The site has a high groundwater table.
- The proposal site is primarily accessed by 132<sup>nd</sup> St. NE. A key off-site county road serving the site is 67<sup>th</sup> Ave. Both are rural two-lane roads.
- The site is not served by sewer. The nearest sewer provider is the City of Marysville.



Docket XXI - Initial Review  
 Natural 9 Holdings - (MV1)  
 Urban Growth Area (UGA) Expansion

Proposed Future Land Use (FLU) Map  
 Comprehensive Plan Amendment



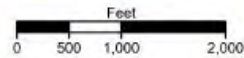
**Proposed FLU Map Amendment**

Proposed MV1 UGA Expansion: Redesignate from RR-10 to Urban Medium Density Residential

**Future Land Use**

- RR: Rural Residential (1 DU/5 Acres Basic)
- RR-10: Rural Residential-10 (1DU/10 Acres)
- RR-5: Rural Residential-5 (1 DU/5 Acres)

- Urban Growth Area Boundary
- City Boundary
- Road Right of Way
- Parcels
- Waterbodies
- Watercourses
- Major Roads
- Streets



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**Snohomish County**

# Natural 9 Holdings (MV1)

## Key PDS Evaluation Findings

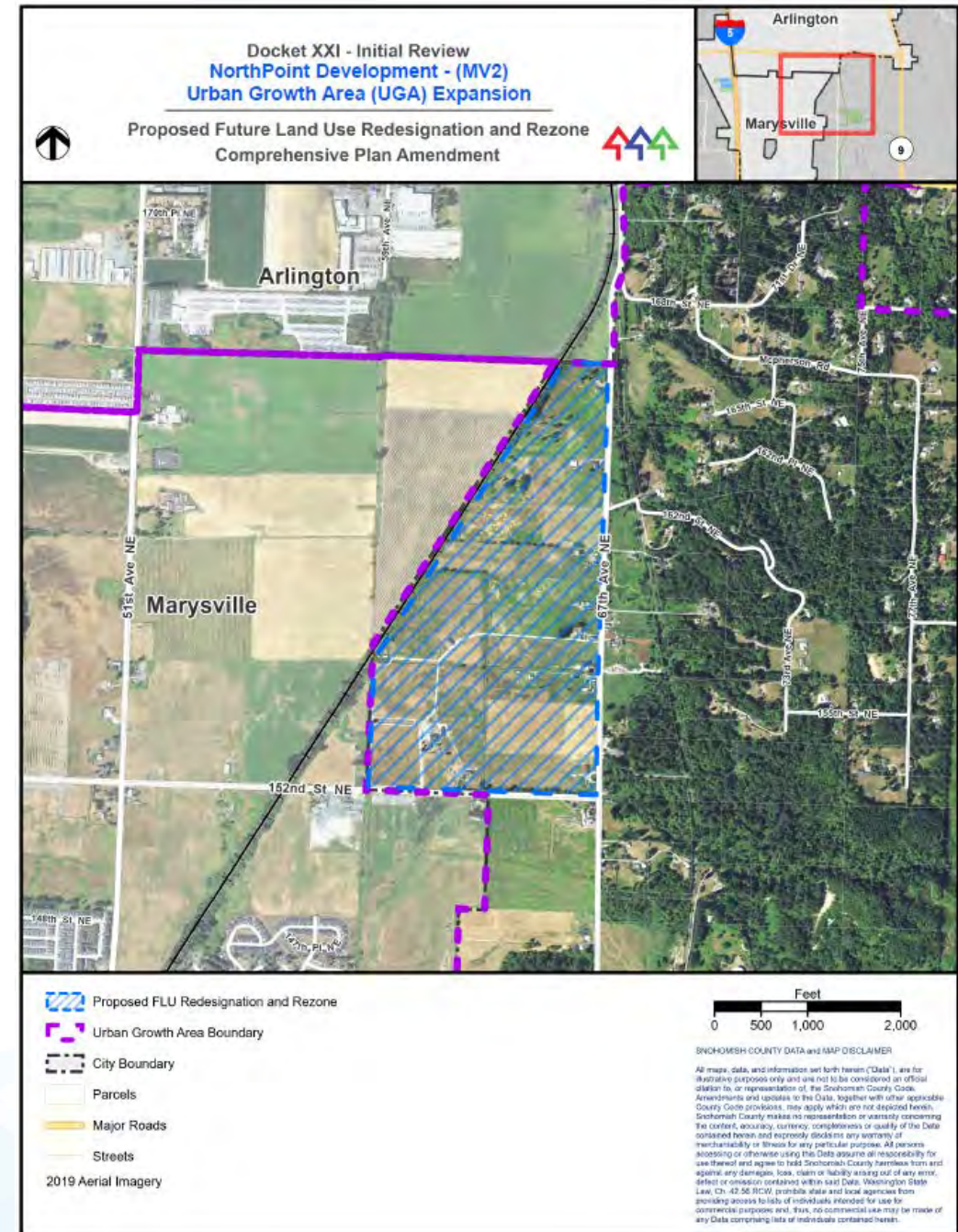
- MV1 is inconsistent with the GMA, MPPs and CPPs.
- MV1 has not demonstrated that urban transportation improvements are available or programmed to serve the proposal site as required by the GMA.
- MV1 would further impact forecasted traffic congestion on SR 531 and SR 9. The two rural county roads serving the site were not designed to accommodate urban traffic that would be generated by MV1.
- Only 20.8% of additional Marysville UGA population capacity has been used since 2015 and has not reached the CPP 50% threshold.
- Repealing the objective and policy support for the RR-10 would result in greater pressure to convert these designated areas to higher density rural residential designations and zoning and encourage rural sprawl.
- Increasing rural densities is inconsistent with the Regional Growth Strategy directive to reduce the county's rural population growth target.



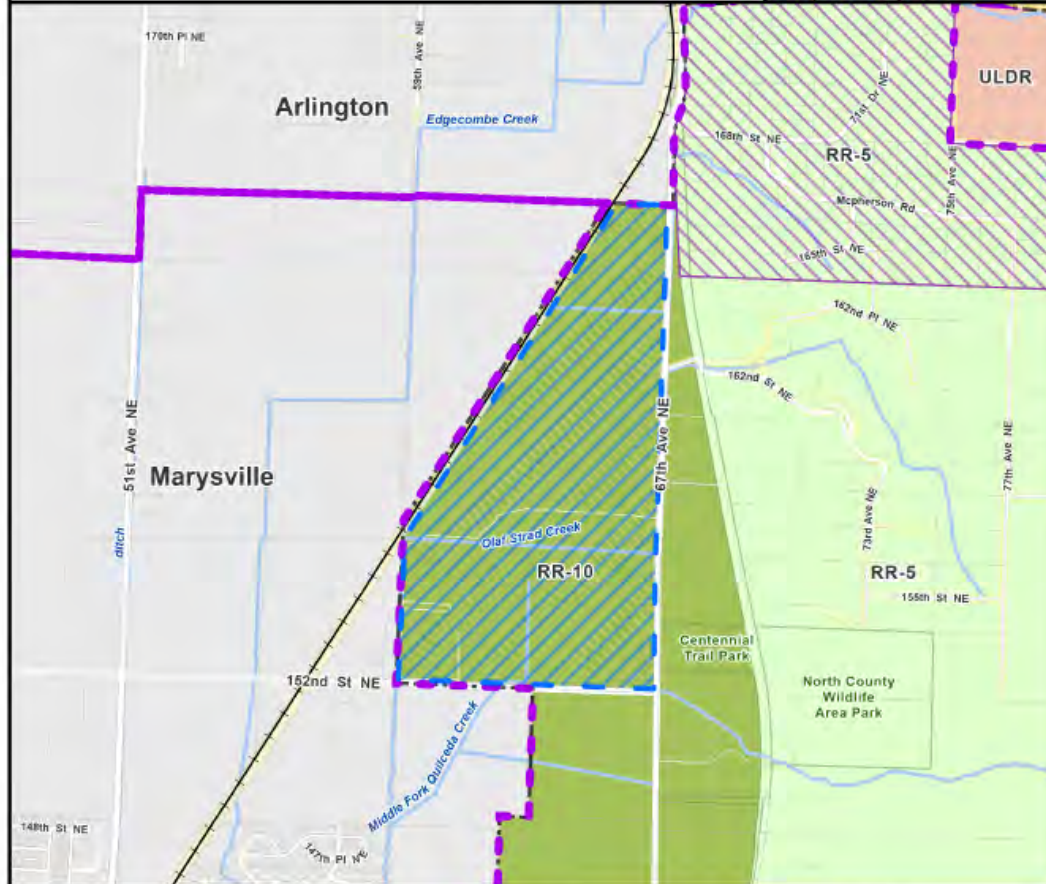
# NorthPoint Development (MV2)

## Docket Proposal

- Proposed Marysville UGA expansion and repeal of GPP Objective LU 6.D and Policy 6.D.1 supporting RR-10 designation
- Add 182.5 acres to the east UGA boundary and redesignate from RR-10 to Urban Industrial.
- RR-10 designation adopted to maintain the large parcel pattern in the Arlington/Marysville area east of I-5 to preserve small farms and low-density rural uses
- Critical Areas on the site include the middle fork of Quilceda Creek, several wetlands and a high groundwater table.
- The proposal site is primarily accessed by 152<sup>nd</sup> St. NE and 67<sup>th</sup> Ave. Both are rural two-lane roads.
- The site is not served by sewer. The nearest sewer provider is the City of Marysville.



Docket XXI - Initial Review  
 NorthPoint Development - (MV2)  
 Urban Growth Area (UGA) Expansion  
 Proposed Future Land Use (FLU) Map  
 Comprehensive Plan Amendment



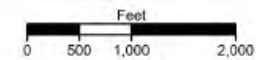
**Proposed FLU Map Amendment**

Proposed MV2 UGA Expansion: Redesignate from RR-10 to Urban Industrial

**Future Land Use**

- RR-10: Rural Residential-10 (1 DU/10 Acres)
- RR-5: Rural Residential-5 (1 DU/5 Acres)
- ULDR: Urban Low Density Residential (4 - 6 DU/Acre)
- Rural Urban Transition Area (RUTA)

- Urban Growth Area Boundary
- City Boundary
- Road Right of Way
- Parcels
- Waterbodies
- Watercourses
- Major Roads
- Streets



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# NorthPoint Development (MV2)

## Key PDS Evaluation Findings

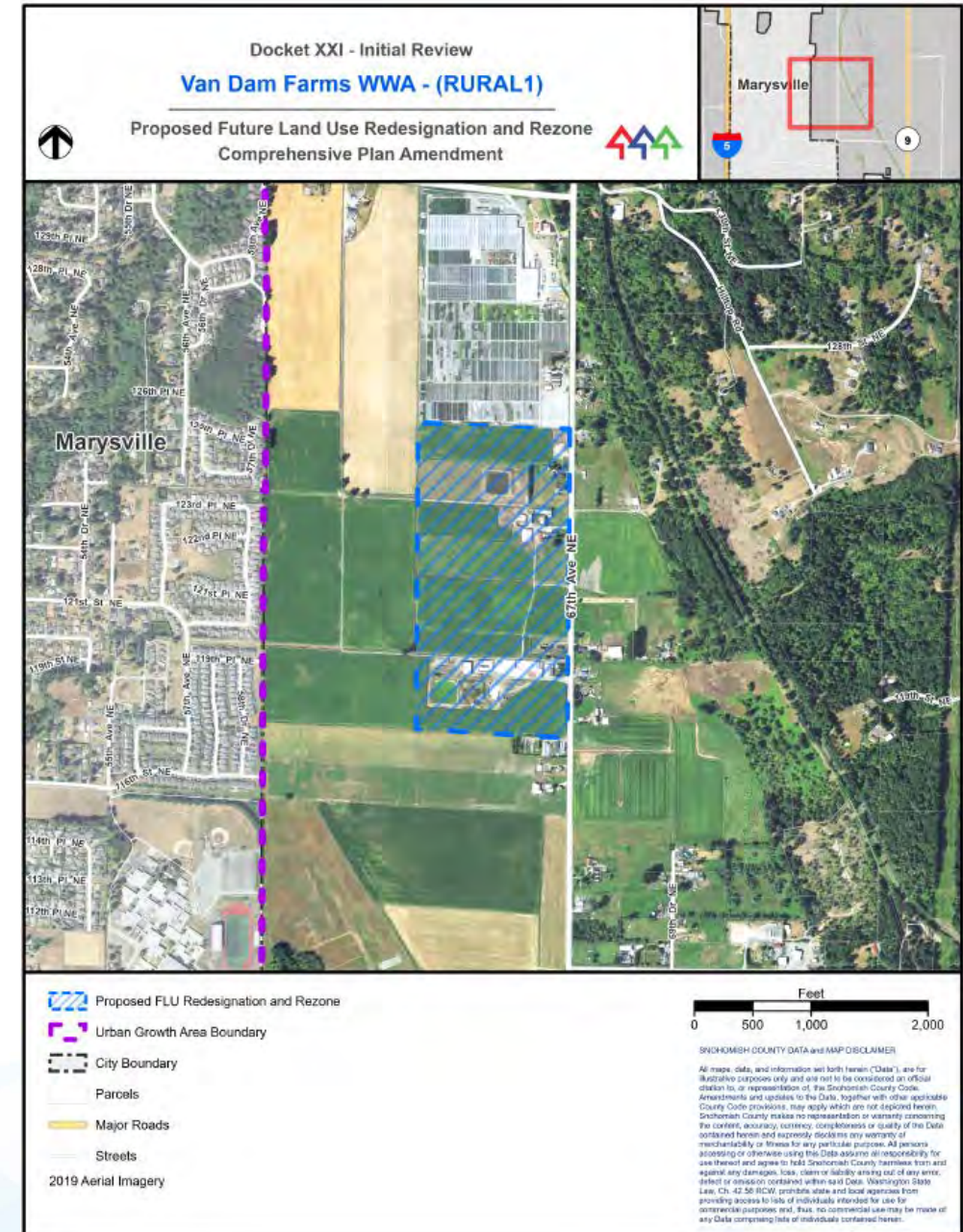
- MV2 is inconsistent with the GMA, MPPs and CPPs.
- MV2 has not demonstrated that urban transportation improvements are available or programmed to serve the proposal site as required by the GMA.
- MV2 would further impact forecasted traffic congestion on SR 531 and SR 9. The two rural county roads serving the site were not designed to accommodate urban traffic that would be generated by MV2.
- Only 7.1% of additional Marysville UGA employment capacity has been used since 2015 and has not reached the CPP 50% threshold.
- Repealing the objective and policy support for the RR-10 would result in greater pressure to convert these designated areas to higher density rural residential designations and zoning and encourage rural sprawl.
- Increasing rural densities is inconsistent with the Regional Growth Strategy directive to reduce the county's rural population growth target.



# Van Dam Farms (RURAL1)

## Docket Proposal

- Proposed Redesignation of 78 acres from Rural Residential-10 to Rural Residential (1 DU per 5 acres Basic) and rezone from A-10 to R-5; and
- Repeal of GPP Objective LU 6.D and Policy 6.D.1 supporting the RR-10 designation
- RR-10 designation adopted to maintain the large parcel pattern in the Arlington/Marysville area east of I-5 to preserve small farms and low-density rural uses
- Critical Areas on the site include several wetlands, a channeled stream with fish habitat which flows south into Allen Creek, and a high groundwater table.
- The only direct access to the site is 67<sup>th</sup> Ave NE, a rural minor arterial.



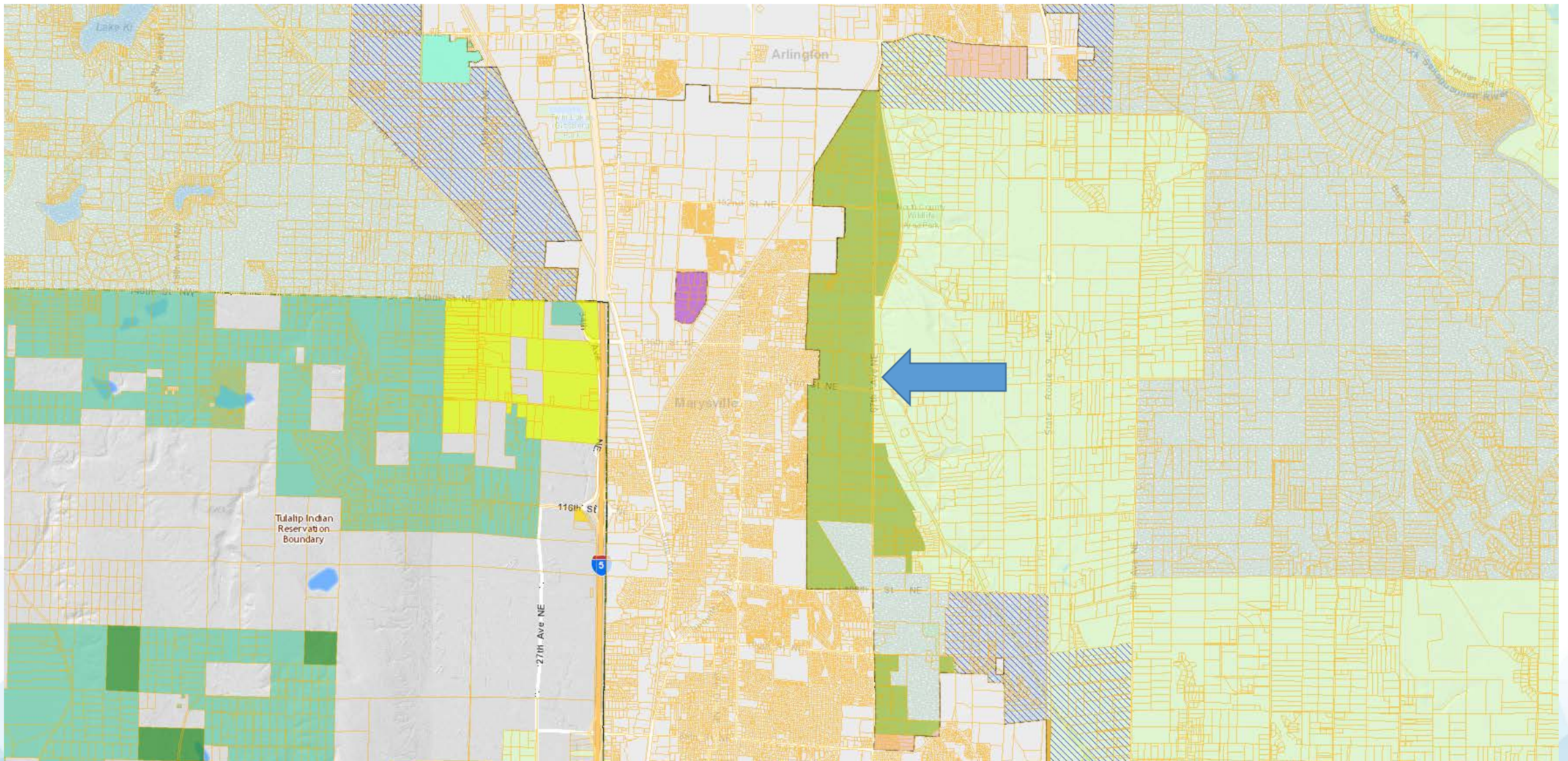
# Van Dam Farms (RURAL1)

## Key PDS Evaluation Findings

- RURAL1 is inconsistent with the GMA, MPPs and CPPs.
- RURAL1 would encourage rural sprawl, lessen the protection of rural character, and impact rural levels of service by allowing greater rural residential density (GMA).
- Increasing rural densities is inconsistent with the Regional Growth Strategy directive to reduce the county's rural population growth target from 7.9% to 4.5%.
- The intent of the RR-10 plan designation is to maintain the larger parcel pattern to protect existing farms and require a lower intensity of rural development where critical areas occur in the Quilceda-Allen drainage basin.
- Maintaining the ten-acre minimum rural lot size promotes rural scale specialty agricultural operations consistent with the current trend to smaller sized farms in Snohomish County, according to the 2017 USDA survey.



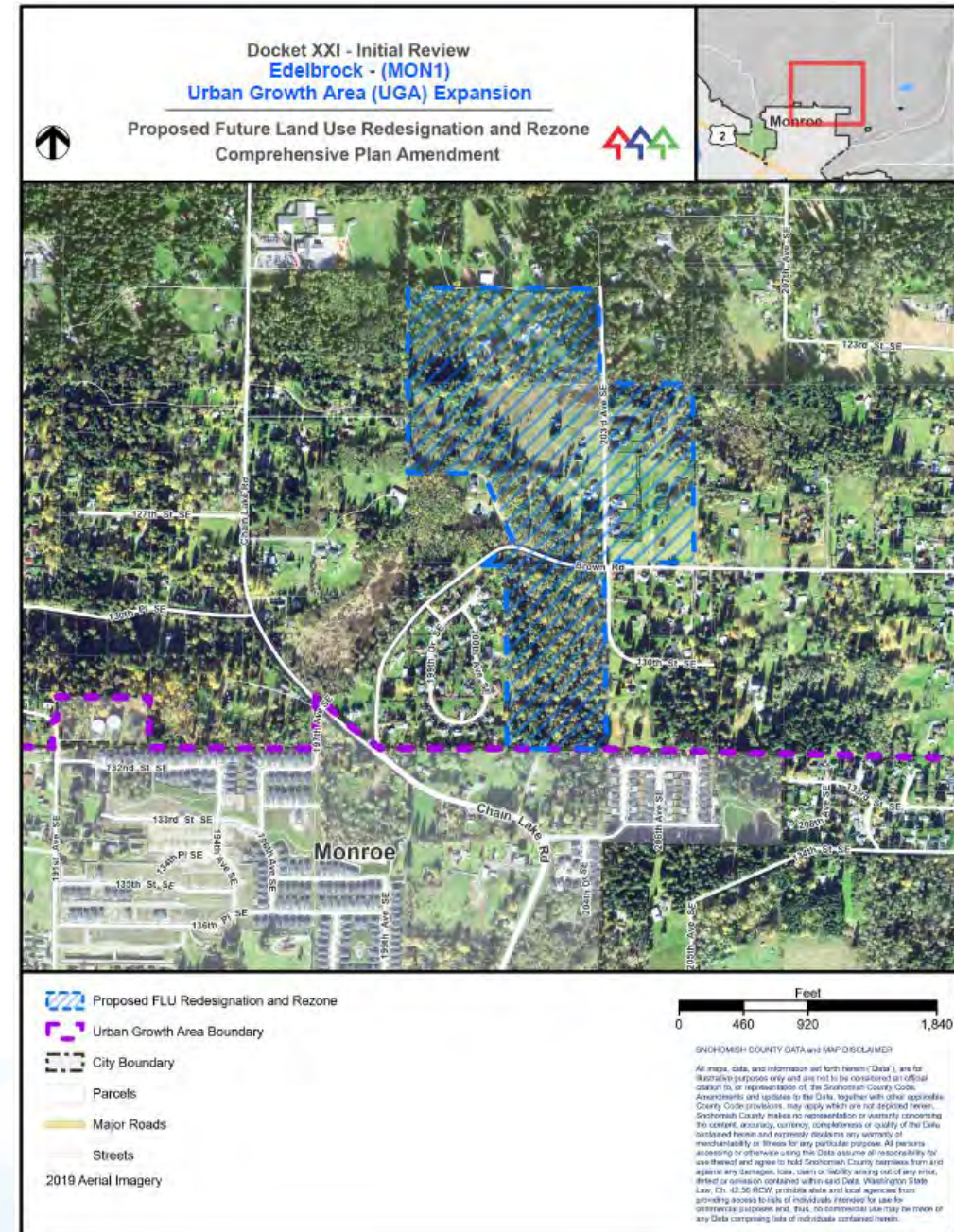
# Rural Residential-10 – Future Land Use Map



# Wade Edelbrock (MON1)

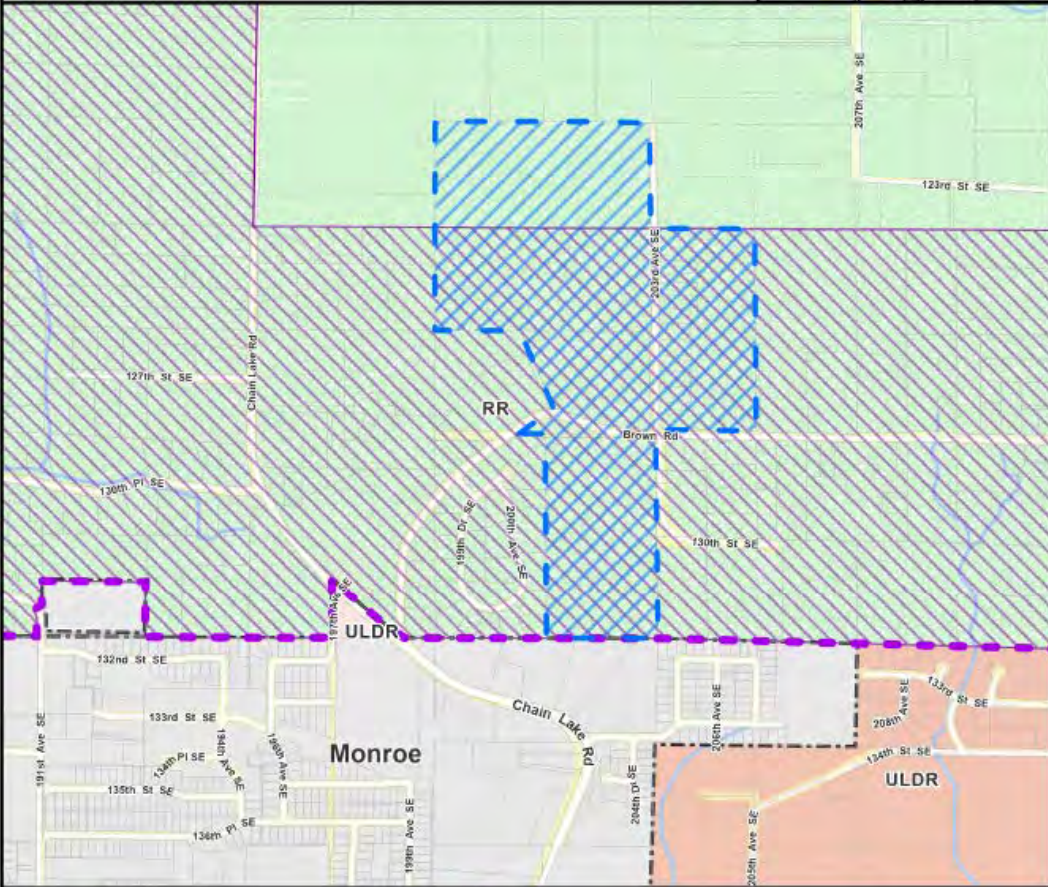
## Docket Proposal

- Proposed Monroe UGA expansion.
- Add 87 acres to the north UGA boundary and redesignate to Urban Low Density Residential.
- Critical Areas on the MON1 site include several areas of steep slopes and wetlands.
- Primary access to MON1 site is provided by Brown Road which connects to Chain Lake Road. Key state routes serving the proposal area are US 2 and SR 203.
- The MON1 site is not served by sewer. The nearest sewer provider is the City of Monroe.




# Docket XXI - Initial Review Edelbrock - (MON1) Urban Growth Area (UGA) Expansion


## Proposed Future Land Use (FLU) Map Comprehensive Plan Amendment




### Proposed FLU Map Amendment

 Proposed MON1 UGA Expansion: Redesignate from RR and RUTA to Urban Low Density Residential


### Future Land Use


 RR: Rural Residential (1 DU/5 Acres Basic)

 ULDR: Urban Low Density Residential (4 - 6 DU/Acre)

 Rural Urban Transition Area (RUTA)

 Urban Growth Area Boundary

 City Boundary


 Road Right of Way

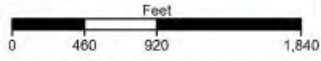
 Parcels

 Waterbodies

 Watercourses

 Major Roads

 Streets



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# Wade Edelbrock (MON1)

## Key PDS Evaluation Findings

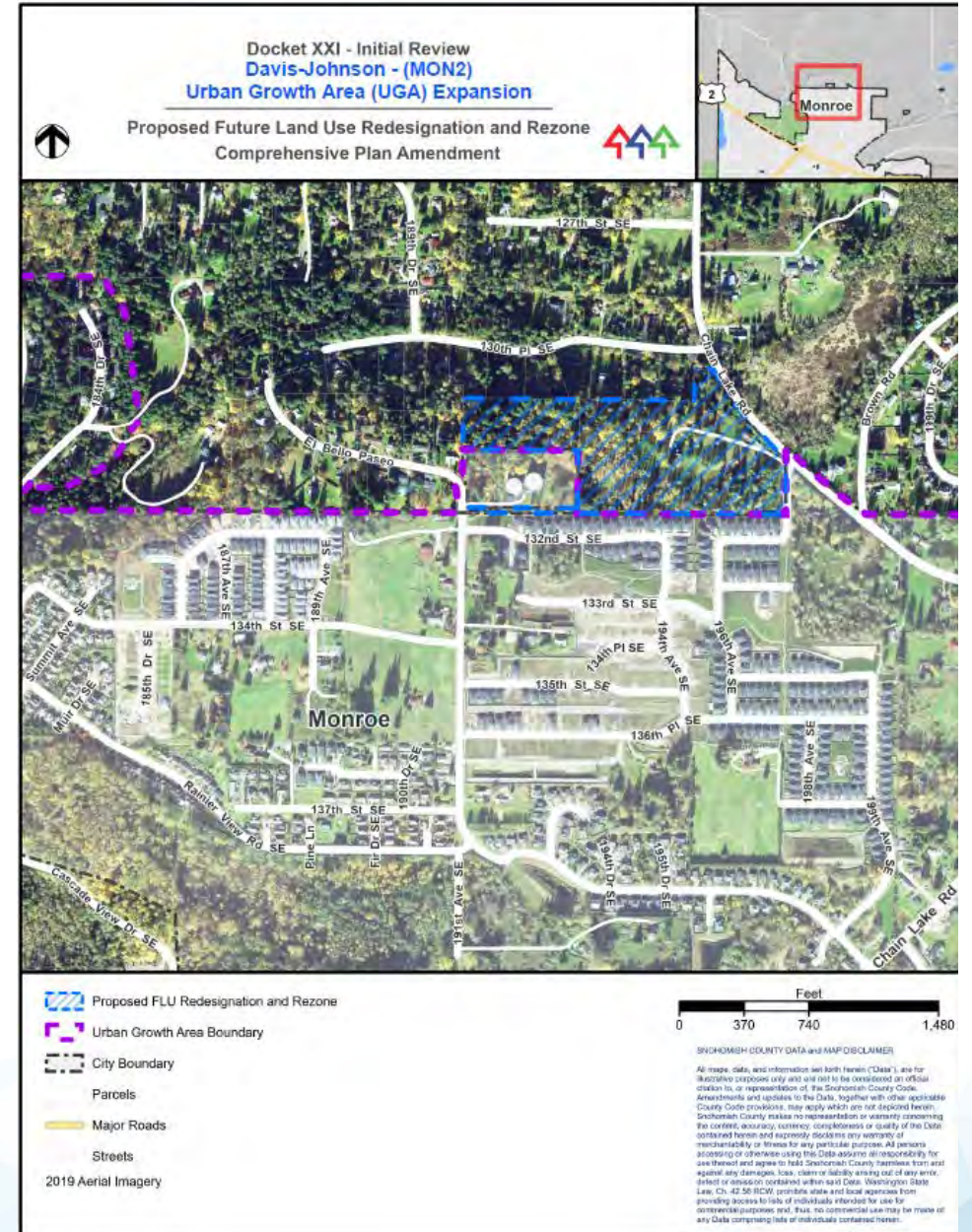
- MON1 is inconsistent with the GMA, MPPs and CPPs.
- MON1 has not demonstrated that urban transportation improvements are available or programmed to serve the proposal site as required by the GMA.
- There are no future plans to improve county roads surrounding the MON1 site. Brown and Chain Lake Roads are rural two-lane roads and were not designed to accommodate urban traffic that would be generated by the MON1 proposal.
- Only 33% of additional Monroe UGA population capacity has been used since 2015 and has not reached the CPP 50% threshold.
- Monroe is not a High-Capacity Transit Community and the proposal is not consistent with the Regional Growth Strategy to avoid adding capacity to areas not served by HCT.



# Davis-Johnson (MON2)

## Docket Proposal

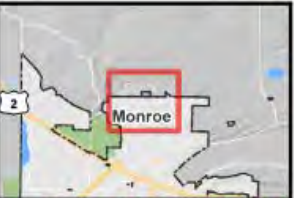
- Proposed Monroe UGA expansion.
- Add 22 acres to the north UGA boundary and redesignate to Urban Low Density Residential.
- Critical Areas on the MON2 site consist of a small area of mapped steep slopes and a seasonal stream.
- Primary access to MON2 site is provided by Chain Lake Road. Key state routes serving the proposal area are US 2 and SR 203.
- The MON2 site is not served by sewer. The nearest sewer provider is the City of Monroe.





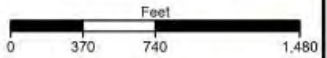
# Docket XXI - Initial Review Davis-Johnson - (MON2) Urban Growth Area (UGA) Expansion

## Proposed Future Land Use (FLU) Map Comprehensive Plan Amendment



- Proposed FLU Map Amendment**
- Proposed MON2 UGA Expansion: Redesignate from RR and RUTA to Urban Low Density Residential
- Future Land Use**
- P/IU: Public/Institutional Use
  - RR: Rural Residential (1 DU/5 Acres Basic)
  - UI: Urban Industrial
  - ULDR: Urban Low Density Residential (4 - 6 DU/Acre)
  - Rural Urban Transition Area (RUTA)

- Urban Growth Area Boundary
- City Boundary
- Road Right of Way
- Parcels
- Waterbodies
- Watercourses
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Public Works/Snohomish County - Infile/2021/Map/2021/2021-FLU-Map-01-01-2021



# Davis-Johnson (MON2)

## Key PDS Evaluation Findings

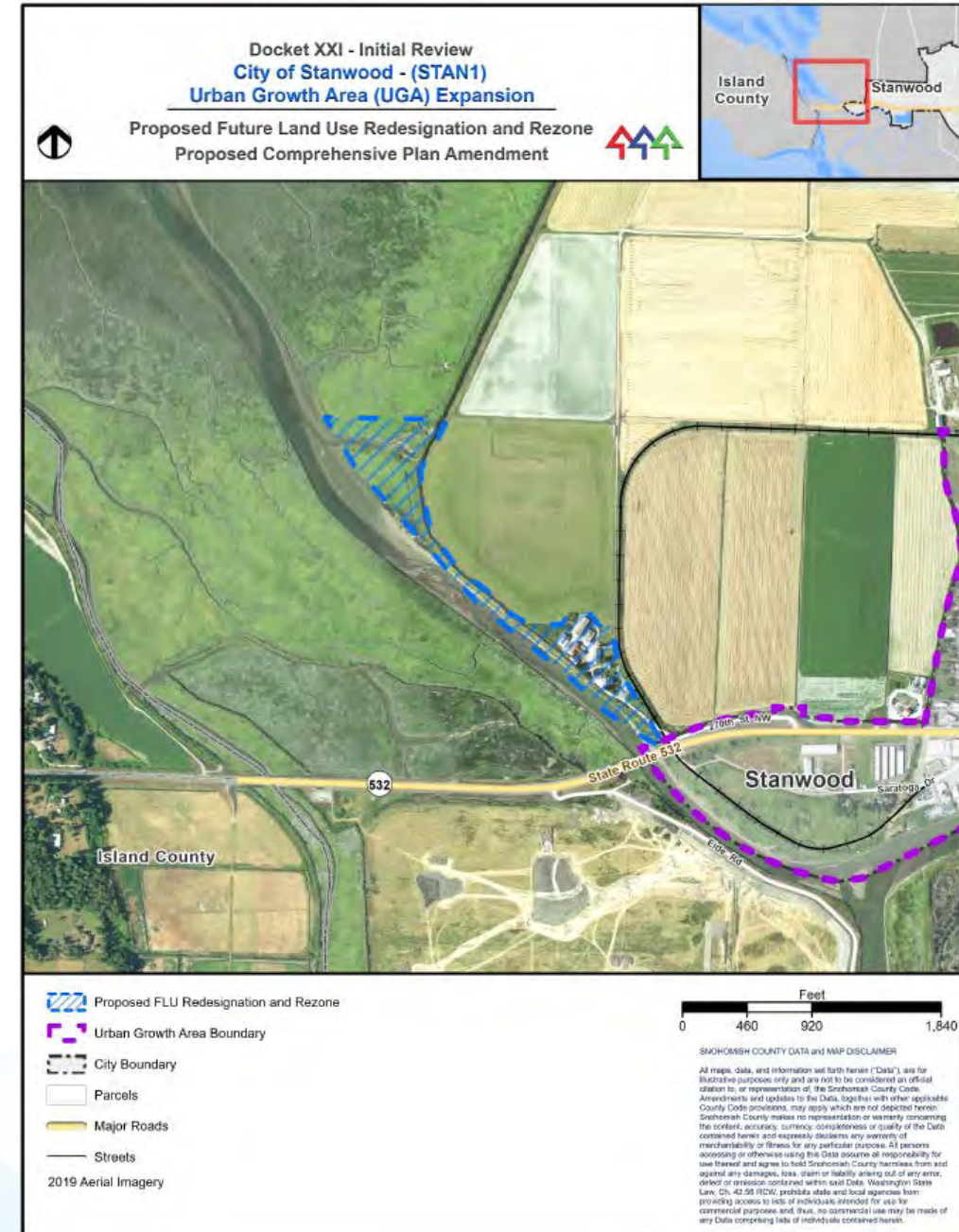
- MON2 is inconsistent with the GMA, MPPs and CPPs.
- MON2 has not demonstrated that urban transportation improvements are available or programmed to serve the proposal site as required by the GMA.
- There are no future plans to improve county roads surrounding the MON2 site. Chain Lake Road is a rural two-lane road and is not designed to accommodate urban traffic that would be generated by the MON2 proposal.
- Only 33% of additional Monroe UGA population capacity has been used since 2015 and has not reached the CPP 50% threshold.
- Monroe is not a High-Capacity Transit Community and the proposal is not consistent with the Regional Growth Strategy to avoid adding capacity to areas not served by HCT.



# City of Stanwood (STAN1)

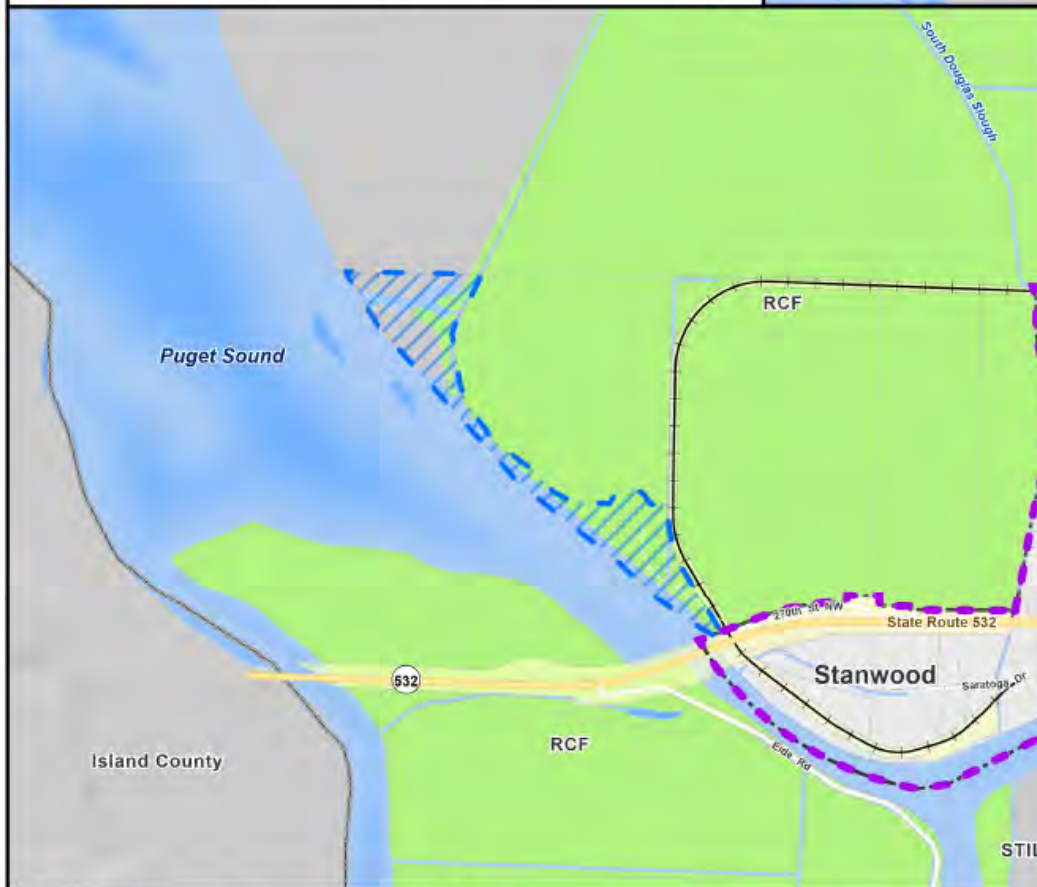
## (The city has withdrawn its docket application)

- Proposed Stanwood UGA expansion to add a 15 acre city-owned future passive recreational site and three acres of private property.
- 
- The STAN1 proposal would maintain the current Riverway Commercial Farmland designation.
- Critical Areas consist of the entire STAN1 site within the Stillaguamish River floodplain, within a shoreline of statewide significance, and containing a marine estuary wetland.
- SR 532 is the only access to the site.
- The STAN1 site is not served by sewer. The nearest sewer provider is the City of Stanwood.



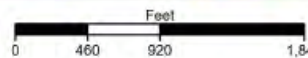
Docket XXI - Initial Review  
 City of Stanwood - (STAN1)  
 Urban Growth Area (UGA) Expansion

Proposed Future Land Use (FLU) Map  
 Comprehensive Plan Amendment



- Proposed FLU Map Amendment**
- Proposed STAN1 UGA Expansion and retain Riverway Commercial Farmland designation
- Future Land Use**
- RCF: Riverway Commercial Farmland
  - Tidelands

- Urban Growth Area Boundary
- City Boundary
- Road Right of Way
- Parcels
- Waterbodies
- Watercourses
- Major Roads
- Streets



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# City of Stanwood (STAN1)

## Key PDS Evaluation Findings

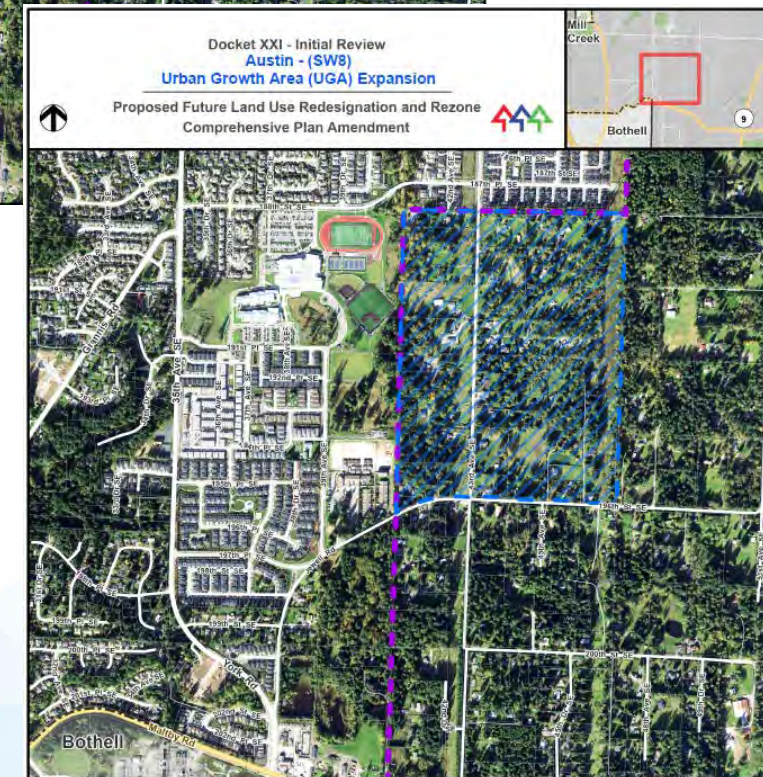
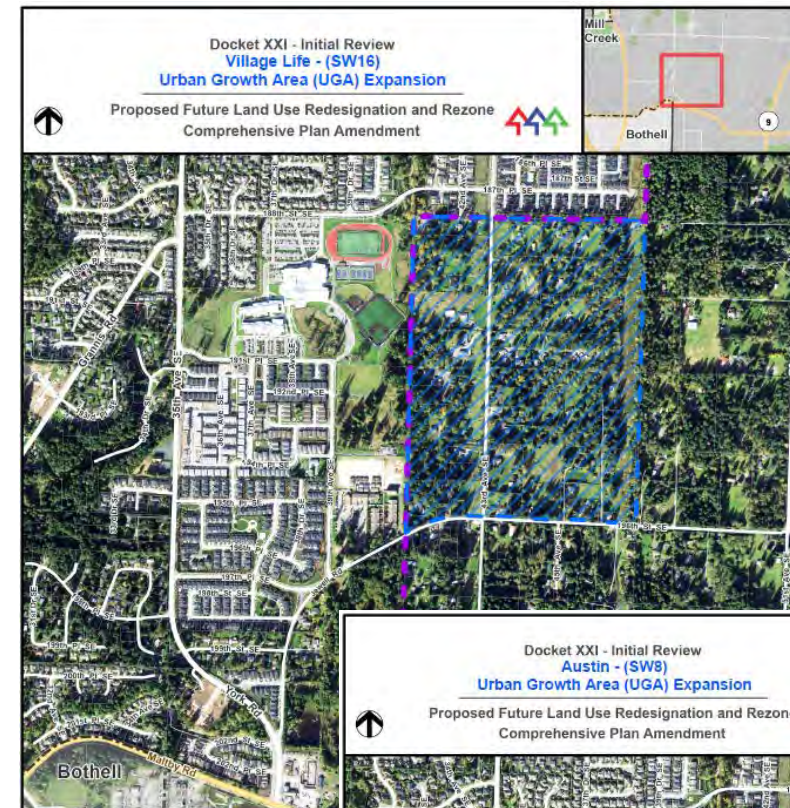
- STAN1 is inconsistent with the GMA.
- The proposal is not eligible, according to RCW 36.70A.110(8)(C), for a UGA expansion into the 100-year floodplain as the proposal site is not entirely owned by the City of Stanwood and not entirely for a public purpose.
- The city has purchased 15 of the 18 acres in the proposed UGA expansion area as permanent open space.
- The development rights have been extinguished on the 15 acres through a conservation easement granted to the county as required by the Conservation Futures program.
- The remaining 3 acres, which connect the city owned property to the UGA, are privately owned and have retained their development rights.



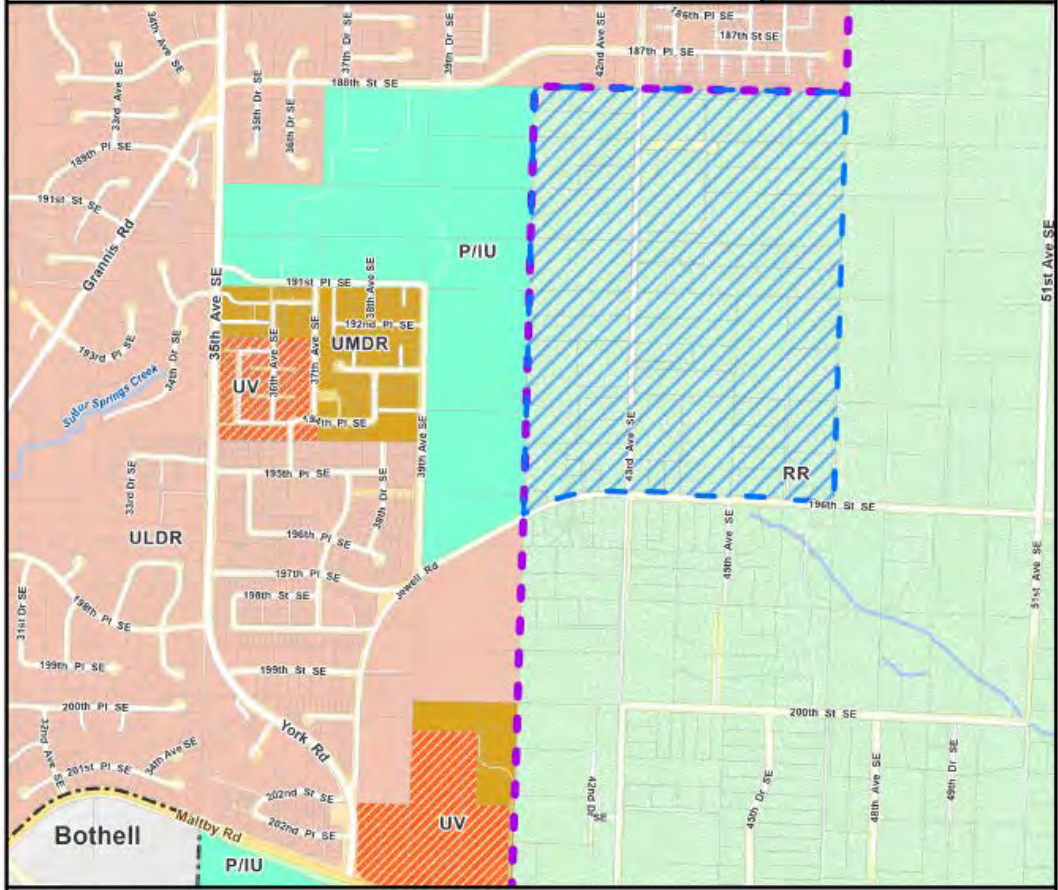
# Charles Austin (SW8) Village Life (SW16)

## Docket Proposals

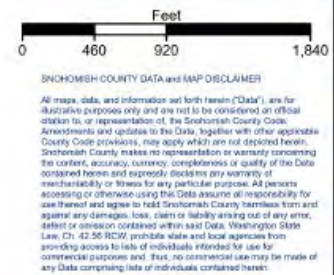
- Proposed Southwest UGA expansion.
- Add 116 acres to the east UGA boundary and redesignate to:
  - Urban Low Density Residential (SW8)
  - Urban Medium Density Residential (SW16)
- Critical Areas on the site consist of a small unnamed seasonal stream which drains to a tributary of Little Bear Creek, a salmon habitat stream. The site is within the middle subbasin of Little Bear Creek.
- Primary access to the site is 43<sup>rd</sup> Ave. SE which is temporarily closed at 188<sup>th</sup> St. SE to thru traffic. Key roads serving the area include 35<sup>th</sup> Ave SE, 180<sup>th</sup> St. SE and SR 524/Maltby Road.
- The site is not served by sewer. The site is within the Alderwood Water and Wastewater District and would be eligible for sewer service if added to the UGA.



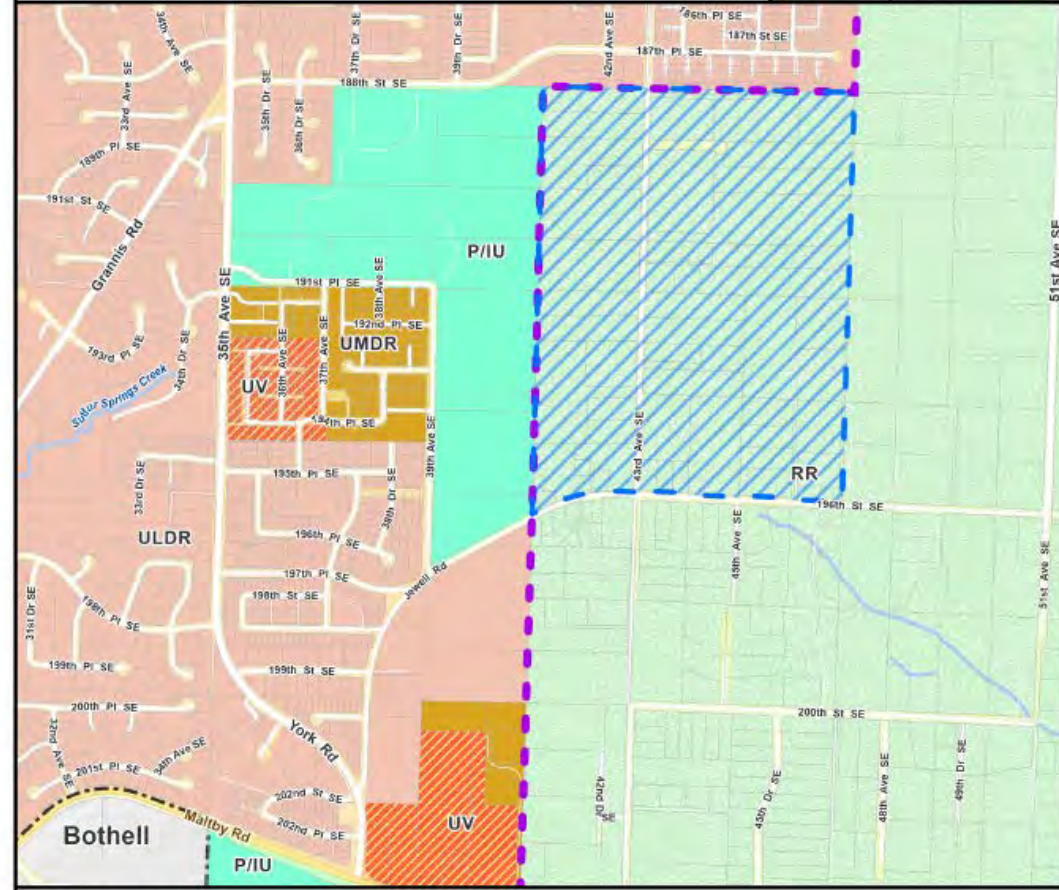
Docket XXI - Initial Review  
**Austin - (SW8)**  
 Urban Growth Area (UGA) Expansion  
 Proposed Future Land Use (FLU) Map  
 Comprehensive Plan Amendment



- Proposed FLU Map Amendment**
- Proposed SW8 UGA Expansion: Redesignate from RR to Urban Low Density Residential
  - Urban Growth Area Boundary
  - City Boundary
- Future Land Use**
- P/IU: Public/Institutional Use
  - RR: Rural Residential (1 DU/5 Acres Basic)
  - ULDR: Urban Low Density Residential (4 - 6 DU/Acre)
  - UMDR: Urban Medium Density Residential
  - UV: Urban Village
  - Road Right of Way
  - Parcels
  - Waterbodies
  - Watercourses
  - Major Roads
  - Streets



Docket XXI - Initial Review  
**Village Life - (SW16)**  
 Urban Growth Area (UGA) Expansion  
 Proposed Future Land Use (FLU) Map  
 Comprehensive Plan Amendment



- Proposed FLU Map Amendment**
- Proposed SW16 UGA Expansion: Redesignate from RR to Urban Medium Density Residential
  - Urban Growth Area Boundary
  - City Boundary
- Future Land Use**
- P/IU: Public/Institutional Use
  - RR: Rural Residential (1 DU/5 Acres Basic)
  - ULDR: Urban Low Density Residential (4 - 6 DU/Acre)
  - UMDR: Urban Medium Density Residential
  - UV: Urban Village
  - Road Right of Way
  - Parcels
  - Waterbodies
  - Watercourses
  - Major Roads
  - Streets



# Charles Austin (SW8) Village Life (SW16)

## Key PDS Evaluation Findings

- SW8/SW16 are inconsistent with the GMA, MPPs and CPPs.
- SW8/SW16 have not demonstrated that urban transportation improvements are available or programmed to serve the site as required by the GMA.
- Even with planned road improvements in the area, certain roadways will continue to be overcapacity including 35<sup>th</sup> Ave SE and SR 524.
- Adequate road facilities to serve this SWUGA expansion will not be available without additional state and county funded improvements beyond those already planned.
- The middle subbasin of Little Bear Creek has the highest ranked need of environmental protection. Development of the proposal site would adversely affect water quality and quantity in this subbasin and impact downstream salmon habitat.
- Only 26.7% of additional SWUGA population capacity has been used since 2015 and has not reached the CPP 50% threshold.

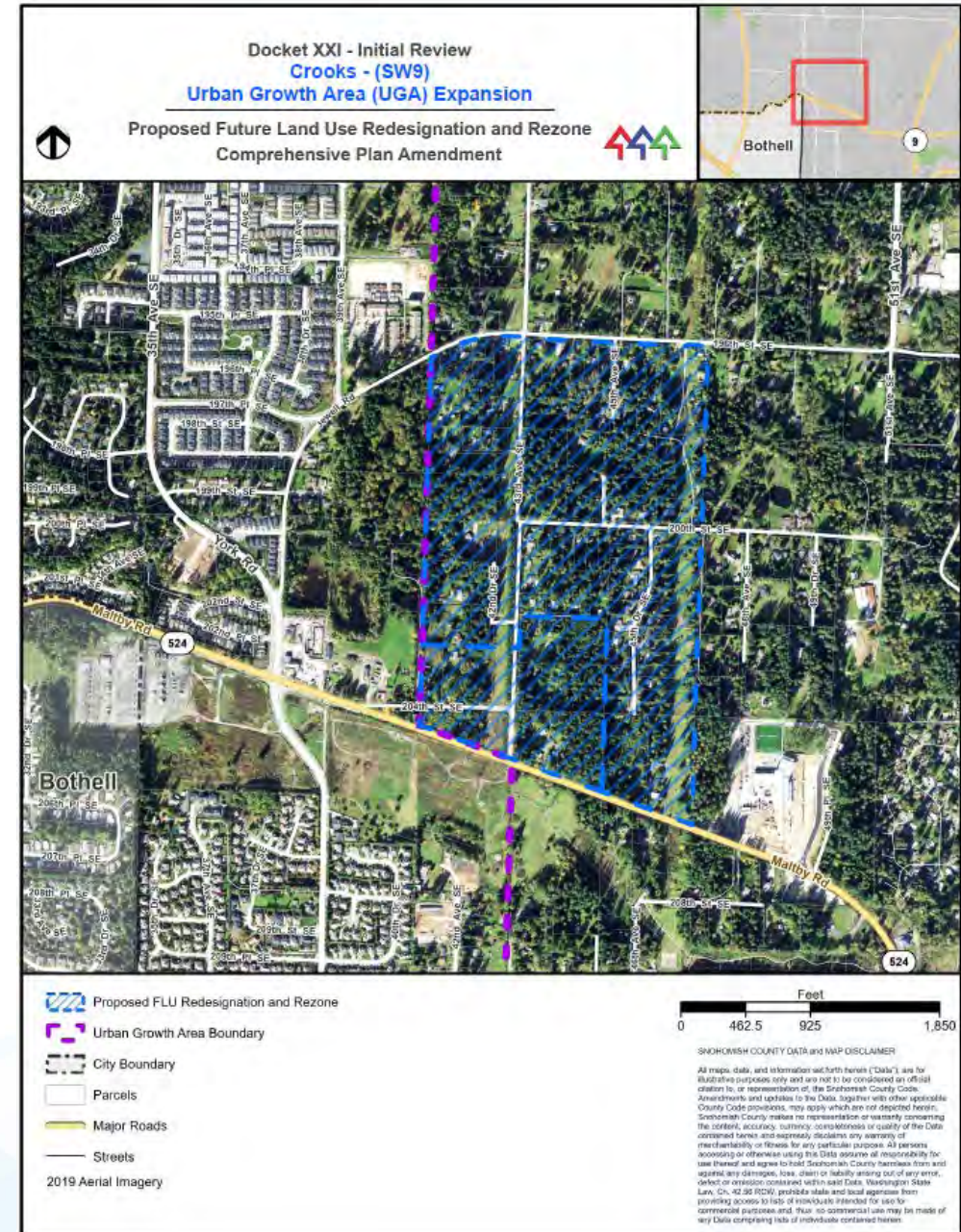




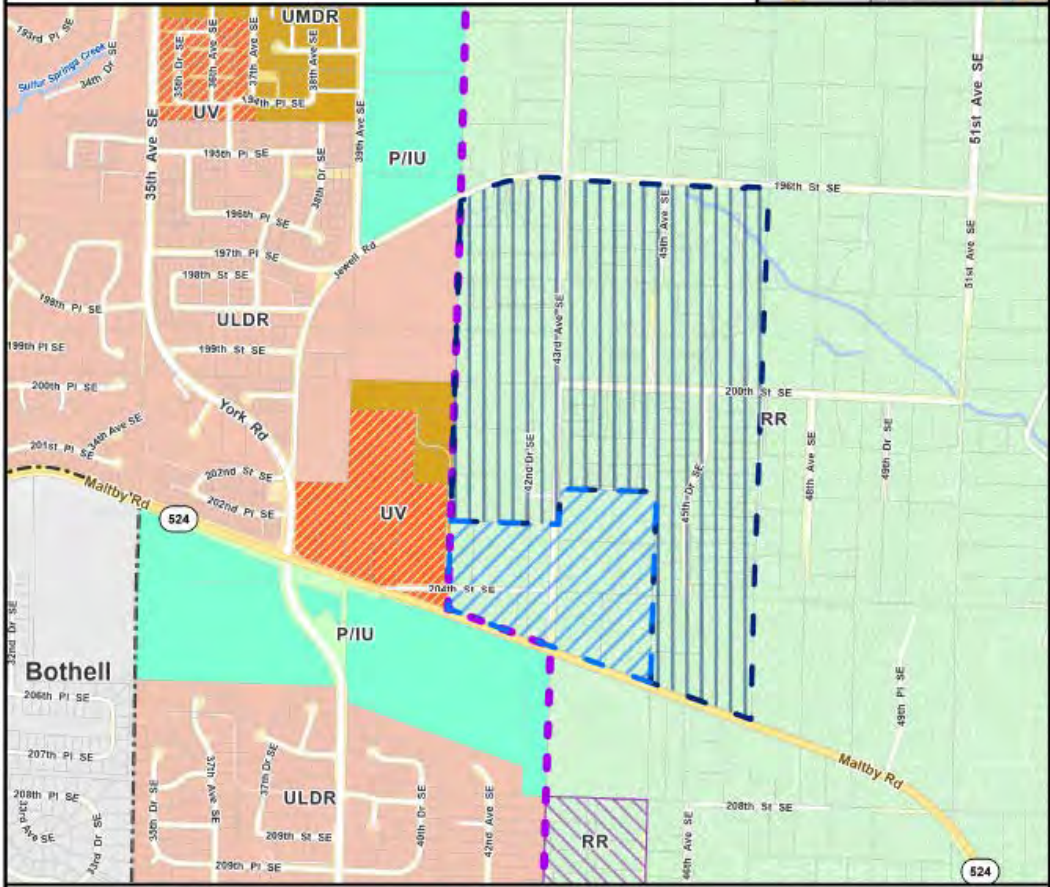
# Norman Crooks (SW9)

## Docket Proposal

- Proposed Southwest UGA expansion.
- Add 165 acres to the east UGA boundary and redesignate to Urban Medium Density Residential and Urban High Density Residential.
- Critical Areas consist of several streams that originate on the site and flow southeast into a tributary of Little Bear Creek, a salmon habitat stream. The site is within the middle subbasin of Little Bear Creek.
- Primary access to the site includes SR 524/Maltby Road, 196th St. SE and 43<sup>rd</sup> Ave SE. Roads serving the area include 35<sup>th</sup> Ave SE and 180<sup>th</sup> St SE.
- The site is not served by sewer. The site is within the Alderwood Water and Wastewater District and would be eligible for sewer service if added to the UGA.



Docket XXI - Initial Review  
Crooks - (SW9)  
Urban Growth Area (UGA) Expansion  
Proposed Future Land Use (FLU) Map  
Comprehensive Plan Amendment



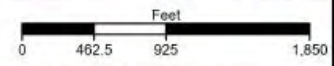
**Proposed FLU Map Amendment**

- Proposed SW9 UGA Expansion: Redesignate from RR to Urban High Density Residential
- Proposed SW9 UGA Expansion: Redesignate from RR to Urban Medium Density Residential

**Future Land Use**

- P/IU: Public/Institutional Use
- RR: Rural Residential (1 DU/5 Acres Basic)
- ULDR: Urban Low Density Residential (4 - 6 DU/Acre)
- UMDR: Urban Medium Density Residential
- UV: Urban Village
- Rural Urban Transition Area (RUTA)

- Urban Growth Area Boundary
- City Boundary
- Road Right of Way
- Parcels
- Waterbodies
- Watercourses
- Major Roads
- Streets



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**Snohomish County**

# Norman Crooks (SW9)

## Key PDS Evaluation Findings

- SW9 is inconsistent with the GMA, MPPs and CPPs.
- SW9 has not demonstrated that urban transportation improvements are available or programmed to serve the proposal site as required by the GMA.
- Even with planned road improvements in the area, certain roadways will continue to be overcapacity including 35<sup>th</sup> Ave SE and SR 524.
- Adequate road facilities to serve this SWUGA expansion will not be available without additional state and county funded improvements beyond those already planned.
- The middle subbasin of Little Bear Creek has the highest ranked need of environmental protection. Development of the proposal site would adversely affect water quality and quantity in this subbasin and impact downstream salmon habitat.
- Only 26.7% of additional SWUGA population capacity has been used since 2015 and has not reached the CPP 50% threshold.



# CS Real Estate Development (SW10)

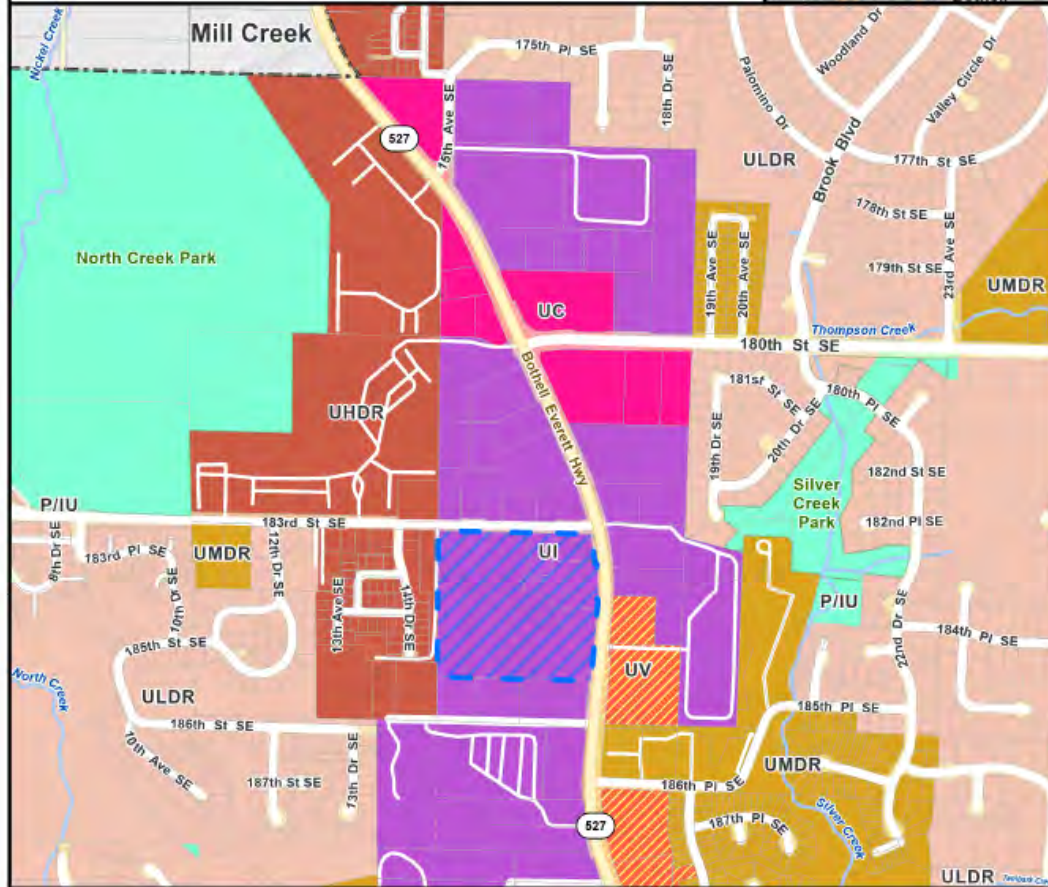
## Docket Proposal

- Proposed redesignation within the Southwest UGA of 14 acres from Urban Industrial to Urban Center.
- A private high school building is currently under construction and would be incorporated into any future urban center development.
- There are no critical areas on the site, which was historically a wrecking yard.
- The site is located in the southwest quadrant of Bothell-Everett Highway (SR 527) and 183<sup>rd</sup> St. SE.
- 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.
- Future development on the site has access to sewer and water service provided by the Alderwood Water and Wastewater District.



Docket XXI - Initial Review  
**CS Real Estate Development - (SW10)**

Proposed Future Land Use (FLU) Map  
 Comprehensive Plan Amendment



**Proposed FLU Map Amendment**

Proposed SW10: Redesignate from UI to Urban Center

**Future Land Use**

- P/IU: Public/Institutional Use
- UC: Urban Commercial
- UHDR: Urban High Density Residential
- UI: Urban Industrial
- ULDR: Urban Low Density Residential (4 - 6 DU/Acre)
- UMDR: Urban Medium Density Residential
- UV: Urban Village

- Urban Growth Area Boundary
- City Boundary
- Road Right of Way
- Parcels
- Waterbodies
- Watercourses
- Major Roads
- Streets



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**Snohomish County**

# CS Real Estate Development (SW10)

## Key PDS Evaluation Findings

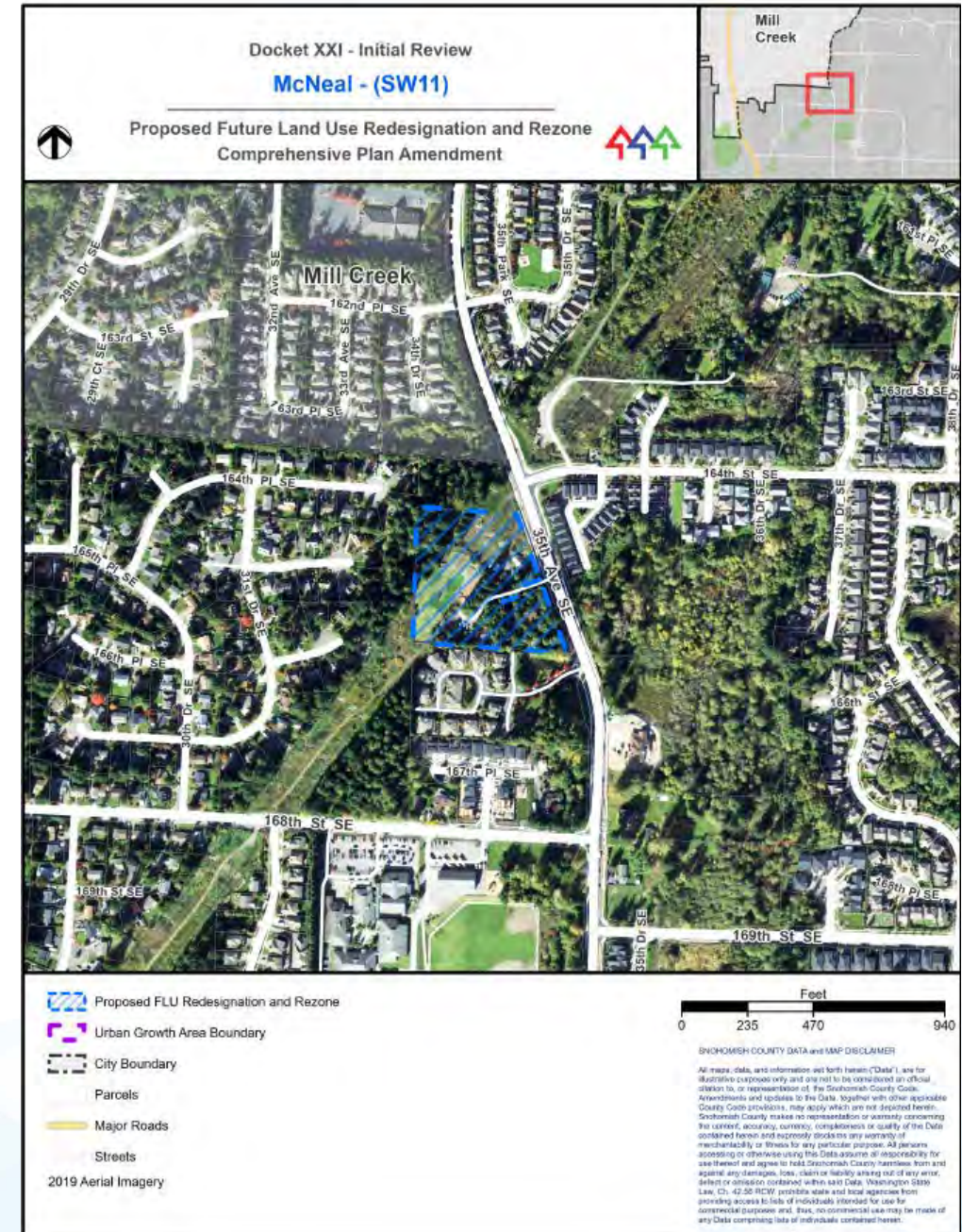
- SW10 proposal is consistent with the GMA, MPPs and CPPs.
- The SW10 proposal would allow for a higher density mix of residential and non-residential uses within the SWUGA in an area that is already characterized by urban growth.
- The proposal would provide more compact and efficient transit-oriented mixed used development which reduces demand on public facilities and services.
- The site is served by a BRT line which is part of the regional high capacity transportation system and the site is within one-quarter mile of a HCT stop.



# Todd McNeal (SW11)

## Docket Proposal

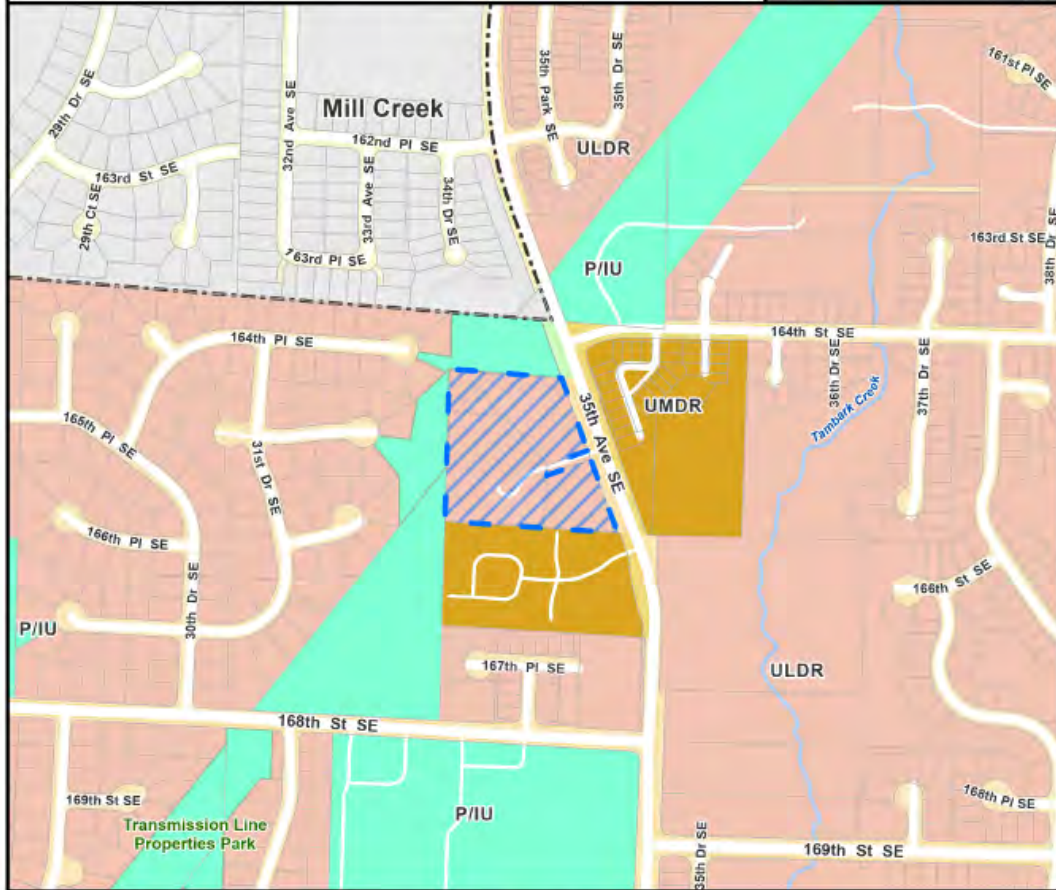
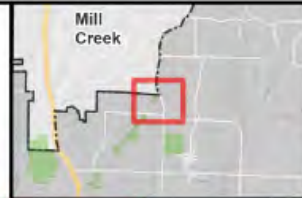
- Proposed redesignation within the Southwest UGA of 5 acres from Urban Low Density Residential to Urban Medium Density Residential.
- The site is located on the west side of 35<sup>th</sup> Ave SE , 200 feet south of the City of Mill Creek.
- The proposal site contains four large lot residences and a mobile home, all on septic systems. A substantial portion of the site is within a powerline easement.
- There are no critical areas on the site.
- The site has direct access to 35<sup>th</sup> Ave SE. Community Transit provides bus service along this portion of 35<sup>th</sup> Ave.
- Future development on the site has access to sewer and water service provided by the Alderwood Water and Wastewater District.



Docket XXI - Initial Review

McNeal - (SW11)

Proposed Future Land Use (FLU) Map  
Comprehensive Plan Amendment



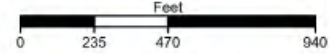
Proposed FLU Map Amendment

Proposed SW11: Redesignate from ULDR to Urban Medium Density Residential

Future Land Use

- P/IU: Public/Institutional Use
- ULDR: Urban Low Density Residential (4 - 6 DU/Acre)
- UMDR: Urban Medium Density Residential

- Urban Growth Area Boundary
- City Boundary
- Road Right of Way
- Parcels
- Waterbodies
- Watercourses
- Major Roads
- Streets



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Snohomish County



# Todd McNeal (SW11)

## Key PDS Evaluation Findings

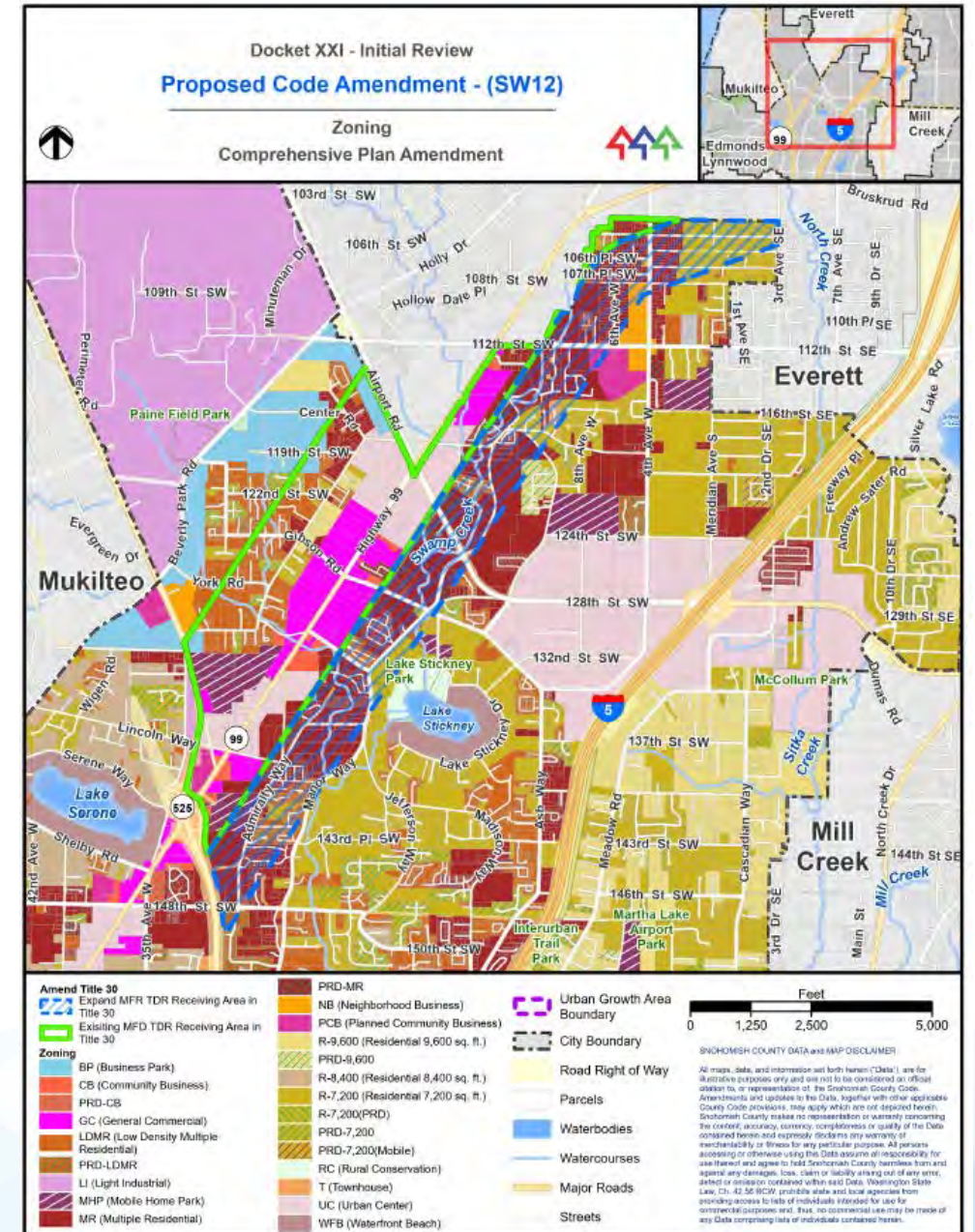
- The SW11 proposal is inconsistent with the GMA, MPPs and CPPs.
- SW11 has not demonstrated that urban transportation improvements are available or programmed to serve the proposal site as required by the GMA.
- Even with planned road improvements in the area, 35<sup>th</sup> Ave SE will continue to be at overcapacity.
- SW11 is inconsistent with policies in the MPPs as the proposal would increase demand on the local transportation system which cannot support an increase in urban residential densities.
- SW11 is inconsistent with policies in the CPPs as the proposal is located in an urban area where road capacity cannot adequately achieve concurrency for future development under the proposed residential densities.



# Mietzner Land Company (SW12)

## Docket Proposal

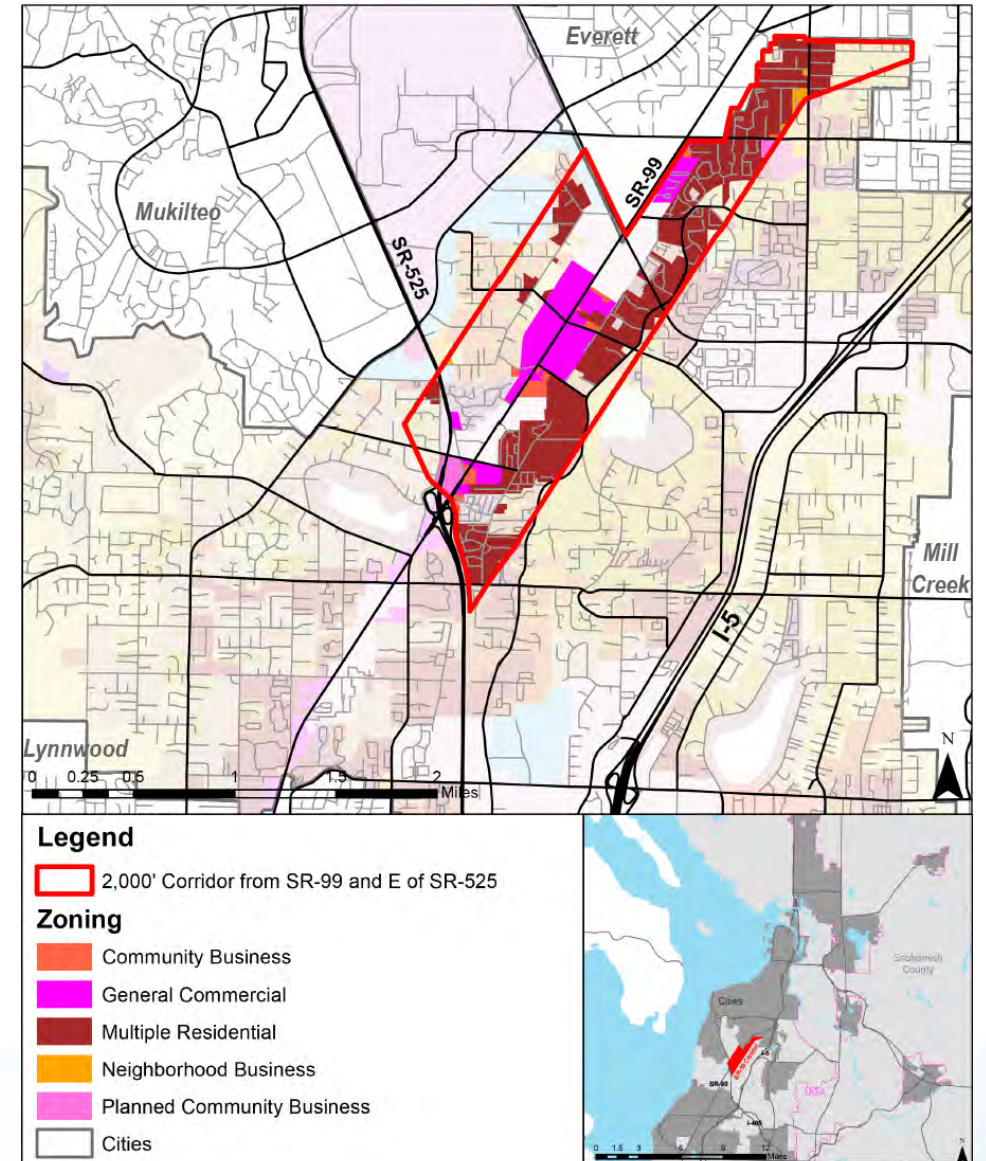
- Proposed amendment to Section 30.23.040 of Snohomish County Code to increase the maximum multi-family residential density from 22 dwelling units per acre up to 58 du/acre in eligible zones in a certain portion of the SWUGA.
- The proposed amendment would expand the area currently eligible for the increased multi-family residential density from 800 feet to 2,000 feet on the east side of the SR 99 right-of-way, north of SR 525 and south of the City of Everett.
- This increased multi-family residential development density can only be achieved by using transfer of development rights (TDR) credits.
- The proposed code amendment would add 497 acres to the area along the portion of SR 99 currently eligible for the increased multi-family residential density.



# Mietzner Land Company (SW12)

## Key PDS Evaluation Findings

- SW12 proposal is consistent with the GMA, MPPs and CPPs.
- SW12 is supportive of GMA goals to encourage compact and efficient development in urban areas with adequate public facilities and services and that supports multimodal transportation systems.
- The SW12 proposal area connects directly to bus rapid transit service via SR 99 and 128<sup>th</sup> St SW and will be linked to the planned and funded extension of the region's light rail system in the I-5 corridor.
- The proposal is supportive of the goal of promoting the availability of affordable housing that can be built through economies of scale and more efficient use of land, utilities and transportation.
- The proposal would provide greater incentives for using the county's TDR program by creating a new TDR receiving area for using TDR credits to help protect designated county farm and forest lands.

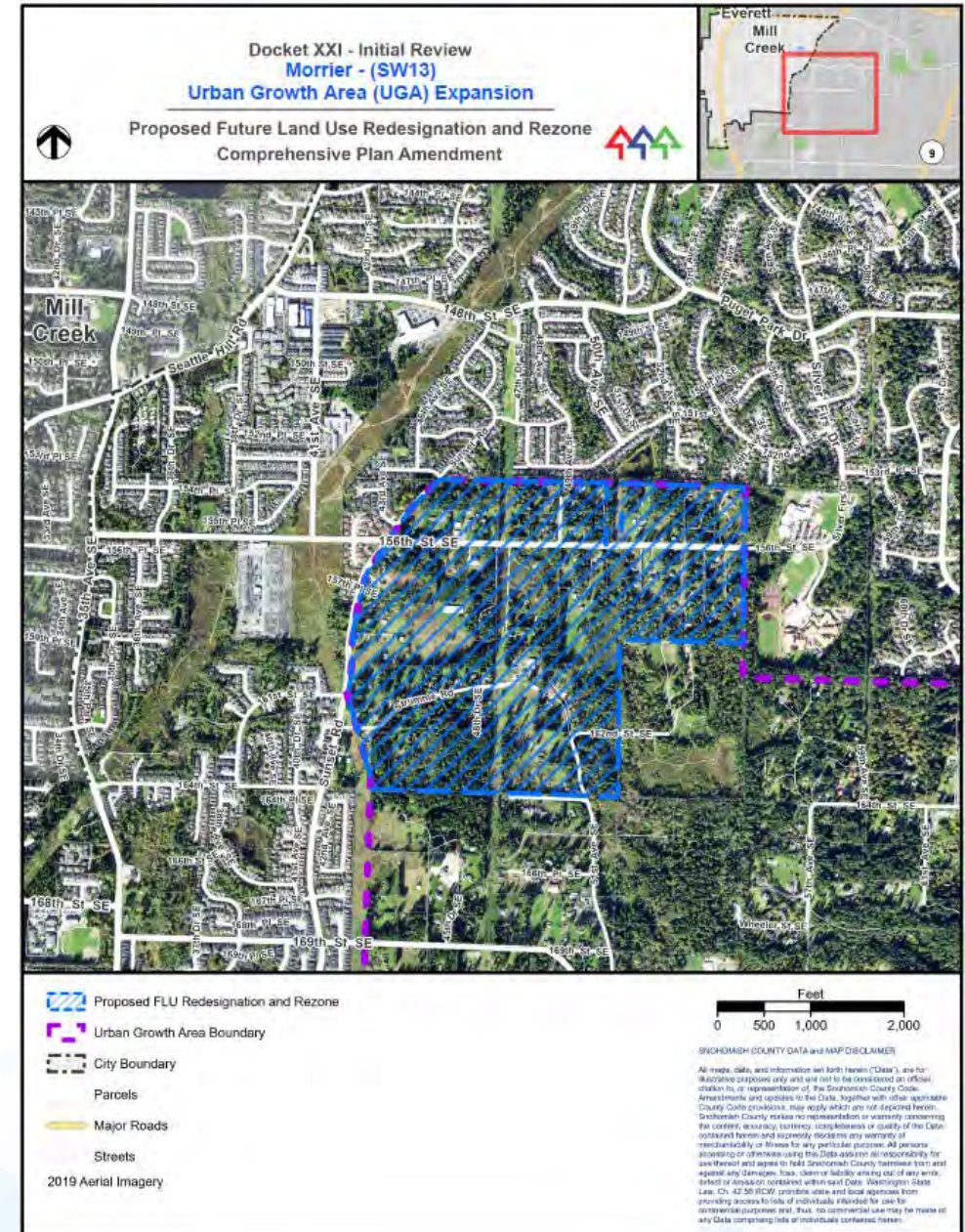


**Snohomish County**

# Gerald Morrier (SW13)

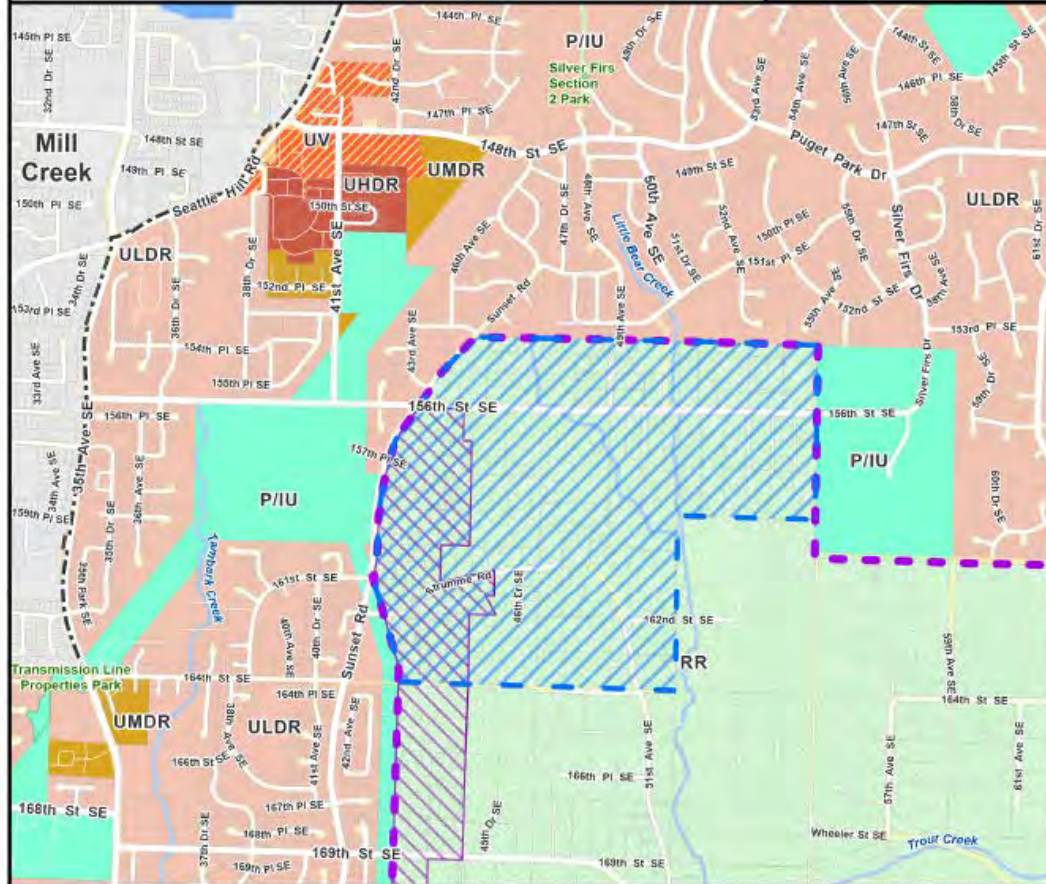
## Docket Proposal

- Proposed Southwest UGA expansion.
- Add 250 acres to the east UGA boundary and redesignate to Urban Low Density Residential
- Critical Areas on the site consist of the headwaters of Little Bear Creek, a salmon habitat stream, and associated wetlands. The site is within the upper subbasin of Little Bear Creek.
- Primary access to the site is by 156<sup>th</sup> St SE, Sunset Road, Strumme Road and 51<sup>st</sup> Ave SE. Key off-site county roads serving the site include 35<sup>th</sup> Ave SE, 164<sup>th</sup> St SE and 180<sup>th</sup> St. SE
- The west half of the site is within the Silver Lake Water and Sewer District and would be eligible for sewer service if added to the UGA. The east half of the site is an unclaimed service area for both sewer and water.



Docket XXI - Initial Review  
**Morrier - (SW13)**  
**Urban Growth Area (UGA) Expansion**

Proposed Future Land Use (FLU) Map  
 Comprehensive Plan Amendment



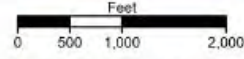
**Proposed FLU Map Amendment**

Proposed SW13 UGA Expansion: Redesignate from RR and RUTA to Urban Low Density Residential

**Future Land Use**

- P/IU: Public/Institutional Use
- RR: Rural Residential (1 DU/5 Acres Basic)
- UHDR: Urban High Density Residential
- ULDR: Urban Low Density Residential (4 - 6 DU/Acre)
- UMDR: Urban Medium Density Residential
- UV: Urban Village
- Rural Urban Transition Area (RUTA)

- Urban Growth Area Boundary
- City Boundary
- Road Right of Way
- Parcels
- Waterbodies
- Watercourses
- Major Roads
- Streets



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**Snohomish County**

# Gerald Morrier (SW13)

## Key PDS Evaluation Findings

- SW13 is inconsistent with the GMA, MPPs and CPPs.
- SW13 has not demonstrated that urban transportation improvements are available or programmed to serve the proposal site as required by the GMA.
- Even with planned road improvements in the area, 35<sup>th</sup> Ave. SE will continue to be at overcapacity.
- The SW13 proposal has not demonstrated that sewer and water service is available or programmed to serve the entire SWUGA expansion site.
- The upper subbasin of Little Bear Creek is in need of high environmental protection due to generally intact aquatic habitat.
- Development of the site would adversely affect water quality and quantity in this subbasin and impact downstream salmon habitat.
- Only 26.7% of additional SWUGA population capacity has been used since 2015 and has not reached the CPP 50% threshold.



# Janice Petrie (SW14)

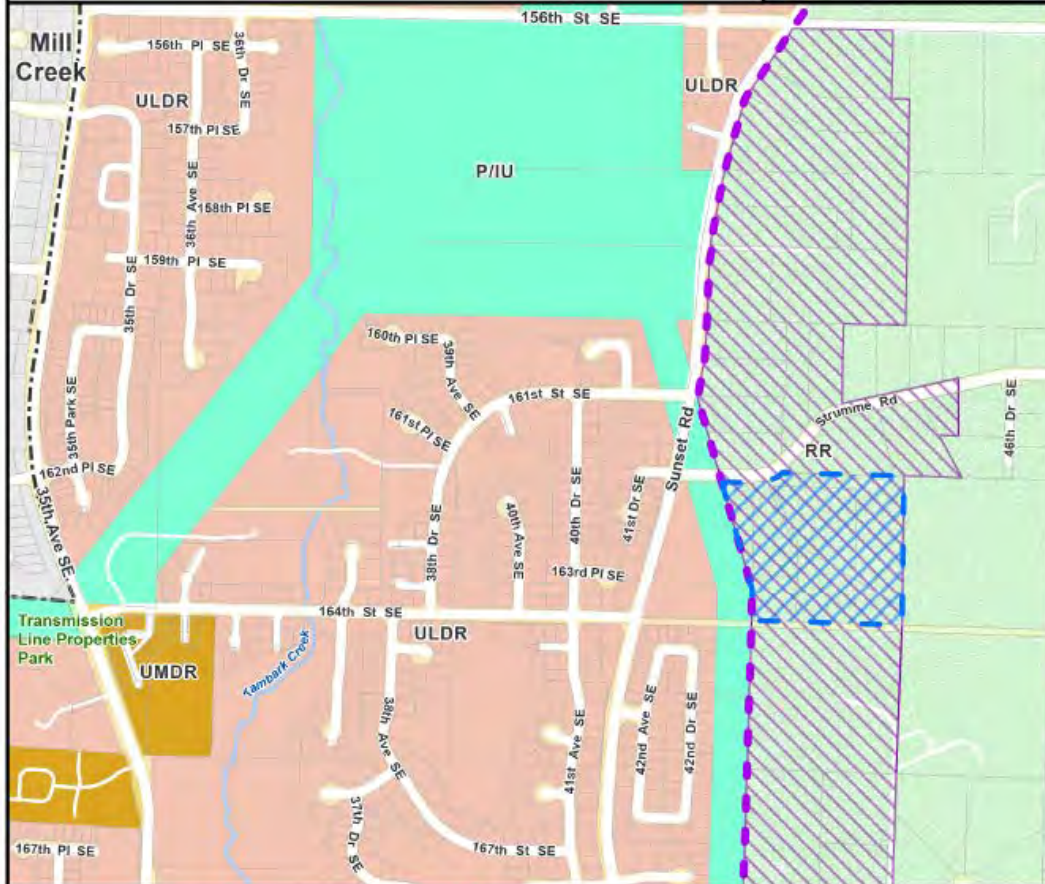
## Docket Proposal

- Proposed Southwest UGA expansion.
- Add 10.75 acres to the east UGA boundary and redesignate to Urban Medium Density Residential.
- No significant Critical Areas on the site which is within the Tambark Creek subbasin of the North Creek watershed.
- Primary access to the site is by Strumme Road which feeds into Sunset Road. Key off-site roads include 164<sup>th</sup> St SE, 35<sup>th</sup> Ave SE and 180<sup>th</sup> St SE.
- The site is within the Silver Lake Water and Sewer District and would be eligible for sewer service if added to the UGA.



Docket XXI - Initial Review  
**Petrie - (SW14)**  
**Urban Growth Area (UGA) Expansion**

Proposed Future Land Use (FLU) Map  
 Comprehensive Plan Amendment



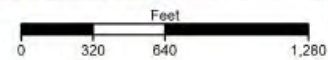
**Proposed FLU Map Amendment**

Proposed SW14 UGA Expansion: Redesignate from RR and RUTA to Urban Medium Density Residential

**Future Land Use**

- P/IU: Public/Institutional Use
- RR: Rural Residential (1 DU/5 Acres Basic)
- ULDR: Urban Low Density Residential (4 - 6 DU/Acre)
- UMDR: Urban Medium Density Residential
- Rural Urban Transition Area (RUTA)

- Urban Growth Area Boundary
- City Boundary
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- Parcels
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- Watercourses
- Major Roads
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**Snohomish County**



# Janice Petrie (SW14)

## Key PDS Evaluation Findings

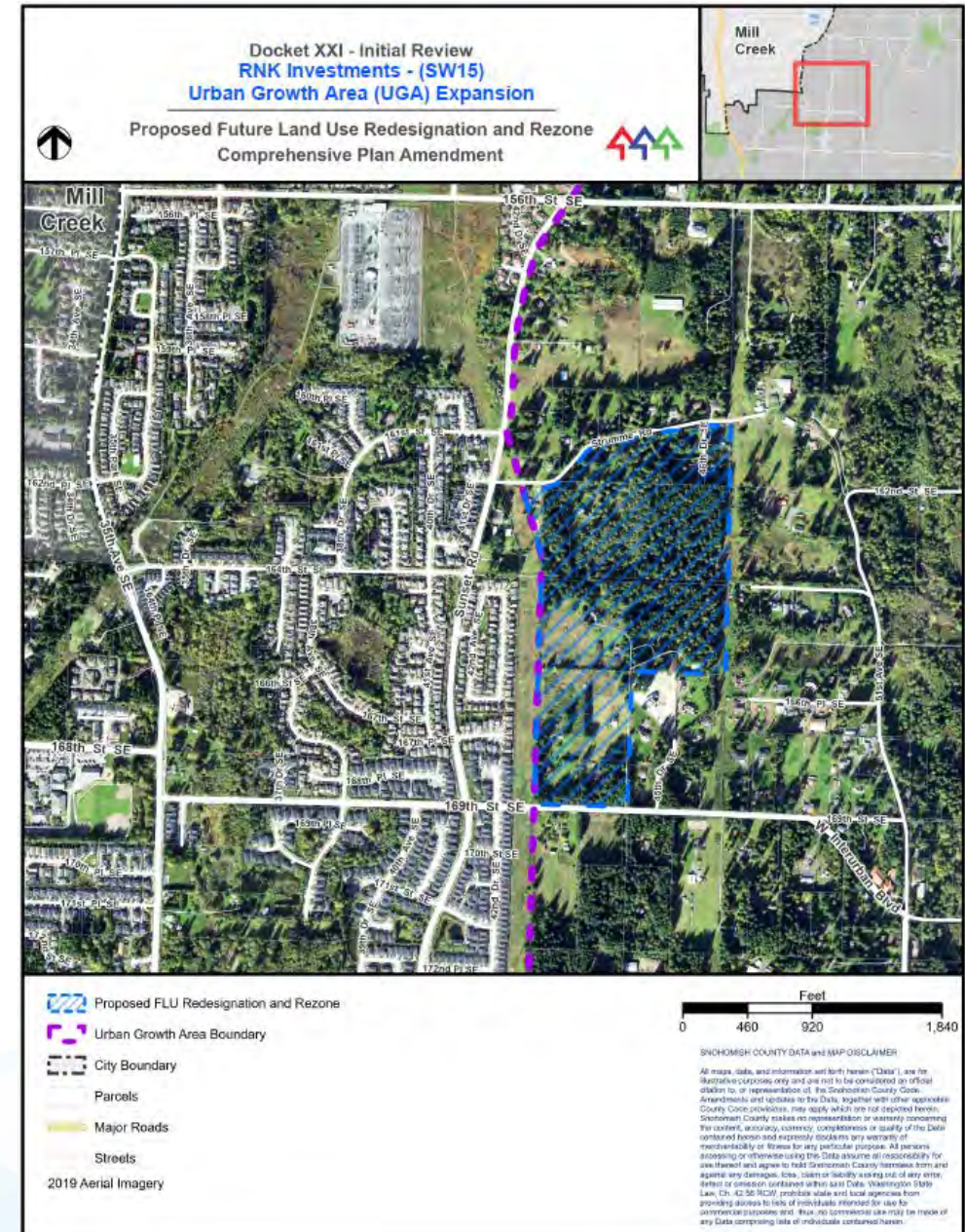
- SW14 proposal is inconsistent with the GMA, MPPs and CPPs.
- SW14 has not demonstrated that urban transportation improvements are available or programmed to serve the proposal site as required by the GMA.
- Even with planned road improvements in the area, 35<sup>th</sup> Ave. SE will continue to be at overcapacity.
- The SW14 proposal is inconsistent with the MPPs as it allows residential development at urban densities outside of the existing SWUGA without first evaluating opportunities to optimize residential development potential within existing urban areas
- Only 26.7% of additional SWUGA population capacity has been used since 2015 and has not reached the CPP 50% threshold.



# RNK Investments (SW15)

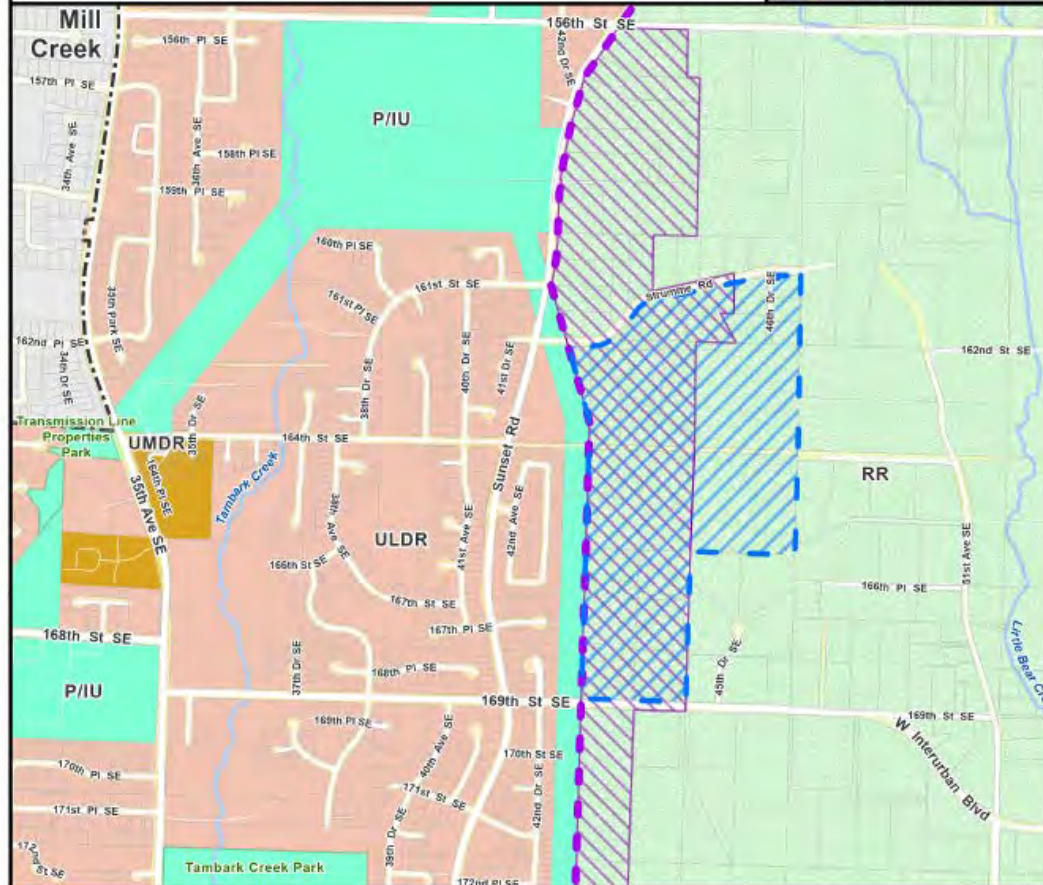
## Docket Proposals

- Proposed Southwest UGA expansion.
- Add 64 acres to the east UGA boundary and redesignate to Urban Medium Density Residential
- Critical Areas consist of an unnamed stream flowing out of a small pond in the middle of the site and east into Little Bear Creek. The west half of the site is in the Tambark Creek subbasin of the North Creek watershed.
- Primary access is by Strumme Road on the north side of the site, 169<sup>th</sup> St SE on the south side of the site, and 164<sup>th</sup> St SE, an unopened right of way at this location, on the west side of the site.
- Key off-site roads serving the area include Sunset Road, 35<sup>th</sup> Ave SE, and 180<sup>th</sup> St SE.
- The north one-third of the site is within the Silver Lake Water and Sewer District and would be eligible for sewer service if added to the UGA. The remaining portion of the site is within an unclaimed service area for both sewer and water.



Docket XXI - Initial Review  
**RNK Investments - (SW15)**  
**Urban Growth Area (UGA) Expansion**

Proposed Future Land Use (FLU) Map  
 Comprehensive Plan Amendment



**Proposed FLU Map Amendment**

Proposed SW15 UGA Expansion: Redesignate from RR and RUTA to Urban Medium Density Residential

**Future Land Use**

- P/IU: Public/Institutional Use
- RR: Rural Residential (1 DU/5 Acres Basic)
- ULDR: Urban Low Density Residential (4 - 6 DU/Acre)
- UMDR: Urban Medium Density Residential
- Rural Urban Transition Area (RUTA)

Urban Growth Area Boundary

City Boundary

Road Right of Way

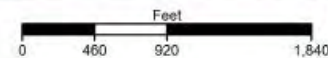
Parcels

Waterbodies

Watercourses

Major Roads

Streets



**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 (RCW 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 containing lists of individuals contained herein.



**Snohomish County**

# RNK Investments (SW15)

## Key PDS Evaluation Findings

- SW15 is inconsistent with the GMA, MPPs and CPPs.
- SW15 has not demonstrated that urban transportation improvements are available or programmed to serve the proposal site as required by the GMA.
- Even with planned road improvements in the area, 35<sup>th</sup> Ave. SE will continue to be overcapacity.
- The SW15 proposal has not demonstrated that sewer and water service is available or programmed to serve the entire SWUGA expansion site.
- The upper subbasin of Little Bear Creek is in need of high environmental protection due to generally intact aquatic habitat.
- Development of the site would adversely affect water quality and quantity in this subbasin and impact downstream salmon habitat.
- Only 26.7% of additional SWUGA population capacity has been used since 2015 and has not reached the CPP 50% threshold.

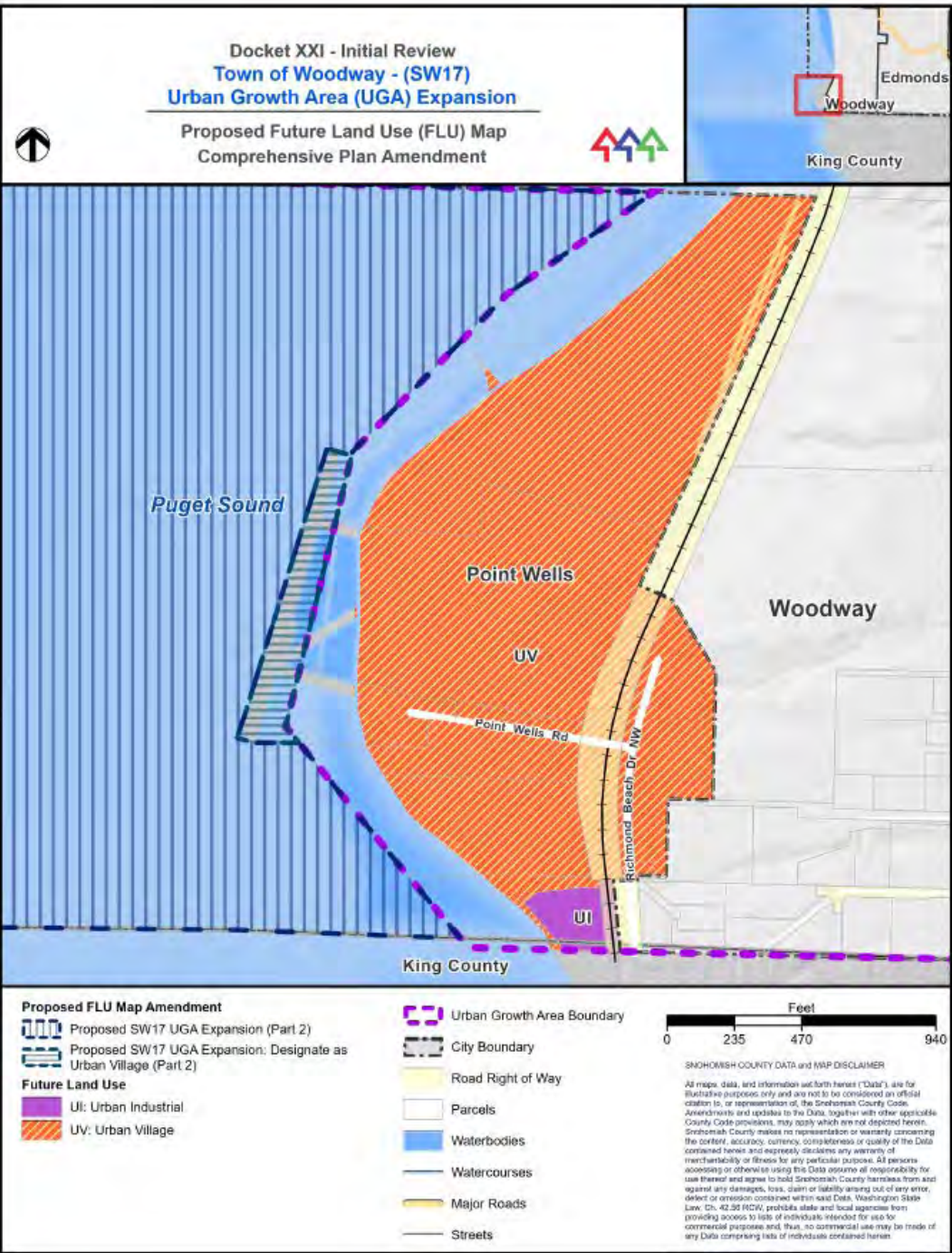
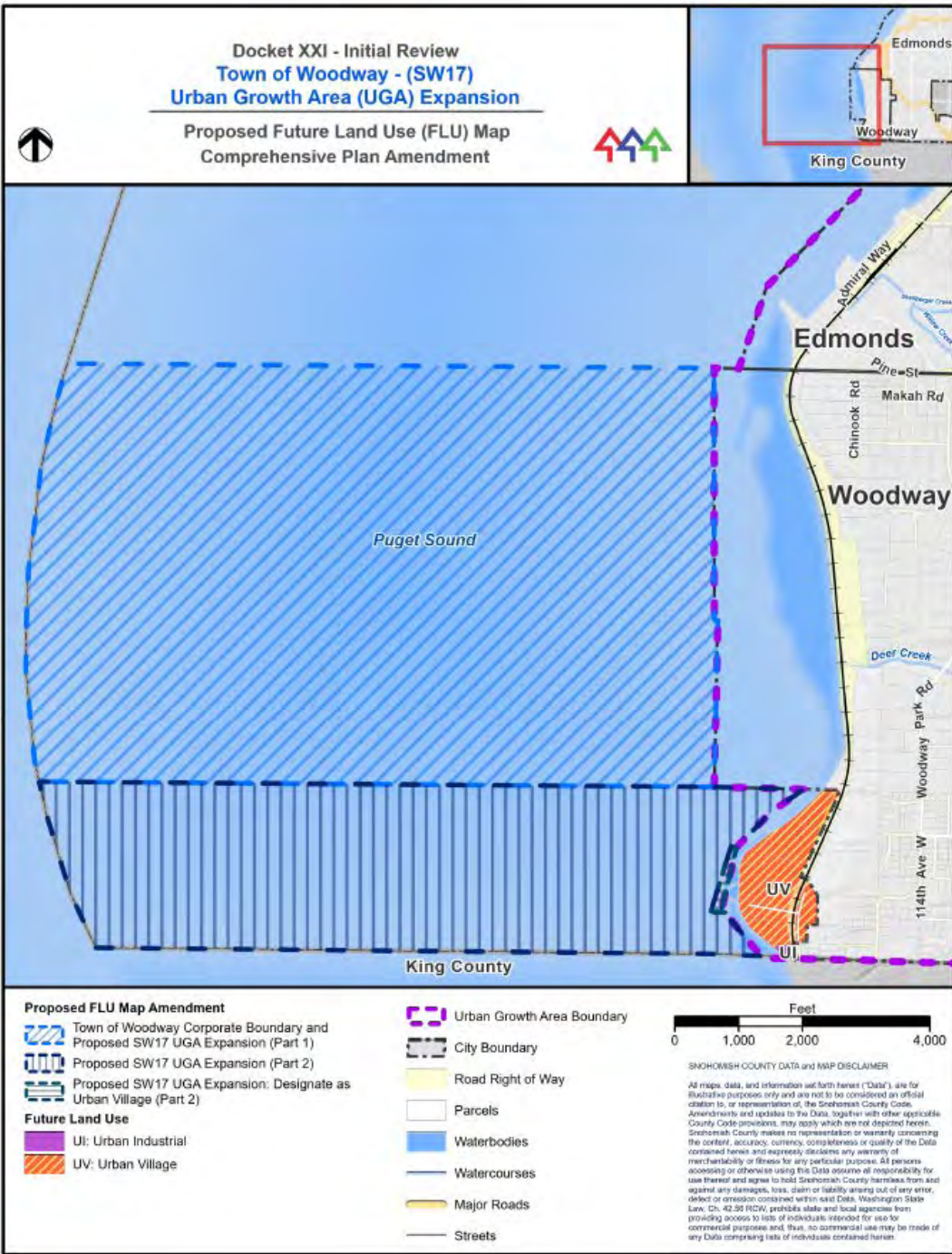


# Town of Woodway (SW17)

## Docket Proposal

- 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); and add the unincorporated portion of Puget Sound, west of the pier, to the county line with no FLU designation (641 acres);
- The Point Wells pier and the unincorporated marine waters west of the pier are located on state-owned aquatic land and are designated as Critical Areas.
- The county did not include the Point Wells pier in the SWUGA when it was first adopted in 1995 due to the pier and other unincorporated areas along the SWUGA shoreline being located on state-owned aquatic land.
- The deep-water was previously leased by the DNR to the former owner (Chevron) of the Point Wells property.





# Town of Woodway (SW17)

## Key PDS Evaluation Findings

- SW17 Part 1 proposal to add the remaining portion of the town into the SWUGA is consistent with the GMA requirement that a UGA shall include each city located in a county planning under the GMA.
- SW17 Part 2 proposal to expand the SWUGA into unincorporated aquatic lands in Puget Sound is inconsistent with the GMA requirement to avoid expanding a UGA into known Critical Areas over a large area.
- Part 2 is inconsistent with the MPP provision that counties should avoid adding unbuildable areas to a UGA that cannot accommodate the region's growth.



# PDS Recommendations

- (SW10) CS Real Estate
- (SW12) Mietzner
- (SW17 Part 1) Town of Woodway

# Further Processing

- These three proposals meet all applicable initial review criteria
- Place on Final Docket XXI
- Include in 2024 Plan Update Environmental Review
- Final action in conjunction with 2024 Plan Update





# PDS Recommendations

# No Further Processing

(DR1) – Town of Darrington  
(LS1) – City of Lake Stevens  
(LS2) – City of Lake Stevens  
(LS3) – City of Lake Stevens  
(LS4) – City of Lake Stevens  
(LS5) – Gustafson  
(LS6) McLaren  
(MALT1) – Vangemert  
(MV1) – Natural 9 Holdings  
(MV2) – Northpoint Dev.  
(MON1) – Edelbrock

(MON2) – Davis/Johnson  
(STAN1) – City of Stanwood  
(SW8) – Austin  
(SW9) – Crooks  
(SW11) - McNeal  
(SW13) – Morrier  
(SW14) – Petrie  
(SW15) – RNK Investments  
(SW16) – Village Life  
(SW17 Part 2) – Town of Woodway





Questions?



**Snohomish County Council**  
**Planning and Community Development Committee**  
**Minutes**

Nate Nehring, Committee Chair  
Megan Dunn, Committee Vice-Chair  
Committee Members: Stephanie Wright, Sam Low, Jared Mead

Geoffrey Thomas, Chief of Staff  
Russell Wiita, Legislative Aide  
Debbie Eco, Clerk of the Council

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**Tuesday, May 4, 2021**

**10:30 AM**

**Remote Meeting via Zoom**

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**RESPONSE TO COVID-19 STATE OF EMERGENCY**

Snohomish County Council held its meeting remotely via Zoom. Governor Inslee's Emergency Proclamations can be accessed at the County Council's Home page - <https://www.snohomishcountywa.gov/172/County-Council>.

**PRESENT:**

Committee Chair Nehring  
Committee Vice-Chair Dunn  
Committee Member Wright  
Committee Member Mead  
Committee Member Low  
Geoffrey Thomas, Chief of Staff  
Heidi Beazizo, Sr. Legislative Analyst  
Terri Strandberg, Planning & Development Services  
David Killingstad, Planning & Development Services  
Debbie Eco, Clerk of the Council

\*See names listed below of people providing public comment

**CALL TO ORDER:**

Committee Chair Nehring called the meeting to order at 10:30 a.m. and provided Zoom/remote meeting instructions for those wishing to provide public comment.

**ROLL CALL:**

The clerk called the roll and stated that four members were present.

[Clerk Note: After roll call was taken Committee Vice-Chair Dunn entered the meeting at 10:31 a.m.]

**PUBLIC COMMENT:**

The following people provided public comment:

William Lider, resident of city of Lynnwood, provided comment related to Ord. No. 21-025.  
Marjie Fields, resident of city of Edmonds, provided comment related to Ord. No. 21-025.  
Brian Copple, resident of Fire District 5, provided comment related to Mot. No. 21-153.  
David Toyer, resident of city of Lake Stevens, provided comment related to Mot. No. 21-147.

**ACTION ITEMS:**

1. Motion 21-153, calling for a special election relating to an increase in the number of commissioners on the Board of Fire Commissioners of Snohomish County Fire Protection District No. 5 [2021-0158](#)

Heidi Beazizo, Sr. Legislative Analyst, provided a staff report. She stated there are no fiscal impacts to the county and that the Council must take action before May 14th in order to meet the deadline for the August 3, 2021, primary.

Responding to Committee Vice-Chair Dunn, Ms. Beazizo, confirmed that a public hearing is not necessary.

**ACTION:** Move to Consent Agenda, General Legislative Session, May 5, 2021, for consideration.

2. Ordinance 21-026, an interlocal agreement with Pacific Northwest Economic Region for maritime focused supply chain workshops [2021-0198](#)

Geoffrey Thomas, Chief of Staff, provided a staff report and stated this has been recommended by the Executive.

**ACTION:** Move to Administrative Matters, General Legislative Session May 12, 2021, to set time and date for a public hearing.

3. Ordinance 21-025, relating to regulation of stormwater; amending Chapters 7.53, 7.54, 30.63a, 30.63b and subtitle 30.91 of the Snohomish County Code (SCC) in response to the County's 2019 NPDES Phase I Permit [2021-0182](#)

Geoffrey Thomas, Chief of Staff, provided an introduction.

Terri Strandberg, Planning & Development Services, provided a PowerPoint presentation and briefed the Council on the National Pollution Discharge Elimination System (NPDES) 2019-2024 Phase 1 Permit.

Ms. Strandberg responded to questions from Committee Vice-Chair Dunn related to bioretention ponds, fencing requirements, allowed pesticides and fertilizers, timelines, and final review. Ms. Strandberg said she would gather more information for her about bioretention ponds regarding active areas.

**ACTION:** Move to Administrative Matters, General Legislative Session May 12, 2021, to set time and date for a public hearing.

4. Motion 21-147, approving the Final List of Amendments to the GMA Comprehensive Plan (GMACP) And GMA Development Regulations for Docket XXI [2021-0067](#)

Geoffrey Thomas, Chief of Staff, provided a staff report. He clarified that this motion is a preliminary review by Planning and Development Services (PDS) staff and a presentation of different docket proposals, not asking for action at this time. He explained the request will be to hold the motion in Planning Committee and bring back for discussion later in the year and schedule a hearing in January of 2022.

David Killingstad, PDS, provided a PowerPoint presentation and spoke about the Comprehensive Plan Amendment process. He spoke about docket cycles and timelines.

Due to time constraints, Committee continued the remainder of this presentation to the next Planning Committee. PDS staff will begin at the next presentation summarizing the docket proposals.

**ACTION:** No Action - Continued to May 18, 2021, Planning Committee for continued discussion.

**DISCUSSION ITEM:**

1. Council Initiated Comprehensive Plan Amendment/Urban Tree Canopy - Vice-Chair Dunn [2021-0244](#)

Geoffrey Thomas, Chief of Staff, provided an introduction.

David Killingstad, PDS, explained this would be a Council initiated proposal. He spoke about timing and deadlines for proposals to be submitted to stay on schedule for a January 2022 public hearing.

Committee Vice-Chair Dunn spoke to her proposal and expressed her support.

Brief discussion ensued between committee members and Mr. Killingstad.

*[Committee Member Wright left the meeting at 11:30 a.m.]*

Committee Chair Nehring asked Mr. Thomas to send the Tree Canopy Proposal to committee members. This item will be kept on as a discussion item and Committee Vice-Chair Dunn suggested scheduling it back on the agenda in approximately a month.

Meeting adjourned at 11:31 a.m.

EXHIBIT 3.2.1A

Planning and Community Development Committee 05/04/21 Meeting

[Video](#) and [Minutes](#)



**Snohomish County Council**  
**Planning and Community Development Committee**  
**Meeting Minutes**

Nate Nehring, Committee Chair  
Megan Dunn, Committee Vice-Chair  
Committee Members: Stephanie Wright, Sam Low, Jared Mead

Ryan Countryman, Senior Legislative Analyst  
Russell Wiita, Legislative Aide  
Debbie Eco, Clerk of the Council

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**Tuesday, May 18, 2021**

**10:30 AM**

**Remote via Zoom Meeting**

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**RESPONSE TO COVID-19 STATE OF EMERGENCY**

Snohomish County Council held its meeting remotely via Zoom. Governor Inslee's Emergency Proclamations can be accessed at the County Council's Home page - <https://www.snohomishcountywa.gov/172/County-Council>.

**PRESENT:**

Committee Chair Nehring  
Committee Vice-Chair Dunn  
Committee Member Wright  
Committee Member Mead  
Committee Member Low  
Geoffrey Thomas, Chief of Staff  
Steve Skorney, Planning & Development Services  
David Killingstad, Planning & Development Services  
Debbie Eco, Clerk of the Council

\*See names listed below of people providing public comment

**CALL TO ORDER:**

Committee Chair Nehring called the meeting to order at 10:30 a.m. and provided Zoom/remote meeting instructions for those wishing to provide public comment.

**ROLL CALL:**

The clerk called the roll and stated that all five committee members were present.

**PUBLIC COMMENT:**

There were no persons present wishing to provide public comment.



**ACTION ITEMS:**

1. Motion 21-183, authorizing the County Executive to execute an Interlocal Agreement with the Town of Darrington concerning provision of Fire Investigation Services [2021-0264](#)

Geoffrey Thomas, Chief of Staff, provided a staff report. He stated that the duration of the agreement is to expire on December 31, 2023, and the Planning & Development Services Director has the authority to extend the contract for no more than a total of 10 years.

**ACTION:** Move to Consent Agenda, General Legislative Session May 26th for consideration.

2. Motion 21-185, authorizing the County Executive to execute an Interlocal Agreement between the Town of Darrington and Snohomish County for Snohomish County to provide Building, Construction, Fire Plan Review and Code Inspection Services [2021-0267](#)

Geoffrey Thomas, Chief of Staff, provided a brief staff report. He stated it is similar to the previous agreement just described [*in Motion 21-183*]. He said the expiration date is December 31, 2023, and the Planning & Development Services Director has the authority to extend the contract for no more than a total of 10 years.

**ACTION:** Move to Consent Agenda, General Legislative Session May 26th for consideration.

**DISCUSSION ITEM:**

1. Motion 21-147, approving the Final List of Amendments to the GMA Comprehensive Plan (GMACP) And GMA Development Regulations for Docket XXI [2021-0067](#)

Steve Skorney, Planning & Development Services (PDS), provided a PowerPoint Presentation. [*Continuing from the May 4th Planning Committee, Mr. Skorney began the presentation on page 6*]

Mr. Skorney began with reminding the Council that PDS requests that Council hold the docket applications until December to wait for the Buildable Lands Report (BLR), Countywide Planning Policy (CPP), and Snohomish County Tomorrow's (SCT) recommended growth targets be completed. He said PDS will then reevaluate applications based on updated information. He also said that PDS will re-brief Council in December and recommends a public hearing in

January (of 2022). Mr. Skorney also alerted Council that the BLR schedule has shifted one month to accommodate comments on the draft BLR from cities and the County, which moves the Council's decision from June to July (of 2022).

Mr. Skorney continued his presentation and discussed each of the 24 proposals.

Responding to Committee Vice-Chair Dunn, Mr. Skorney recapped the timeline for the Docket hearing, Buildable Lands Report, and Growth Targets.

Meeting adjourned at 11:36 a.m.

EXHIBIT 3.2.4A

Planning and Community Development Committee 05/18/21 Meeting

[Video](#) and [Minutes](#)

# Snohomish County Docket XXI Motion 21-147 Approving Final List PDS Briefing

Snohomish County Council Planning Committee

December 7, 2021



# Snohomish County Initial Docket XXI Process

1

PDS completes Docket XXI initial evaluations by end of 1<sup>st</sup> quarter 2021

2

PDS briefs County Council on Docket XXI recommendations – May 2021

3

PDS re-reviews docket proposals based on Initial 2044 Growth Targets/BLR - Fall 2021

4

PDS briefs County Council on updated Docket XXI recommendations – Dec. 7, 2021

5

County Council asked to hold a January 2022 public hearing and by motion set the Final Docket XXI for further review as part of the 2024 Plan Update



# Snohomish County Initial Docket XXI Re-evaluation

PDS re-evaluated the Docket XXI proposals based on:

- 2044 Initial Population and Employment Growth Targets - recommended by the SCT Steering Committee (12/2/21).
- Adopted 2021 Buildable Lands Report (9/8/21).
- Additional policy considerations in the re-adopted Countywide Planning Policies (10/22/21).



# Snohomish County Initial Docket XXI Re-evaluation

- 2044 Initial Growth Targets were applied to the UGAs relative to the 2021 BLR capacity estimates - population and employment UGA capacity surpluses and shortfalls were identified.
- UGA population capacity shortfalls were identified in High Capacity Transit (HCT) communities where the majority of UGA population expansion docket proposals are located – Marysville UGA, Bothell MUGA and Mill Creek MUGA.
- UGA employment expansion docket proposals only to the Marysville UGA (HCT community) and the Lake Stevens UGA (non-HCT community).
- In most cases, the new growth target and BLR information did not affect PDS's recommendations on proposals that were inconsistent with other applicable policies and provisions not related to UGA capacity issues.



# Snohomish County Docket XXI

**Twenty-four** docket proposals to amend the county's GMA comprehensive plan and implementing zoning and regulations

**Twenty** UGA expansions

**Two** Urban infills

**One** development code amendment

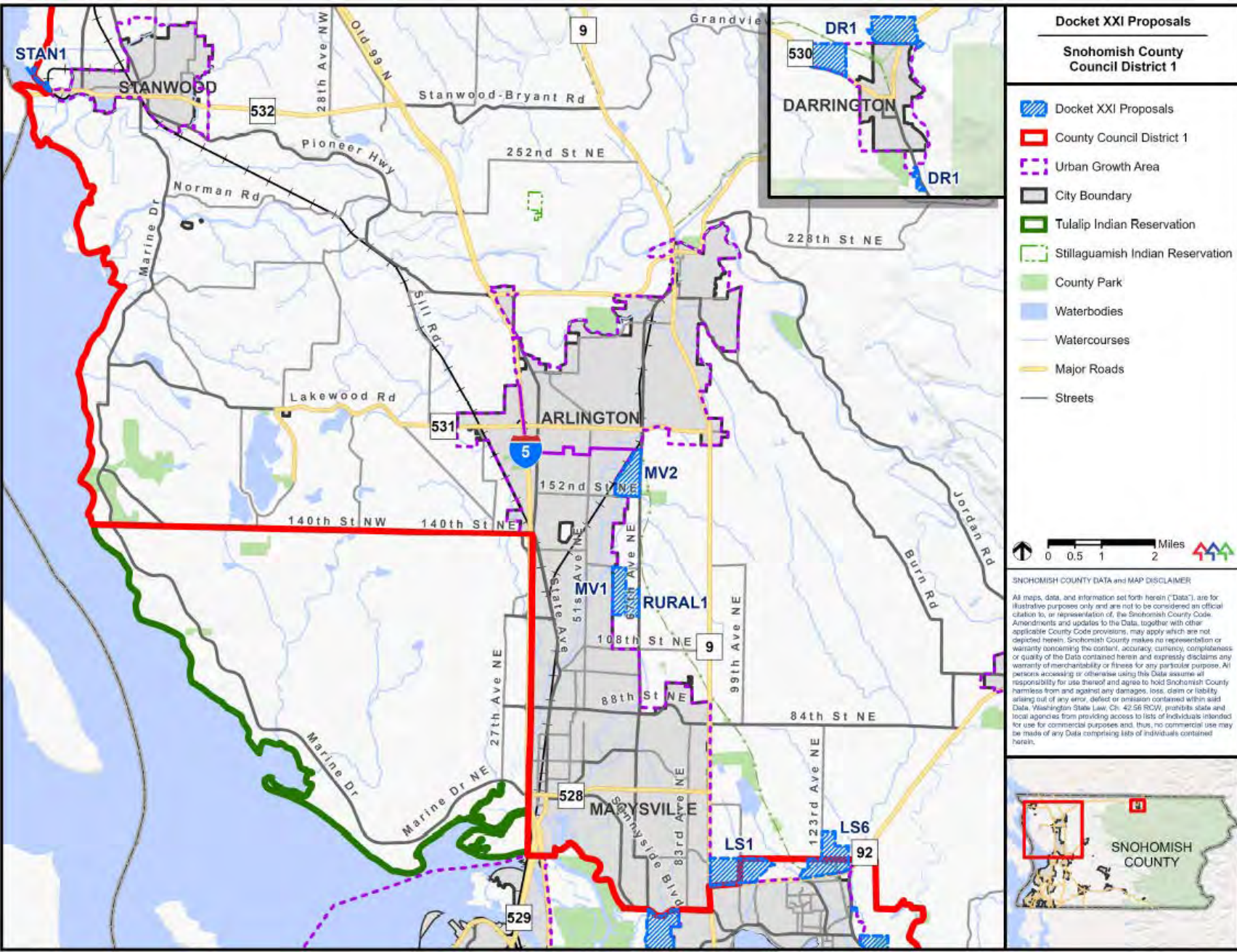
**One** major policy deletion/increase rural population capacity





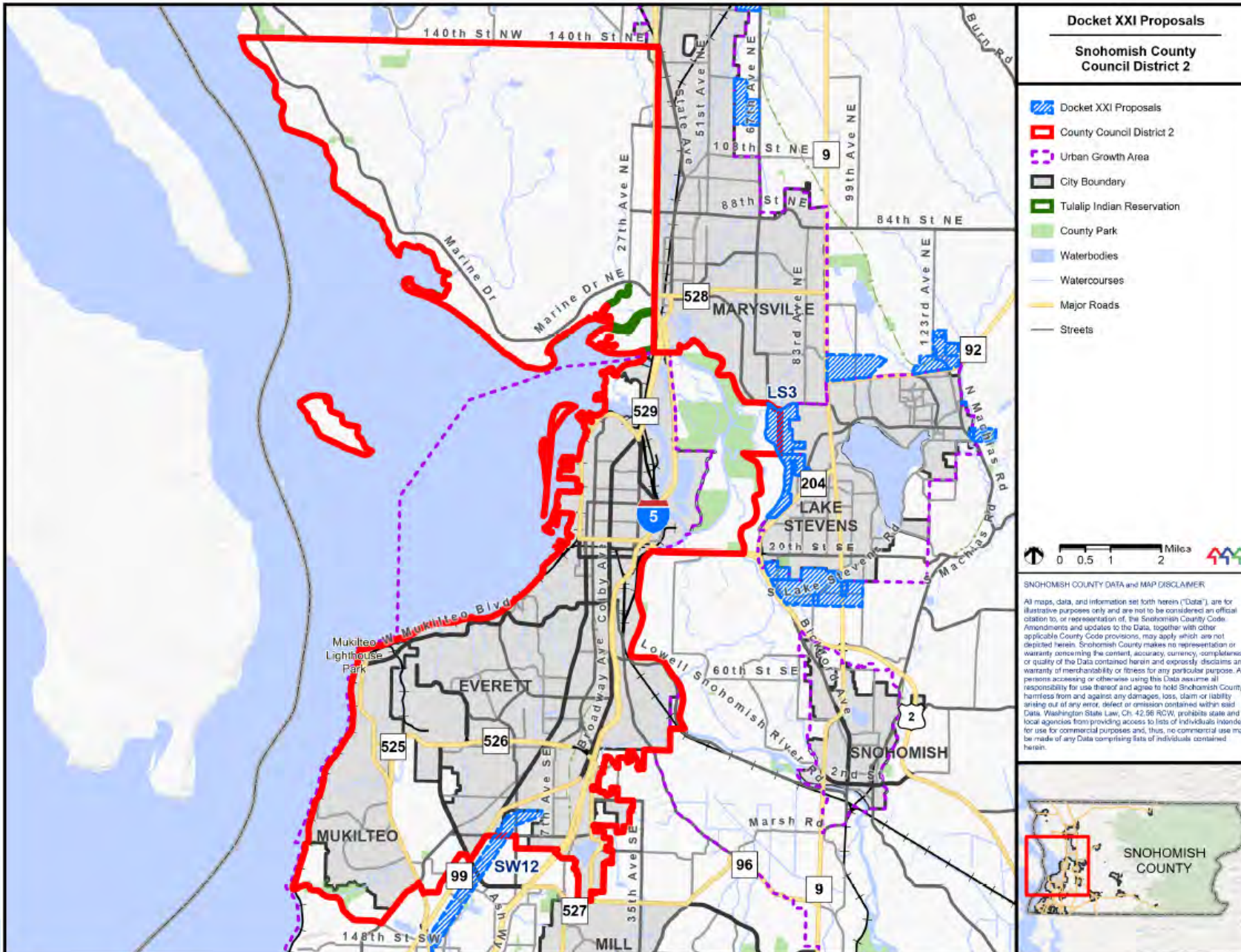
# District 1 Docket XXI Proposals

- DR1 – Town of Darrington**
- LS1 – City of Lake Stevens**
- LS6 – McLaren**
- MV1 – Natural 9 Holdings**
- MV2 – Northpoint Dev.**
- RURAL1 – Van Dam Farms**
- STAN1 – City of Stanwood (withdrawn)**



# District 2 Docket XXI Proposals

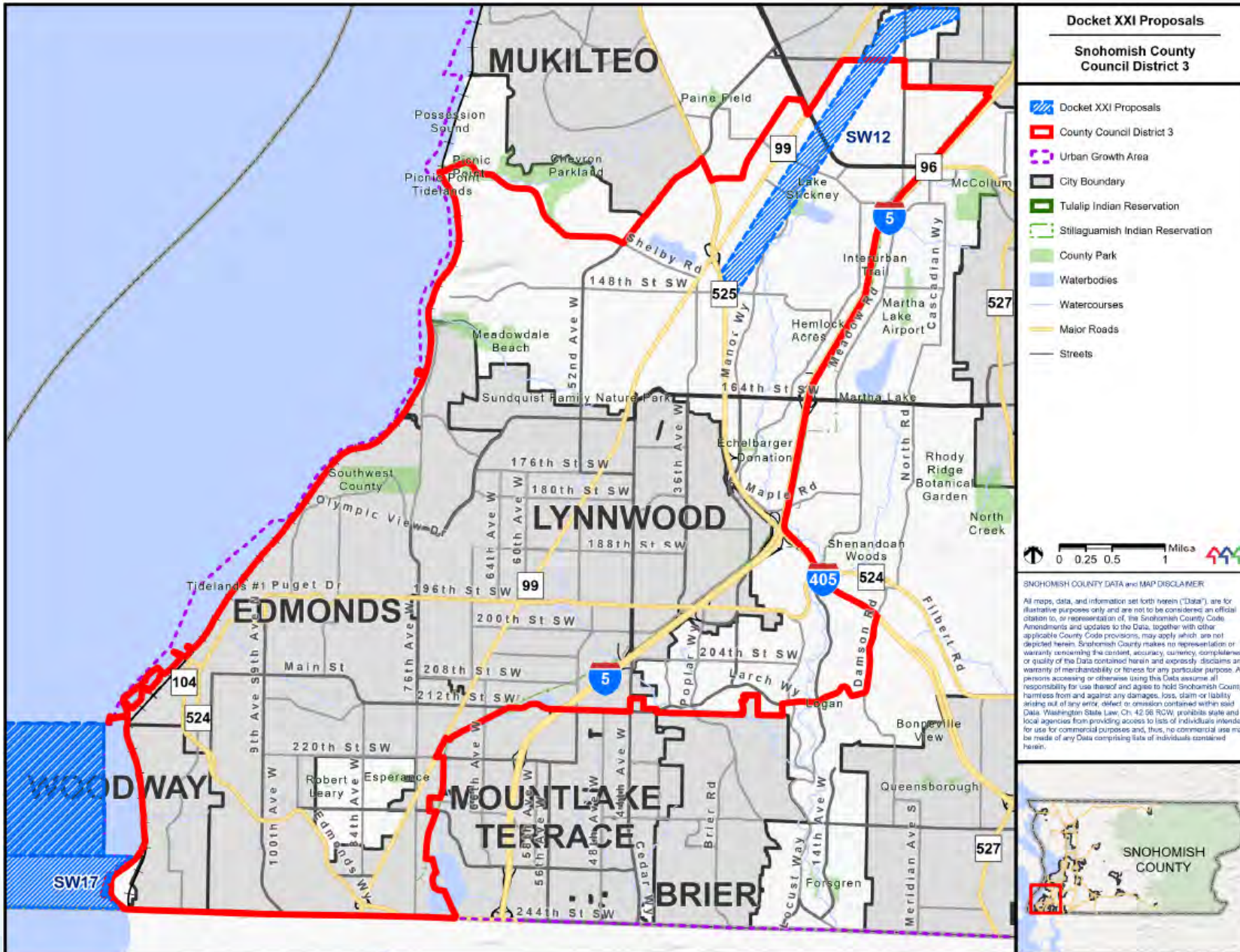
## LS3 – City of Lake Stevens SW12 – Mietzner



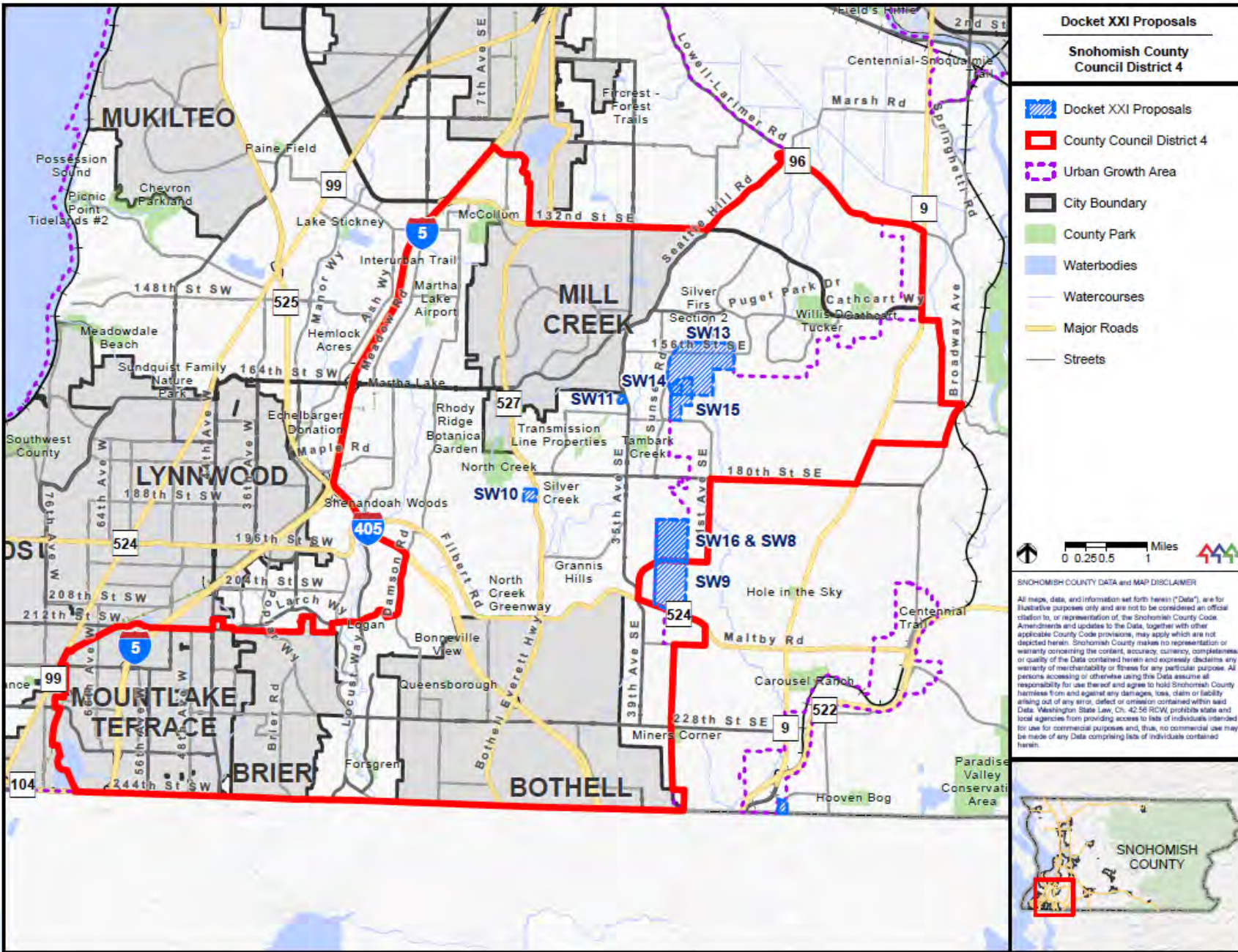
# District 3 Docket XXI Proposals

**SW12 – Mietzner**

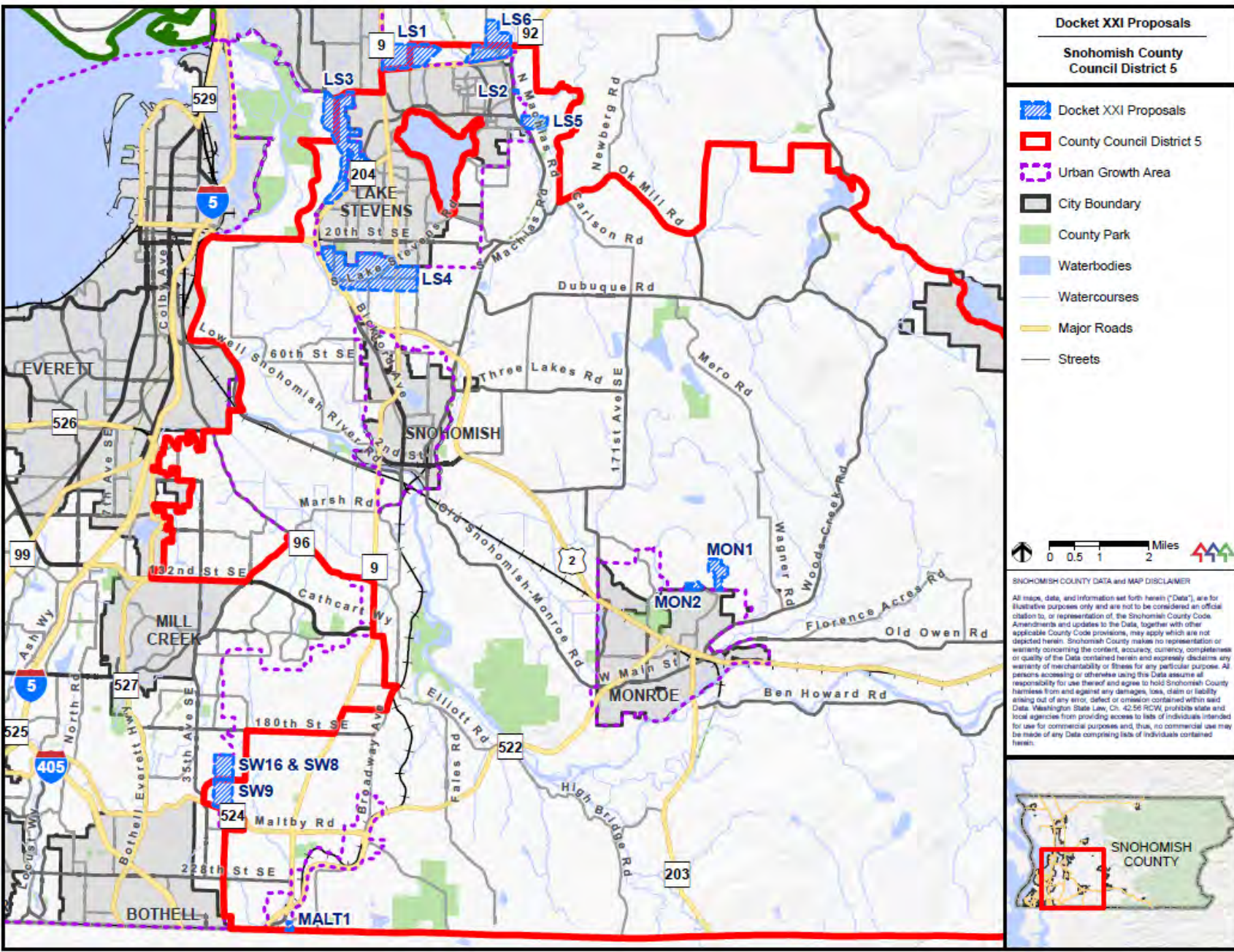
**SW17 – Town of Woodway**



# District 4 Docket XXI Proposals



# District 5 Docket XXI Proposals



- LS1 – City of Lake Stevens**
- LS2 – City of Lake Stevens**
- LS3 – City of Lake Stevens**
- LS4 – City of Lake Stevens**
- LS5 – Gustafson**
- LS6 – McLaren**
- MALT1 – Vangemert**
- MON1 – Edelbrock**
- MON2 – Davis/Johnson**
- SW9 - Crooks**

## PDS Recommendations (3/31/21)

## Place on Final Docket XXI

- (SW10) CS Real Estate
  - Urban Industrial to Urban Center
- (SW12) Mietzner
  - Code change to add higher density MFR area on SR 99
- (SW17 Part 1) Town of Woodway
  - Add remaining portion of town located within Puget Sound to SWUGA
- SW10 would encourage compact mixed-use development served by high-capacity transit.
- SW12 would expand affordable housing supply near HCT and the Paine Field Manufacturing Center. Adds new TDR receiving areas.
- SW17 Part 1 is a technical correction consistent with the requirement that a UGA shall include each city located in a county planning under the GMA.



# Added PDS Recommendations (12/2/21)

## Place on Final Docket XXI

- (LS2) City of Lake Stevens
  - Expand UGA to add 3.4 ac. as Urban Industrial
- (SW11) McNeal
  - Infill 5 ac. Urban Low Density to Urban Medium Density Residential
- (SW14) Petrie
  - Expand SWUGA to add 10.75 ac. as Urban Medium Density Residential
- LS2 estimated increased employment capacity of 20 would not exceed employment shortfall of 65 within unincorporated UGA.
- LS2 may not significantly contribute to overcapacity conditions on SR 92, merits further traffic analysis.
- SW11 may not significantly contribute to overcapacity conditions on 35<sup>th</sup> Ave. SE, merits further traffic analysis.
- SW14 may not significantly contribute to overcapacity conditions on 35<sup>th</sup> Ave. SE, merits further traffic analysis.
- SW14, unlike all other SWUGA expansions, is outside of the Little Bear Creek drainage basin which needs a high level of resource protection.



# PDS Recommendations

# No Further Processing

(DR1) – Town of Darrington

(LS1) – City of Lake Stevens

(LS3) – City of Lake Stevens

(LS4) – City of Lake Stevens

(LS5) – Gustafson

(LS6) McLaren

(MALT1) – Vangemert

(MV1) – Natural 9 Holdings

(MV2) – Northpoint Dev.

(MON1) – Edelbrock

(MON2) – Davis/Johnson

(STAN1) – City of Stanwood (withdrawn)

(SW8) – Austin

(SW9) – Crooks

(SW13) – Morrier

(SW15) – RNK Investments

(SW16) – Village Life

(SW17 Part 2) – Town of Woodway





# Key PDS Findings for Not Further Processing

- Inconsistencies with one or more policies and requirements in the GMA, MPPs and/or CPPs.
- Not demonstrated that urban transportation improvements are available or programmed to serve the proposal site as required by the GMA.
- Certain UGA expansion proposals not in High-Capacity Transit Communities, inconsistent with the Regional Growth Strategy to avoid adding capacity to areas not served by HCT.
- Certain UGA expansion proposals either add to UGA capacity surpluses or exceed UGA capacity shortfalls.
- SWUGA expansion proposals impact the Little Bear Creek drainage basin.
- Marysville area proposals would delete rural objective and policy, result in increased rural densities inconsistent with Regional Growth Strategy.



Questions?



**Snohomish County Council**  
**Planning and Community Development Committee**  
**Meeting Minutes**

Nate Nehring, Committee Chair  
Megan Dunn, Committee Vice-Chair  
Committee Members: Stephanie Wright, Sam Low, Jared Mead

Ryan Countryman, Senior Legislative Analyst  
Russell Wiita, Legislative Aide  
Debbie Eco, Clerk of the Council

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**Tuesday, December 7, 2021**

**10:30 AM**

**Remote Meeting via Zoom**

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**PRESENT:**

Committee Chair Nehring  
Committee Vice-Chair Dunn  
Committee Member Wright  
Committee Member Low  
Committee Member Mead  
Ryan Countryman, Council Staff  
Steve Skorney, Planning & Development Services  
Frank Slusser, Planning & Development Services  
Elena Lao, Asst. Clerk of the Council

**CALL TO ORDER / ROLL CALL:**

Committee Chair Nehring called the meeting to order at 10:30 a.m. and provided instructions for those wishing to provide public comment for both in-person and remote via Zoom.

The clerk called the roll and stated that all five members were present.

**PUBLIC COMMENT:**

There were no persons present wishing to provide public comment.

**ACTION ITEMS:**

1. Motion 21-348, authorizing the Snohomish County Executive to sign a contract with the city of Arlington Police Department for security at the county's mass vaccination site at the Arlington Airport [2021-0577](#)

Ryan Countryman, Senior Legislative Analyst, provided a staff report and responded to questions from Councilmember Low relating to billing, contract duration, and potential extensions. He would follow up with Department of Emergency Management for additional information regarding the contract and cost estimation through 2024.

**ACTION:** Move to Regular Agenda, General Legislative Session on December 15, 2021, for consideration.

2. Motion 21-421, appointing Rosanna Brown to Snohomish County Planning Commission. [2021-0983](#)

Ryan Countryman, Senior Legislative Analyst, provided a staff report and noted that Ms. Brown was nominated by Councilmember Low.

Councilmember Low spoke in support of the nomination.

**ACTION:** Move to Administrative Matters, General Legislative Session on December 15, 2021, to set time and date for a public hearing.

3. Motion 21-147, approving the Final List of Amendments to the GMA Comprehensive Plan (GMACP) And GMA Development Regulations for Docket XXI [2021-0067](#)

Ryan Countryman, Senior Legislative Analyst, provided brief comments.

Steve Skorney, Planning and Development Services (PDS), provided a comprehensive PowerPoint presentation with updates on the review process and the final list of recommended proposals to be placed on Docket XXI.

Discussion ensued as Mr. Skorney responded to questions relating to PDS' recommendations.

**ACTION:** Move to Administrative Matters, General Legislative Session on December 15, 2021, to set time and date for a public hearing.

**DISCUSSION ITEM:**

1. 2024 Update - Process for adding Council-Initiated Amendments [2021-1028](#)  
Frank Slusser, Planning & Development Services

Frank Slusser, Planning and Development Services (PDS), provided a PowerPoint presentation on the 2024 Comprehensive Plan Update and the process for adding Council-initiated amendments.

Brief discussion ensued as Mr. Slusser responded to questions relating to the policy review for urban tree canopy and broadband access, as well as Council-initiated amendments that may also be citizen-driven.

Mr. Slusser requested that a follow-up presentation be made to the Committee in January or February 2022.

Meeting adjourned at 11:12 a.m.

EXHIBIT 3.2.6A

Planning and Community Development Committee 12/07/21 Meeting

[Video](#) and [Minutes](#)

SNOHOMISH COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON

**NOTICE OF PUBLIC HEARING  
MOTION 21-147 SETTING THE FINAL DOCKET (XXI) OF NON-COUNTY-INITIATED AMENDMENTS  
TOTHE SNOHOMISH COUNTY COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS FOR  
COUNTY COUNCIL CONSIDERATION IN 2022**

**WEDNESDAY, January 19, 2022 @ 10:30 a.m. and continuing thereafter as necessary** in the Henry M. Jackson Board Room located on the 8<sup>th</sup> Floor of the Robert J. Drewel Building 3000 Rockefeller, Everett, Washington

**NOTE:** Due to current COVID-19 restrictions, Snohomish County Council is currently holding its public meetings remote only and will hold in-person meetings in conjunction with a remote platform when restrictions and conditions change. Please check the Council webpage 24 hours prior to the scheduled hearing time for the most up-to-date information

<https://www.snohomishcountywa.gov/2288/Meetings-Webcasts> or contact the Council Clerk at 425-388-3494 or at [contact.council@snoco.org](mailto:contact.council@snoco.org)

**Zoom Webinar Information:**

Join online at <https://zoom.us/j/94846850772>  
or by telephone call to 1-253-215-8782 or 1-301-715-8592  
Meeting ID: 948 4685 0772

NOTICE IS HEREBY GIVEN, that the Snohomish County Council will hold a Public Hearing on the date and time indicated above to consider Proposed Motion No. 21-147. This motion will determine which, if any, of twenty-four requests to amend the General Policy Plan (GPP) of the Snohomish County Comprehensive Plan and implementing development regulations received by the county will be advanced for further processing and then brought back to the County Council for final consideration in 2024. This list of non-county-initiated proposals is known as Docket XXI.

You are encouraged to contact the Council office at 425-388-3494, e-mail [contact.council@snoco.org](mailto:contact.council@snoco.org), or visit the council website at: <http://www.snohomishcountywa.gov/2134/Council-Hearings-Calendar> for more information.

**DESCRIPTION OF THE DOCKET XXI PROPOSALS**

The county has received the following proposals to amend the comprehensive plan and/or development regulations.

APPLICANT	ACRES/LOCATION	URBAN GROWTH AREA EXPANSION	EXISTING GPP MAP	PROPOSED GPP MAP	EXISTING ZONE	PROPOSED ZONE
Town of Darrington (DR1)	Remove 262 acres from the northwest Darrington UGA. Add 265 acres to the northeast Darrington UGA, Add 19 acres to the southeast Darrington UGA	Yes	Urban Low Density Residential-3, Urban Industrial, Public/Institutional Use, Rural Residential Diversification, Commercial Forest, Rural Industrial, Low Density Rural Residential, Rural Residential-10 Resource Transition	Urban Low Density Residential-3, Urban Industrial, Public/Institutional Use, Rural Residential Diversification, Commercial Forest, Rural Industrial	Heavy Industrial, R-12.500, Forestry, Rural Diversification, Rural Industrial	Heavy Industrial, R-12.500, Forestry, Rural Diversification, Rural Industrial
City of Lake Stevens (LS1)	Add 296 acres to the Lake Stevens UGA north of SR 92 and east of SR 9	Yes	Rural Residential	Urban Industrial	Rural-5 Acre	Light Industrial
City of Lake Stevens (LS2)	Add 3.42 acres to the east of Lake Stevens UGA, at Machias Road and 28 <sup>th</sup> St NE	Yes	Rural Residential	Urban Industrial	Rural-5 Acre	Heavy Industrial
City of Lake Stevens (LS3)	Add 516 acres west of Lake Stevens UGA and east of Sunnyside Rd.	Yes	Rural Residential	Urban Low Density Residential	Rural-5 Acre, PRD-7,200	R-7,200, PRD-7,200
City of Lake Stevens (LS4)	Add 683 acres south of Lake Stevens UGA, north of 36 <sup>th</sup> St, west of 103 <sup>rd</sup> Ave.	Yes	Rural Residential	Urban Low Density Residential; Urban Commercial	Rural-5 Acre; Rural Business	R-7,200, General Commercial
Glenn Gustafson (LS5)	Add 81 acres to the Lake Stevens UGA east of Machias Rd, south of 20 <sup>th</sup> St.	Yes	Rural Residential	Urban Industrial, Urban Medium Density Residential, Public/Institutional Use	Rural-5 Acre	Light Industrial, R-7,200

APPLICANT	ACRES/LOCATION	URBAN GROWTH AREA EXPANSION	EXISTING GPP MAP	PROPOSED GPP MAP	EXISTING ZONE	PROPOSED ZONE
Taylor McLaren (LS6)	Add 287 acres to the Lake Stevens UGA north of SR 92 near intersection with Machias Rd.	Yes	Rural Residential, Rural Residential-5	Urban Medium Density Residential, Urban Commercial	Rural-5 Acre	Low Density Multiple Residential, Community Business
John Vangemert (MALT1)	Add 11.75 acres to the Maltby UGA south of 240 <sup>th</sup> St, east of Snohomish Woodinville Road	Yes	Rural Residential	Urban Industrial	Rural-5 Acre	Light Industrial
Natural 9 Holdings (MV1)	Add 141 acres east of the Marysville UGA and south of 132 <sup>nd</sup> St.	Yes	Rural Residential-10	Urban Medium Density Residential Repeal GPP Objective LU 6.D and LU Policy 6.D.1	Agricultural-10 Acres	Low Density Multiple Residential
Northpoint Development (MV2)	Add 182.5 acres to the Marysville UGA north of 152 <sup>nd</sup> St, west of 67 <sup>th</sup>	Yes	Rural Residential-10	Urban Industrial Repeal GPP Objective LU 6.D and LU Policy 6.D.1	Agricultural-10 Acre	Light Industrial
Wade Edelbrock (MON1)	Add 87 acres north of the Monroe UGA, northeast of Chain Lake Road	Yes	Rural Residential	Urban Low Density Residential	Rural-5 Acre	R-7,200
Davis and Johnson (MON2)	Add 22 acres north of the Monroe UGA, west of Chain Lake Road	Yes	Rural Residential	Urban Low Density Residential	Rural-5 Acre	R-7,200
City of Stanwood (STAN1)	Add 18 acres to the Stanwood UGA north of SR 532	Yes	Riverway Commercial Farmland	Retain Riverway Commercial Farmland	Agricultural-10 Acre	Retain Agricultural-10 Acre
Charles Austin (SW8)	Add 116 acres to the SWUGA along 43 <sup>rd</sup> Ave, north or 196 <sup>th</sup> St, south of 188 <sup>th</sup> St.	Yes	Rural Residential	Urban Low Density Residential	Rural-5 Acre	R-7,200
Norman Crooks (SW9)	Add 165 acres to the SWUGA north of Maltby Rd, south of 196 <sup>th</sup> St.	Yes	Rural Residential	Urban Medium Density Residential and Urban High Density Residential	Rural-5 Acre	Low Density Multiple Residential and Multiple Residential
CS Real Estate Development (SW10)	14 acres located at 183 <sup>rd</sup> St. and State Route 527 in the SWUGA	No	Urban Industrial	Urban Center	Light Industrial	Urban Center
Todd McNeal (SW11)	5 acres located near the intersection of 35 <sup>th</sup> Ave. SE & 168 <sup>th</sup> St. in the SWUGA	No	Urban Low Density Residential	Urban Medium Density Residential	R-9,600	Low Density Multiple Residential
Mike Mietzner (SW12)	Amend Snohomish County Code 30.23.040(14) to expand the area eligible for higher density multi-family residential development from 800 feet to 2000 feet east of State Route 99 right of way and designate as a transfer of development rights (TDR) receiving area. The proposed code amendment would apply to a 497 acre unincorporated area east of State Route 99 located between Everett city limits to the north and State Route 525 to the south.					
Gerald Morrier (SW13)	Add 250 acres to the SWUGA along 156 <sup>th</sup> and south to 164 <sup>th</sup>	Yes	Rural Residential	Urban Low Density Residential	Rural-5 Acre	R-9,600 and R-7,200
Janice Petrie (SW14)	Add 10.75 acres to the SWUGA south of Strumme Rd, east of Sunset Road	Yes	Rural Residential	Urban Medium Density Residential	Rural-5 Acre	Low Density Multiple Residential
RNK Investments LLC (SW15)	Add 64 acres to the SWUGA south of Strumme Rd, north of 169 <sup>th</sup> St.	Yes	Rural Residential	Urban Medium Density Residential	Rural-5 Acre	Low Density Multiple Residential
Village Life, Inc. (SW16)	Add 116 acres to the SWUGA along 43 <sup>rd</sup> Ave, north or 196 <sup>th</sup> St, south of 188 <sup>th</sup> St.	Yes	Rural Residential	Urban Medium Density Residential	Rural-5 Acre	Low Density Multiple Residential



APPLICANT	ACRES/LOCATION	URBAN GROWTH AREA EXPANSION	EXISTING GPP MAP	PROPOSED GPP MAP	EXISTING ZONE	PROPOSED ZONE
Town of Woodway (SW17)	Part 1) add 1,606 acres to SWUGA of incorporated area within Puget Sound, Part 2) expand SWUGA to add 641 acres unincorporated area west of Point Wells in Puget Sound	Yes	Part 1) N/A Part 2) N/A	Part 1) N/A Part 2) Urban Village (Point Wells pier only)	Part 1) N/A Part 2) N/A	Part 1) N/A Part 2) Planned Community Business (Point Wells pier only)
Van Dam Farms (RURAL1)	78 acres east of the Marysville UGA, west of 67 <sup>th</sup> Ave, south of 132 <sup>nd</sup> St, north of 108 <sup>th</sup>	No	Rural Residential-10	Rural Residential Repeal GPP Objective LU 6.D and LU Policy 6.D.1	Agricultural-10 Acres	Rural-5 Acre

At the hearing, the council may also consider alternatives/amendments to the proposed motion.

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**Website Access:** Proposed Motion 21-147, staff reports, maps, and other documents for all applications can be accessed through the County Council website at: <https://snohomish.legistar.com/Legislation.aspx> (Snohomish County Council - File #: 2021-0067) or <http://www.snohomishcountywa.gov/2134/Council-Hearings-Calendar>.

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**Party of Record:** You may become a party of record on this matter by sending a written request to the Clerk of the County Council at the above address, testifying at the public hearing, or entering your name and address on a register provided for that purpose at the public hearing.

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DATED this 28<sup>th</sup> day of December, 2021.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington



Debbie Eco, CMC  
Clerk of the Council

PUBLISH: January 5, 2022

Send Affidavit to: Council  
Send Invoice to: Planning #107010

E-mailed public hearing notice 12/29/21 dle

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Eric Faison, Town of Woodway (SW17) - [eric@townofwoodway.com](mailto:eric@townofwoodway.com)

Brian Holtzclaw, Village Life (SW16) - [brian@village-life.net](mailto:brian@village-life.net)

Janice Petrie (SW14) - [snomom60@gmail.com](mailto:snomom60@gmail.com)

Charles Austin (SW8) - [ckal8930@gmail.com](mailto:ckal8930@gmail.com)

Mike Mietzner (SW12) - [mikem@mietznergrouop.com](mailto:mikem@mietznergrouop.com)

Van Dam Farms (RURAL1) - [nvddairy@aol.com](mailto:nvddairy@aol.com)

Northpoint Development (MV2) - [tsmith@northpointkc.com](mailto:tsmith@northpointkc.com)

Natural 9 Holdings (MV1) - [kaintztk@msn.com](mailto:kaintztk@msn.com)

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Taylor McLaren (LS6) - [tmclaren@toygaragestorage.com](mailto:tmclaren@toygaragestorage.com)

Glenn Gustafson (LS5) - [berserker.glenn@gmail.com](mailto:berserker.glenn@gmail.com)

Dan Rankin, Dianne Allen, Town of Darrington (DR1) -  
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Susan Davis (MON2) - Susan Davis [realestatesue@comcast.net](mailto:realestatesue@comcast.net)

Gerald Morrier (SW13) - [morrierg@frontier.com](mailto:morrierg@frontier.com)

Brian Kalab, Dargey Lobsang, CS Real Estate Development (SW10)  
- [brian@insightengineering.net](mailto:brian@insightengineering.net) [lobsang@anadacom.com](mailto:lobsang@anadacom.com)

Ernie Velton (Norman Crooks SW9) - [ErnieV@jshproperties.com](mailto:ErnieV@jshproperties.com)

John Vangemert (MALT1) – [john@jevrecycling.com](mailto:john@jevrecycling.com)

RNK Investments LLC (SW15) – [kaintztk@msn.com](mailto:kaintztk@msn.com)

George Newman, Barghausen Consulting Engineers, Inc - [gnewman@barghausen.com](mailto:gnewman@barghausen.com)

Larry Lian [larryli@johnlscott.com](mailto:larryli@johnlscott.com) added and e-mailed public hearing notice 01/06/22 dle

Everett Daily Herald

EXHIBIT # 3.3.3

FILE MOT 21-147

Affidavit of Publication

State of Washington }
County of Snohomish } ss

Karen Cedarquist being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of 2627751 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 01/05/2022 and ending on 01/05/2022 and that said newspaper was regularly distributed to its subscribers during all of said period.

SNOHOMISH COUNTY COUNCIL
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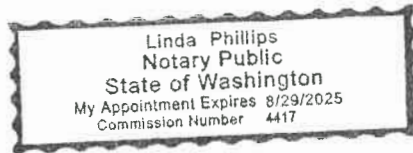
The amount of the fee for such publication is \$828.00

[Handwritten signature of Karen Cedarquist]

Subscribed and sworn before me on this

5th day of January 2022

[Handwritten signature of Linda Phillips]



Notary Public in and for the State of Washington.

**SNOHOMISH COUNTY COUNCIL SNOHOMISH COUNTY, WASHINGTON**

**NOTICE OF PUBLIC HEARING  
MOTION 21-147 SETTING THE FINAL DOCKET (XXI) OF NON-COUNTY-INITIATED AMENDMENTS TO THE SNOHOMISH COUNTY  
COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS FOR COUNTY COUNCIL CONSIDERATION IN 2022**

**WEDNESDAY, January 19, 2022 @ 10:30 a.m. and continuing thereafter as necessary**  
in the Henry M. Jackson Board Room located on the 8th Floor of the Robert J. Drewel Building  
3000 Rockefeller, Everett, Washington

**NOTE:** Due to current COVID-19 restrictions, Snohomish County Council is currently holding its public meetings remote only and will hold in-person meetings in conjunction with a remote platform when restrictions and conditions change. Please check the Council webpage 24 hours prior to the scheduled hearing time for the most up-to-date information <https://www.snohomishcountywa.gov/2288/Meetings-Webcasts> or contact the Council Clerk at 425-388-3494 or at [contact.council@snoco.org](mailto:contact.council@snoco.org)

**Zoom Webinar Information:**  
Join online at <https://zoom.us/j/94846850772> or by telephone call to 1-253-215-8782 or 1-301-715-8592  
Meeting ID: 948 4685 0772

NOTICE IS HEREBY GIVEN, that the Snohomish County Council will hold a Public Hearing on the date and time indicated above to consider Proposed Motion No. 21-147. This motion will determine which, if any, of twenty-four requests to amend the General Policy Plan (GPP) of the Snohomish County Comprehensive Plan and implementing development regulations received by the county will be advanced for further processing and then brought back to the County Council for final consideration in 2024. This list of non-county-initiated proposals is known as Docket XXI.

You are encouraged to contact the Council office at 425-388-3494, e-mail [contact.council@snoco.org](mailto:contact.council@snoco.org), or visit the council website at <http://www.snohomishcountywa.gov/2134/Council-Hearings-Calendar> for more information.

**DESCRIPTION OF THE DOCKET XXI PROPOSALS**

The county has received the following proposals to amend the comprehensive plan and/or development regulations.

APPLICANT	ACRES/LOCATION	URBAN GROWTH AREA EXPANSION	EXISTING GPP MAP	PROPOSED GPP MAP	EXISTING ZONE	PROPOSED ZONE
Town of Darrington (DR1)	Remove 262 acres from the northwest Darrington UGA. Add 265 acres to the northeast Darrington UGA, Add 19 acres to the southeast Darrington UGA	Yes	Urban Low Density Residential-3, Urban Industrial, Public/Institutional Use, Rural Residential Diversification, Commercial Forest, Rural Industrial, Low Density Rural Residential-10 Resource Transition	Urban Low Density Residential-3, Urban Industrial, Public/Institutional Use, Rural Residential Diversification, Commercial Forest, Rural Industrial	Heavy Industrial, R-12,500, Forestry, Rural Diversification, Rural Industrial	Heavy Industrial, R-12,500, Forestry, Rural Diversification, Rural Industrial
City of Lake Stevens (LS1)	Add 296 acres to the Lake Stevens UGA north of SR 92 and east of SR 9	Yes	Rural Residential	Urban Industrial	Rural-5 Acre	Light Industrial
City of Lake Stevens (LS2)	Add 3.42 acres to the east of Lake Stevens UGA, at Machias Road and 28 <sup>th</sup> St NE	Yes	Rural Residential	Urban Industrial	Rural-5 Acre	Heavy Industrial
City of Lake Stevens (LS3)	Add 516 acres west of Lake Stevens UGA and east of Sunnyside Rd.	Yes	Rural Residential	Urban Low Density Residential	Rural-5 Acre, PRD-7,200	R-7,200, PRD-7,200
City of Lake Stevens (LS4)	Add 683 acres south of Lake Stevens UGA, north of 36 <sup>th</sup> St, west of 103 <sup>rd</sup> Ave.	Yes	Rural Residential	Urban Low Density Residential; Urban Commercial	Rural-5 Acre; Rural Business	R-7,200, General Commercial
Glenn Gustafson (LS5)	Add 81 acres to the Lake Stevens UGA east of Machias Rd, south of 20 <sup>th</sup> St.	Yes	Rural Residential	Urban Industrial, Urban Medium Density Residential, Public/Institutional Use	Rural-5 Acre	Light Industrial, R-7,200
Taylor McLaren (LS6)	Add 287 acres to the Lake Stevens UGA north of SR 92 near intersection with Machias Rd.	Yes	Rural Residential, Rural Residential-5	Urban Medium Density Residential, Urban Commercial	Rural-5 Acre	Low Density Multiple Residential, Community Business
John Vangemert (MALT1)	Add 11.75 acres to the Maitby UGA south of 240 <sup>th</sup> St, east of Snohomish Woodinville Road	Yes	Rural Residential	Urban Industrial	Rural-5 Acre	Light Industrial
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	Add 22 acres north of				Rural-5 Acre	

Johnston (MON2)	of Chain Lake Road	Yes	Rural Residential	Urban Low Density Residential		R-7,200
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Charles Austin (SW8)	Add 116 acres to the SWUGA along 43 <sup>rd</sup> Ave, north or 196 <sup>th</sup> St, south of 188 <sup>th</sup> St.	Yes	Rural Residential	Urban Low Density Residential	Rural-5 Acre	R-7,200
Norman Crooks (SW9)	Add 165 acres to the SWUGA north of Maltby Rd, south of 196 <sup>th</sup> St.	Yes	Rural Residential	Urban Medium Density Residential and Urban High Density Residential	Rural-5 Acre	Low Density Multiple Residential and Multiple Residential
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Van Dam Farms (RURAL1)	78 acres east of the Marysville UGA, west of 67 <sup>th</sup> Ave, south of (5 <sup>th</sup> St, north of 106 <sup>th</sup>	No	Rural Residential-10	Rural Residential Repeal GPP Objective LU 6.D and LU Policy 6.D.1	Agricultural-10 Acres	Rural-5 Acre

At the hearing, the council may also consider alternatives/amendments to the proposed motion.

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DATED this 28th day of December, 2021.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

/s/ Debbie Eco, CMC  
Clerk of the Council

Published: January 5, 2022.

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**From:** Skorney, Steve  
**Sent:** Thursday, December 2, 2021 11:05 AM  
**To:** Nehring, Nate; Dunn, Megan; Wright, Stephanie; Mead, Jared; Low, Sam; Countryman, Ryan  
**Cc:** Thomas, Geoffrey; Wiita, Russell; Rhyne, Paula; Thompson, Joshua; Ewert, Angela; Cheesman, Darcy; Klein, Ken; McCrary, Mike; Killingstad, David; Lao, Elena; Eco, Debbie; Kisielius, Laura  
**Subject:** County Council Planning Committee Action Item - Motion 21-147 Setting Final Docket XXI  
**Attachments:** Revised\_Docket XXI initial applications summary table.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

County Council members:

Please find attached an updated Docket XXI summary table and updated individual PDS docket evaluations and recommendations for your review in advance of a December 7, 2021, PDS briefing of the County Council Planning Committee. Next steps include setting time and date for a County Council public hearing on Motion 21-147 which will list the proposals to be placed on Final Docket XXI for further processing in conjunction with the 2024 Comprehensive Plan Update.

<G:\Temp\Docket XXI 2021 County-Initiated non-ordinance\DocketXXI initial evals PDS recs\PDS Docket XXI Initial Evals December PDS recs\Docket XXI PDS Initial Evals 12-2-21>

The summary table and revised PDS evaluations reflect recent transportation analysis, additional policy evaluation considerations, and new information from the Snohomish County Tomorrow Steering Committee recommended 2044 initial population and employment growth targets and the adopted *2021 Buildable Lands Report for Snohomish County*.

PDS originally evaluated 24 Docket XXI applications by the March 31, 2021, deadline and briefed the County Council Planning Committee on May 4, 2021. At that time, PDS recommended further processing of two UGA infill proposals, CS Real Estate Development (SW10) and Mike Mietzner (SW12), and a portion of one UGA boundary adjustment proposal that would add incorporated land to the Town of Woodway (SW17).

Based on new information, PDS is now recommending three additional proposals be placed on the final docket - two UGA expansion proposals, City of Lake Stevens (LS2) and Janice Petrie (SW14) and one UGA infill proposal, Todd McNeal (SW11).

Both the LS2 and SW14 UGA expansion proposals would add a limited amount of capacity to UGAs with identified capacity shortfalls (LS2 - employment and SW14 - population). Since both the LS2 and SW14 are relatively small in size it may be possible to demonstrate through additional analysis that adequate urban transportation improvements are available or programmed to serve the site. Also, the SW14 proposal site is located outside of the environmentally sensitive Little Bear Creek drainage basin.

Subject to further analysis, urban transportation improvements may be available or programmed to serve the SW11 UGA infill proposal site, which is located within a designated high-capacity transit (HCT) community. Further analysis would also be necessary to determine the extent that SW11 contributes to the overcapacity conditions on 35<sup>th</sup> Ave. SE.

The County Council is required to review the PDS recommendations according to the schedule established in SCC 30.74.015(2). The County Council has the legislative discretion to determine in a public hearing which of the docket proposals should be further processed on the final docket. The County Council also has the option of modifying a docket proposal for placement on the final docket that addresses reasons provided by PDS to not further process the proposal.

Notice of a County Council public hearing to set a final docket, at a minimum, requires a one-time publication of the hearing notice in the official county newspaper and posting of the hearing notice on the official county website.

The County Council has the discretion to direct the Council Clerk, under SCC 30.73.070(3), to use additional methods to provide notice in order to obtain public participation. Past County Council hearings to set a final docket have included a mailing of public hearing notices to property owners within areas impacted by proposed changes to the Future Land Use Map of the GMA Comprehensive Plan and implementing rezone.

PDS recommends that notices of the County Council's hearing to set the final docket be mailed to property owners affected by the docket proposals according to the requirements of SCC30.73.070(3). As a reminder, docket applicants are responsible for the costs associated with the printing, publishing, and mailing of notice for any public hearing required for the applicant's docket proposal according to SCC 30.74.050(3).

Please feel free to contact me If you have any questions.

Thank you

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**Docket XXI – Updated PDS Initial Evaluations Summary – 12/2/21**

Docket Applicant	UGA Boundary Change	Urban Infill	Other	Location	Recommend on Final Docket
<b>Darrington UGA</b>					
(DR1) Town of Darrington	Remove 262 acres (ULDR3/UI/PIU) from NW portion of UGA; Add 272 ac. (ULDR3/UI/PIU) to the NE boundary; and Add 20 ac. (ULDR3) to the SE boundary	N/A	N/A	Removal area is the westerly portion of the UGA and north of SR 530; addition areas are north of the town along SR 530 and south of the town, west of Clear Creek Rd	<b>No</b>
<b>Lake Stevens UGA</b>					
(LS1) City of Lake Stevens #1	Add 296 acres (UI) to the north UGA boundary	N/A	N/A	North of SR 92 and city limits, east of SR 9 and south of 44 <sup>th</sup> St. NE	<b>No</b>
<b>(LS2) City of Lake Stevens #2</b>	<b>Add 3.42 acres (UI) to the east UGA boundary</b>	<b>N/A</b>	<b>N/A</b>	<b>Southeast corner of 28<sup>th</sup> St. NE and Machias Rd.</b>	<b>Yes</b>
(LS3) City of Lake Stevens #3	Add 516 acres (ULDR) to the west UGA boundary	N/A	N/A	West of city limits, east of Sunnyside Blvd., south of Soper Hill Rd., north of SR 204	<b>No</b>
(LS4) City of Lake Stevens #4	Add 683 acres (ULDR/UCOM) to the south UGA boundary	N/A	N/A	South of city limits, west of 103 <sup>rd</sup> Ave. SE, north of 36 <sup>th</sup> St, SE, east of US 2	<b>No</b>
(LS5) Glenn Gustafson	Add 81 acres (UI/UMDR/PIU) to the east UGA boundary	N/A	N/A	East of Machias Rd., south of 20 <sup>th</sup> St. NE	<b>No</b>
(LS6) Taylor McLaren	Add 287 acres (UMDR/UCOM) to the northeast UGA boundary	N/A	N/A	North of city limits and northwest of the intersection of SR 92 and Machias Rd. and east of 118 <sup>th</sup> and 123 <sup>rd</sup> Aves.	<b>No</b>
<b>Maltby UGA</b>					
(MALT1) John Vangemert	Add 11.75 acres (UI) to the southeast UGA boundary	N/A	N/A	South of 240 <sup>th</sup> St. SW, east of Snohomish-Woodinville Rd and adjacent to the King County line	<b>No</b>

**Docket XXI – Updated PDS Initial Evaluations Summary – 12/2/21**

Docket Applicant	UGA Boundary Change	Urban Infill	Other	Location	Recommend on Final Docket
<b>Marysville UGA</b>					
(MV1) Natural 9 Holdings	Add 141 acres (UMDR) to the east UGA boundary	N/A	Delete GPP Objective LU6.D and Policy LU6.D.1	East of city limits, south of 132 <sup>nd</sup> St. NE and west of 67 <sup>th</sup> Ave. NE	<b>No</b>
(MV2) Northpoint Development	Add 182.5 acres (UI) to the east UGA boundary	N/A	Delete GPP Objective LU6.D and Policy LU6.D.1	North and east of city limits, north of 152 <sup>nd</sup> St. NE and west of 67 <sup>th</sup> Ave. NE	<b>No</b>
<b>Monroe UGA</b>					
(MON1) Wade Edelbrock	Add 87 acres (ULDR) to the north UGA boundary	N/A	N/A	North of city limits and northeast of Chain Lake Road	<b>No</b>
(MON2) Davis-Johnson	Add 22 acres (ULDR) to the north UGA boundary	N/A	N/A	North of city limits and west of Chain Lake Road	<b>No</b>
<b>Stanwood UGA</b>					
(STAN1) City of Stanwood <b>WITHDRAWN</b>	Add 18 acres (PIU/retain RCF) to the west UGA boundary	N/A	N/A	North of SR 532 and the city limits and bounded on the west by the Stillaguamish River	<b>No</b>
<b>Southwest UGA</b>					
(SW8) Charles Austin	Add 116 acres (ULDR) to the east UGA boundary	N/A	N/A	Along both sides of 43 <sup>rd</sup> Ave.; north of Jewel Rd./196 <sup>th</sup> St. SE, south of 188 <sup>th</sup> St. SE, west of transmission lines	<b>No</b>
(SW9) Norman Crooks	Add 165 acres (ULDR/UMDR/UHDR) to the east UGA boundary	N/A	N/A	Along both sides of 43 <sup>rd</sup> Ave., south of Jewel Rd./196 <sup>th</sup> St. SE, north of Maltby Rd., west of transmission lines	<b>No</b>
(SW10) CS Real Estate Development	N/A	Redesignate 14 acres from UI to Urban Center with implementing zoning	N/A	SW corner of 183 <sup>rd</sup> St. SE and SR 527	<b>Yes</b>
(SW11) Todd McNeal	N/A	Redesignate 5 acres from ULDR to UMDR with implementing zoning	N/A	West side of 35 <sup>th</sup> Ave. SE, south of 164 <sup>th</sup> St. SE and north of 168 <sup>th</sup> St. SE	<b>Yes</b>

**Docket XXI – Updated PDS Initial Evaluations Summary – 12/2/21**

<i>Docket Applicant</i>	<i>UGA Boundary Change</i>	<i>Urban Infill</i>	<i>Other</i>	<i>Location</i>	<i>Recommend on Final Docket</i>
<i>(SW12) Mike Mietzner</i>	<i>N/A</i>	<i>N/A</i>	<i>Amend SCC 30.23.040(14) to increase area eligible for higher density MFR development from 800' to 2000' east of SR99 ROW</i>	<i>The proposed code amendment would apply to the area east of the SR99 ROW located between Everett city limits to the north and SR525 to the south</i>	<b>Yes</b>
<i>(SW13) Gerald Morrier</i>	<i>Add 250 acres (ULDR) to the north and east UGA boundary</i>	<i>N/A</i>	<i>N/A</i>	<i>Both sides of 156<sup>th</sup> St. SE, north of 164<sup>th</sup> St. SE, west to Sunset Rd. and transmission line</i>	<b>No</b>
<b>(SW14) Janice Petrie</b>	<b>Add 10.75 acres (UMDR) to the east UGA boundary</b>	<b>N/A</b>	<b>N/A</b>	<b>South of Strumme Rd. and east of Sunset Rd.</b>	<b>Yes</b>
<i>(SW15) RNK Investments</i>	<i>Add 64 acres (UMDR) to the east UGA boundary</i>	<i>N/A</i>	<i>N/A</i>	<i>South of Strumme Rd., north of 169<sup>th</sup> St. SE, east of Sunset Rd.</i>	<b>No</b>
<i>(SW16) Village Life</i>	<i>Add 116 acres (UMDR) to the east UGA boundary</i>	<i>N/A</i>	<i>N/A</i>	<i>Along both sides of 43<sup>rd</sup> Ave.; north of Jewel Rd./196<sup>th</sup> St. SE, south of 188<sup>th</sup> St. SE, west of transmission lines</i>	<b>No</b>
<i>(SW17) Town of Woodway</i>	<i>Part 1) Add remaining portion of the Town limits within Puget Sound to the SWUGA; 2) Expand SWUGA boundary adjacent to unincorporated Point Wells west to the county line in Puget Sound</i>	<i>N/A</i>	<i>Amend Woodway's MUGA boundary to be consistent with proposed UGA boundary change</i>	<i>West of Woodway and Point Wells to the county jurisdictional line in Puget Sound</i>	<b>Yes – Part 1 No – Part 2</b>
<b>Rural Area</b>					
<i>(RURAL1) Van Dam Farms</i>	<i>N/A</i>	<i>N/A</i>	<i>Redesignate 78 acres from RR-10 to RR and rezone from A-10 to R-5 Delete GPP Objective LU6.D and Policy LU6.D.1</i>	<i>West of 67<sup>th</sup> Ave. NE, east of Marysville UGA, south of 132<sup>nd</sup> St. NE, north of 108<sup>th</sup> St. NE</i>	<b>No</b>



## Snohomish County Council

**Action:** Continued Hearing for Docket XXI  
**ECAF:** 2021-0067  
**Proposal:** Motion 21-147  
**Analyst:** Ryan Countryman  
**Date:** March 2, 2022

### **Consideration**

Continued hearing on Motion 21-147, approving the Final List of Amendments to the GMA Comprehensive Plan (GMACP) And Growth Management Act (GMA) Development Regulations for Docket XXI.

### **Background and Analysis**

The hearing for Docket XXI was continued from January 19, 2022, to March 2, 2022. This supplemental staff report summarizes key background information and provides new information not available on January 19.

Placing a docket proposal on the final list of amendments for consideration means that the proposal will be studied among the action alternatives in the Environmental Impact Statement (EIS) for an update to the GMACP due in 2024. Continuing to study a docket proposal does not ensure adoption in 2024. Studying a proposal in the EIS only means that the County Council wishes have more complete information available about a proposal when adopting an updated plan in 2024. There are 24 docket proposals under consideration.

Planning and Development Services (PDS) provided briefings and recommendations to the County Council on Docket XXI on May 4, May 18, and December 7, 2021. This took place in Planning and Community Development Committee (PCDC) meetings. The last recommendations from PDS were dated December 2, 2021. Discussion of these latest recommendations took place at the December 7 PCDC meeting.<sup>1</sup>

The hearing on for Docket XXI began on January 19, 2022. This included lengthy public comment followed by discussion between County Councilmembers on ways to address several overlapping docket proposals. The County Council continued the hearing to March 2, 2022. This

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<sup>1</sup> PDS' summary table of its December 2, 2021, recommendations are available at:

<https://snohomish.legistar.com/View.ashx?M=F&ID=10380986&GUID=FB58A31B-ABC5-4B70-9F5A-D2461309E0AB>. This is also identified as "3.1.5A Revised Initial Applications Summary" in the hearing packet for Motion 21-147.

was in part to allow for discussion of council-initiated plan amendments that might substitute for some of the docket proposals made by private applicants or outside agencies.

On March 1, 2022, the County Council discussed several motions in PCDC that, if passed, would refer council-initiated amendments to PDS for study in the EIS alternatives for the 2024 GMACP update. Four (4) motions overlap, in whole or in part, with ten (10) of the docket proposals. For processing reasons, docket applications and referral motions should not overlap. Councilmembers decided to continue the discussion of the referral motions in PCDC to March 15. One reason for this was to allow completion of action on Docket XXI on March 2. If the County Council places a docket proposal that overlaps with a referral motion on the final docket, then council staff will be able to revise the referral motion to take out the overlapping part of the referral. Another option would be for councilmembers to indicate preference for the referral motion instead of placing a docket proposal on the final docket; however, this does not ensure that eventual action by the County Council would move the referral motion forward because those actions have not yet happened.

Motions to potentially refer council-initiatives are not the only new information since the Docket XXI hearing began on January 19. The County Council has received many comments presenting arguments for or against various docket proposals. These are identified as “Additional Public Testimony” in the links to the agenda. Among these, the Town of Woodway has revised its docket proposal (SW17) to reduce the second part of its UGA expansion request into Puget Sound so that the request now matches a surveyed lease area for a pier that extends beyond the current UGA.<sup>2</sup> PDS has not provided an updated recommendation saying whether they now support the second part of Woodway’s request (PDS’ December 2, 2021, recommendation supports only the first of the two-part Woodway request).

A similar change to reduce the size of a docket proposal came from the representative for RNK Investments (SW15) on December 12, 2021. This would reduce the size of the SW15 proposal to potentially address concerns raised by PDS in the December 2 recommendations.<sup>3</sup> PDS did not respond. However, the issue may be moot since one of the referral motions would include all the SW15 area (and more) for study in the plan alternatives, but as a council-initiated amendment rather than a private docket application.

The following table includes the same information on all 24 docket proposals provided by PDS in the December 2, 2021, departmental recommendations. This table also adds new information described above, including identifying which docket proposals overlap with which proposed referral motion.

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<sup>2</sup> The Woodway request is dated January 17, 2022. It appears on PDF pages 132 to 136 of the “Additional Public Testimony (added 01/24/22)” file. This is available at: <https://snohomish.legistar.com/View.ashx?M=F&ID=10423826&GUID=C1FC31F9-E56B-4F8E-9B5B-5CB84A0DFF97>

<sup>3</sup> See December 12, 2021, letter from David Toyer which appears on PDF pages 42 to 60 of the “Written Responses and Public Testimony” file. This is available at: <https://snohomish.legistar.com/View.ashx?M=F&ID=10380596&GUID=BF789BA1-D797-44F8-AF9B-621BD76385B2>.

**Table 1: Addition of information on motions for council-initiated plan amendments and other changes to the December 12, 2021, recommendations by PDS (new information highlighted)**

Docket Applicant	UGA Boundary Change	Urban Infill	Other	Location	PDS (Dec 2, 2021) Recommendation for Final Docket	Related Motion(s)	Notes
<b>Darrington UGA</b>							
(DR1) Town of Darrington	Remove 262 acres (ULDR3/UI/PIU) from NW portion of UGA; Add 272 ac. (ULDR3/UI/PIU) to the NE boundary; and Add 20 ac. (ULDR3) to the SE boundary	N/A	N/A	Removal area is the westerly portion of the UGA and north of SR 530; addition areas are north of the town along SR 530 and south of the town, west of Clear Creek Rd	No (See Notes)	Motion 22-092	1-PDS staff may have new information available during the hearing that was not part of the December 2, 2021, recommendation, or preparation of Motion 22-095.  2-Motion 22-095 would add part of the DR1 proposal (107 acres to the NE boundary)
<b>Lake Stevens UGA</b>							
(LS1) City of Lake Stevens #1	Add 296 acres (UI) to the north UGA boundary	N/A	N/A	North of SR 92 and city limits, east of SR 9 and south of 44th St. NE	No	None	
(LS2) City of Lake Stevens #2	Add 3.42 acres (UI) to the east UGA boundary	N/A	N/A	Southeast corner of 28th St. NE and Machias Rd.	Yes	None	
(LS3) City of Lake Stevens #3	Add 516 acres (ULDR) to the west UGA boundary	N/A	N/A	West of city limits, east of Sunnyside Blvd., south of Soper Hill Rd., north of SR 204	No	Motion 22-095	Motion 22-095 would add 211 acres in the area proposed in LS3 (out of 302 total acres proposed by the motion)
(LS4) City of Lake Stevens #4	Add 683 acres (ULDR/UCOM) to the south UGA boundary	N/A	N/A	South of city limits, west of 103rd Ave. SE, north of 36th St, SE, east of US 2	No	Motion 22-095	Motion 22-095 would add 6 acres in the area proposed in LS3 (out of 302 total acres proposed by the motion)
(LS5) Glenn Gustafson	Add 81 acres (UI/UMDR/PIU) to the east UGA boundary	N/A	N/A	East of Machias Rd., south of 20th St. NE	No	None	
(LS6) Taylor McLaren	Add 287 acres (UMDR/UCOM) to the northeast UGA boundary	N/A	N/A	North of city limits and northwest of the intersection of SR 92 and Machias Rd. and east of 118th and 123rd Aves.	No	None	
<b>Maltby UGA</b>							
(MALT1) John Vangemert	Add 11.75 acres (UI) to the southeast UGA boundary	N/A	N/A	South of 240th St. SW, east of Snohomish-Woodinville Rd and adjacent to the King County line	No	Motion 22-098	Motion 22-098 would add 255 acres to the Maltby UGA, including the Vangemert property
<b>Marysville UGA</b>							

Docket Applicant	UGA Boundary Change	Urban Infill	Other	Location	PDS (Dec 2, 2021) Recommendation for Final Docket	Related Motion(s)	Notes
(MV1) Natural 9 Holdings	Add 141 acres (UMDR) to the east UGA boundary	N/A	Delete GPP Objective LU6.D and Policy LU6.D.1	East of city limits, south of 132nd St. NE and west of 67th Ave. NE	No	None	
(MV2) Northpoint Development	Add 182.5 acres (UI) to the east UGA boundary	N/A	Delete GPP Objective LU6.D and Policy LU6.D.1	North and east of city limits, north of 152nd St. NE and west of 67th Ave. NE	No	None	
<b>Monroe UGA</b>							
(MON1) Wade Edelbrock	Add 87 acres (ULDR) to the north UGA boundary	N/A	N/A	North of city limits and northeast of Chain Lake Road	No	None	
(MON2) Davis-Johnson	Add 22 acres (ULDR) to the north UGA boundary	N/A	N/A	North of city limits and west of Chain Lake Road	No	None	
<b>Stanwood UGA</b>							
(STAN1) City of Stanwood <b>WITHDRAWN</b>	Add 18 acres (PIU/retain RCF) to the west UGA boundary	N/A	N/A	North of SR 532 and the city limits and bounded on the west by the Stillaguamish River	No	None	
<b>Southwest UGA</b>							
(SW8) Charles Austin	Add 116 acres (ULDR) to the east UGA boundary	N/A	N/A	Along both sides of 43rd Ave.; north of Jewel Rd./196th St. SE, south of 188th St. SE, west of transmission lines	No	Motion 22-090	1-Motion 22-090 would include all of SW8, but at the UMDR designation.  2-SW8 and SW16 are for the same area. SW16 proposes a different density (UMDR)
(SW9) Norman Crooks	Add 165 acres (UMDR/UHDR) to the east boundary of the UGA	N/A	N/A	Along both sides of 43rd Ave., south of Jewel Rd./196th St. SE, north of Maltby Rd., west of transmission lines	No	Motion 22-090	Motion 22-090 would include all of SW9
(SW10) CS Real Estate Development	N/A	Redesignate 14 acres from UI to Urban Center with implementing zoning	N/A	SW corner of 183rd St. SE and SR527	Yes	None	
(SW11) Todd McNeal	N/A	Redesignate 5 acres from ULDR to UMDR with implementing zoning	N/A	!6516 35th Ave. SE	Yes	None	
(SW12) Mike Mietzner	N/A	N/A	Amend SCC 30.23.040(14) to increase area eligible for higher density MR development from 800' to 2000' east of SR99 ROW	The proposed code amendment would apply to the area east of the SR99 ROW located between Everett city limits to the north and SR525 to the south	Yes	None	

Docket Applicant	UGA Boundary Change	Urban Infill	Other	Location	PDS (Dec 2, 2021) Recommendation for Final Docket	Related Motion(s)	Notes
(SW13) Gerald Morrier	Add 250 acres (ULDR) to the north and east UGA boundary	N/A	N/A	Both sides of 156th St. SE, north of 164th St. SE, west to Sunset Rd. and transmission line	No	Motion 22-090	Motion 22-090 would include only the west 158 acres of SW13
(SW14) Janice Petrie	Add 10.75 acres (UMDR) to the east UGA boundary	N/A	N/A	South of Strumme Rd. and east of Sunset Rd.	Yes	Motion 22-090	1- Motion 22-090 would include all of SW14, but at ULDR densities 2-SW14 partially overlaps with SW15
(SW15) RNK Investments	Add 64 acres (UMDR) to the east UGA boundary	N/A	N/A	South of Strumme Rd., north of 169th St. SE, east of Sunset Rd.	No (see Note 3)	Motion 22-090	1- Motion 22-090 would include all of SW14, but at ULDR densities 2-SW15 partially overlaps with SW14 3-Applicant representative David Toyer proposed reducing the SW15 boundaries in a December 12, 2021, letter
(SW16) Village Life	Add 116 acres (UMDR) to the east UGA boundary	N/A	N/A	Along both sides of 43rd Ave.; north of Jewel Rd./196th St. SE, south of 188th St. SE, west of transmission lines	No	Motion 22-090	1-Motion 22-090 would include all of SW16. 2-SW16 and SW8 are for the same area. SW8 proposes a lower density (ULDR)
(SW17) Town of Woodway	Part 1) Add remaining portion of the Town limits within Puget Sound to the SWUGA; Part 2) Expand SWUGA boundary adjacent to unincorporated Point Wells west to the county line in Puget Sound [See note]	N/A	Amend Woodway's MUGA boundary to be consistent with proposed UGA boundary change	West of Woodway and Point Wells to the county jurisdictional line in Puget Sound	Yes – Part 1 No – Part 2 (See notes)	None	Mayor Michael Quinn proposed a revision to Part 2 in a January 17, 2022, letter, requesting that Part 2 only include the surveyed area for a 2003 DNR lease for the pier.
<b>Rural Area</b>							
(RURAL1) Van Dam Farms	N/A	N/A	Redesignate 78 acres from RR-10 to RR and rezone from A-10 to R-5 Delete GPP Objective LU6.D and Policy LU6.D.1	West of 67th Ave. NE, east of Marysville UGA, south of 132nd St. NE, north of 108th St. NE	No	None	